



**CONCURRENT MEETING
CITY COUNCIL/COMMUNITY REDEVELOPMENT AGENCY (CRA)/
RANCHO CORDOVA FINANCING CORPORATION (RCFC)**

**City Hall Council Chambers
2729 Prospect Park Drive, Rancho Cordova**

Monday, November 20, 2006

**5:30 P.M. – Regular Meeting
7914 Illinois Route 140, Edwardsville, IL, 62025

AMENDED AGENDA

REGULAR MEETING – CALL TO ORDER

Call to Order

Roll Call: Council Members Budge, Cooley, Skoglund, Sander and Mayor McGarvey

Metro Cable TV Telecast Announcement

Pledge of Allegiance

Invocation

1. Pastor Steve Curran, Mayhew Community Baptist Church, will give the invocation.

Presentation(s)

2. Introduction of New City Employees
3. Recognition of Vice Mayor Sander's Birthday

ORAL COMMUNICATIONS

4. Public Comment

Citizens wishing to address the Council for any matter on the Consent Calendar or not on the agenda may do so at this time by completing and submitting a (blue) Speaker Card to the City Clerk. **For items on the agenda, speakers will be called up to the podium at the point on the agenda when the item will be heard.** Speakers are encouraged to keep comments to three minutes or less and to state name and community of residence.

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Page 1 of 6

NOTE: **Council Member Sander will be joining the Regular Meeting via conference call from Illinois.

ANY ITEM THAT IS NOT INITIATED BEFORE 11 P.M. WILL BE CONTINUED TO THE NEXT DAY AT 5:30 P.M. OR SCHEDULED ON THE NEXT REGULAR MEETING AGENDA OF THE COUNCIL

Note, under the provisions of the California Government Code, the City Council is prohibited from discussing or taking immediate action on any unagendized item unless it can be demonstrated to be of an emergency nature or the need to take immediate action arose after the posting of the agenda.

CONSENT CALENDAR ITEMS – ROLL CALL VOTE

5. **Subject:** Minutes of City Council Meetings:
a. Special and Regular Meeting of October 2, 2006
b. Regular Meeting of October 16, 2006
Recommendation: Adopt Minutes.
6. **Subject:** Ordinance Amending Chapter 4.22, “Cardrooms” of the Rancho Cordova Municipal Code.
Recommendation: Waive second reading and introduce Ordinance No. 56-2006. (**Roll Call Vote**)
Result of Recommended Action: Passage of this ordinance will eliminate a two-year local residency/business requirement for cardroom license applicants and extend the sunset provision of the City’s Cardroom Ordinance, which is currently set to expire at the end of 2006.
Staff Report: Joseph Chapman, City Attorney’s Office
Advances Goals: 1, 8, and 10
7. **Subject:** Resolution Authorizing the City Manager to Execute a Joint Exercise of Powers Agreement to Establish a Joint Powers Authority for the Elk Grove-Rancho Cordova-El Dorado Connector Project
Recommendation: Adopt Resolution No. 180-2006.
Result of Recommended Action: Approval will authorize the creation of Elk Grove-Rancho Cordova-El Dorado Connector Authority through execution of a Joint Powers Agreement (JPA). The JPA Managing Agency will oversee the environmental study, design and engineering, and construction of a transportation corridor that connects the Cities of Elk Grove, Rancho Cordova, and El Dorado County. The Elk Grove-Rancho Cordova-El Dorado Connector Project (Connector Project) will link residential areas and employment centers and will provide multi-modal options for travel, including transit, bicycle, and pedestrian facilities. The Connector Project is intended to relieve congestion, improve access and mobility and enhance economic vitality.
Staff Report: Cyrus Abhar, Public Works Department
Advances Goals: 2, 6, 8 and 13
8. **Subject:** Resolution Authorizing City Manager to Execute the Sunrise Douglas Community Plan Development Impact Fee Program Credit/Reimbursement Agreement with U.S. Home/KB North Douglas and Cordova Recreation and Park District for the North Douglas Park Improvements.
Recommendation: Adopt Resolution No. 171-2006.
Result of Recommended Action: Approval will allow Developer to proceed with community park improvements and receive fee credits and reimbursements for the constructed park facilities.
Staff Report: Joe Chinn, City Manager’s Office

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NOTE: **Council Member Sander will be joining the Regular Meeting via conference call from Illinois.

Advances Goals: 1, 7, and 12

9. **Subject:** Resolution Designating the Sacramento County Environmental Management Department as the Local Enforcement Agency for the City of Rancho Cordova Solid Waste Activities

Recommendation: Adopt Resolution No. 185-2006.

Result of Recommended Action: Adoption will allow the Sacramento County Environmental Management Department (EMD) to act as the enforcement agency for the City of Rancho Cordova's solid waste activities. Currently the County of Sacramento Local Enforcement Agency (LEA) enforces the solid waste activities within the City of Rancho Cordova. The County has implemented an internal organizational program realignment which changes the agency responsible for enforcement of solid waste activities within the City to EMD from the LEA. Due to this change, the California Integrated Waste Management Board requires a Resolution from both the County and the City designating EMD as the appropriate enforcement agency.

Staff Report: Cyrus Abhar and Kathy Garcia, Public Works Department

Advances Goal: 3

10. **Subject:** Resolution Authorizing Use of Facsimile and/or Logo Signatures in Relation to Deposit Accounts.

Recommendation: Adopt Resolution No. 187-2006

Result of Recommended Action: Approval will change the authorized facsimile signatures on the City's Wells Fargo Checking and Payroll Accounts.

Staff Report: Sandy Salerno, Finance Department

Advances Goal: 11

11. **Subject:** Resolution Approving an Amendment to the Employment Agreement with the City Manager.

Recommendation: Adopt Resolution No. 190-2006.

Result of Recommended Action: The Amendment will change the City Manager's salary range from 483 to 527, and make no other changes. The resulting salary will be competitive with that for city managers in Northern California cities.

Staff Report: Adam Lindgren, City Attorney's Office

Advances Goals: 1 through 13

CONSENT PUBLIC HEARING ITEM

12. **Subject:** Sunrise-Douglas Neighborhood Distribution Bulk Substation RC-06-229 Conditional Use Permit and Design Review, Located on the Southeast Corner of the Sunridge Park Subdivision, South of Douglas Road and East of Jaeger Road.

Recommendation: Adopt Resolution No. 186-2006, determining the Mitigated Negative Declaration prepared for the Sunrise-Douglas Neighborhood Distribution project is adequate and approving Conditional Use Permit and Design Review.

Result of Recommended Action: Granting the Use Permit will not be detrimental to the City or the community in which the substation is located. The proposed site is the best location for this facility, given the need of the transformers in close proximity to the power line easement, and its separation from developed land. Relocating this facility elsewhere would require additional unsightly towers and poles.

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Staff Report: Bill Campbell, Planning Department
Advances Goal: 3

***7:30 P.M. - BREAK**

REGULAR CALENDAR ITEMS

13. **Subject:** 2006-2007 First Quarter Financial Operating Report
Recommendation: Receive and file report.
Result of Recommended Action: No action required.
Staff Report: Sandy Salerno, Finance Department
Advances Goal: 11

CORRESPONDENCE

COUNCIL REPORTS

COUNCIL REQUESTS FOR FUTURE AGENDA ITEMS

CITY MANAGER'S REPORT

14. Police Department Update.

ADJOURNMENT

ADDITIONAL INFORMATION

The agenda items are accessible on the City's website at www.cityofranhocordova.org on Thursdays prior to the Regular City Council Meeting.

CITYWIDE GOALS - (Adopted March 20, 2006)	
10.	Foster Responsible Citizenship
11.	Practice Sound Fiscal Management
12.	Establish Logical (City) Boundaries
13.	Continue To Provide Regional Leadership
1.	Foster a Positive Image of Rancho Cordova
2.	Improve Transportation & Connectivity
3.	Champion Employee Development & High Performance Work Environment
4.	Ensure the Availability of the Best Public Services in the Region
5.	Establish a Vibrant Downtown
6.	Ensure a Safe Community
7.	Improve the Quality of Housing In Rancho Cordova
8.	Sustain a Livable Community
9.	Drive Diverse Economic Opportunities

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UPCOMING MEETINGS	
<i>Tuesday, November 14, 2006</i>	<i>4:00 p.m. – Closed Session Public Employee Performance Evaluation</i>
<i>Monday, November 20, 2006</i>	<i>5:30 p.m. – Regular Meeting</i>
<i>Tuesday, November 28, 2006</i>	<i>5:30 p.m. – Work Session on Metropolitan Transportation Plan and Folsom Boulevard Specific Plan</i>
<i>Monday, December 4, 2006</i>	<i>4:00 p.m. – Study Session on Rio Del Oro Policy Issues Regarding Circulation and Parks and Open Space</i> <i>5:30 p.m. – Regular Meeting</i>
<i>Monday, December 18, 2006</i>	<i>5:30 p.m. – Regular Meeting</i>

If you have any technical questions related to the agenda items, please contact the appropriate department as follows:

DEPARTMENTAL GENERAL TELEPHONE NUMBERS	
Building Department	(916) 851-8760
Finance Department	(916) 851-8730
Planning Department	(916) 851-8750
Public Works Department	(916) 851-8710
Redevelopment & Economic Development Department	(916) 851-8780

The Rancho Cordova City Council/CRA/RCFC will be videotaped in its entirety and will be cablecast without interruption on Metro Cable 14, the Government Affairs Channel on the Comcast, SureWest and Strategic Technologies Cable Systems. Tune to Metro Cable Channel 14, for playback times. It will be webcast at www.sacmetroable.tv. A VHS copy is also available for check out from any library branch. The City does not control scheduling of this telecast and persons interested in watching the televised meeting should confirm this schedule with Metro Cable TV, Channel 14.

In compliance with the Americans with Disabilities Act, if you need a disability-related modification or accommodation, including auxiliary aids or services, to participate in this meeting, please contact the City Clerk's Office at (916) 851-8720 or amoger@cityofranhocordova.org at least 48 hours prior to the meeting.

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CERTIFICATION OF POSTING OF AGENDA

I, Anna Olea-Moger, City Clerk for the City of Rancho Cordova, declare that the foregoing agenda for the November 20, 2006 Regular Meeting of the Rancho Cordova City Council/CRA/RCFC was posted and available for review on November 16, 2006 at City Hall of the City of Rancho Cordova, 2729 Prospect Park Drive, Rancho Cordova, California, 95670. The agenda is also available on the city web site at www.cityofranhocordova.org.

Signed this 16th day of November 2006 at Rancho Cordova, California.


Anna Olea-Moger, CMC, City Clerk

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**City Hall Council Chambers
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**Monday, November 20, 2006
5:30 p.m. – Regular Meeting**

AGENDA AMENDMENT

REGULAR MEETING

Council Member Sander will be joining the Regular Meeting via conference call from the following location: 7914 Illinois Route 140, Edwardsville, IL, 62025.

CERTIFICATION OF POSTING OF AGENDA

I, Brenda Lehr, Deputy City Clerk for the City of Rancho Cordova, declare that the foregoing agenda amendment for the November 20, 2006 Regular Meeting of the Rancho Cordova City Council/CRA/RCFC was posted and available for review on November 17, 2006 at City Hall of the City of Rancho Cordova, 2729 Prospect Park Drive, Rancho Cordova, California, 95670. The agenda is also available on the city web site at www.cityofranhocordova.org.

Signed this 17th day of November 2006 at Rancho Cordova, California.


Brenda Lehr, Deputy City Clerk



**CONCURRENT MEETING
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Result of Recommended Action: Passage of this ordinance will eliminate a two-year local residency/business requirement for cardroom license applicants and extend the sunset provision of the City’s Cardroom Ordinance, which is currently set to expire at the end of 2006.
Staff Report: Joseph Chapman, City Attorney’s Office
Advances Goals: 1, 8, and 10

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REGULAR CALENDAR ITEMS

13. **Subject:** 2006-2007 First Quarter Financial Operating Report

Recommendation: Receive and file report.

Result of Recommended Action: No action required.

Staff Report: Sandy Salerno, Finance Department

Advances Goal: 11

CORRESPONDENCE

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3.	Champion Employee Development & High Performance Work Environment
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5.	Establish a Vibrant Downtown
6.	Ensure a Safe Community
7.	Improve the Quality of Housing In Rancho Cordova
8.	Sustain a Livable Community

UPCOMING MEETINGS

Tuesday, November 28, 2006

5:30 p.m. – Work Session on Metropolitan Transportation Plan and Folsom Boulevard Specific Plan

UPCOMING MEETINGS	
Monday, December 4, 2006	4:00 p.m. – Tentative Study Session on Rio Del Oro Policy Issues Regarding Circulation and Parks and Open Space 5:30 p.m. – Regular Meeting
Monday, December 18, 2006	5:30 p.m. – Regular Meeting
Wednesday, December 20, 2006	5:30 p.m. – Work Session – Meeting to be Cancelled

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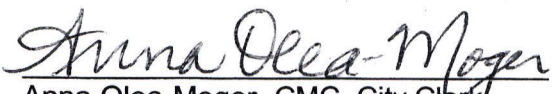
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**CONCURRENT MEETING
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RANCHO CORDOVA FINANCING CORPORATION (RCFC)**

**City Hall
David B. Roberts Council Chambers
2729 Prospect Park Drive, Rancho Cordova**

Monday, October 2, 2006

**4:00 P.M. – Study Session
5:30 P.M. – Regular Meeting**

MINUTES

STUDY SESSION

Call to Order

Mayor McGarvey called the study session to order at 4:11 p.m. in the Community Board Room.

Roll Call:

Present: Council Members Budge, Skoglund, Sander and Mayor McGarvey
Absent: Council Member Cooley
Staff Present: Gaebler, Treadwell, Olea-Moger, Haven, Lindgren, Chinn and Garcia

Public Comment

There were no comments from the public.

Study Session Item

1. **Subject:** Public Information Program 2006/07.
Recommendation: Council provide recommendations on the outreach strategies and tactics outlined in the City's Communication Plan for 2006/07.
Result of Recommended Action: The Public Information Office will implement communication tactics as prioritized by the Council to achieve the Citywide goals.
Staff Report: Erin Treadwill, City Manager's Office
Advances Goals: 1, 4, 8, 10, and 13

ACTION: No action taken; discussion item only.

ADJOURNMENT OF STUDY SESSION

Mayor McGarvey adjourned the study session at 5:20 p.m., and announced Council would take a brief recess before convening the regular meeting.

REGULAR MEETING – CALL TO ORDER

Call to Order

Mayor McGarvey called the regular meeting to order at 5:44 p.m. and announced the cablecast playback schedule.

Roll Call:

Present: Council Members Budge, Cooley, Skoglund, Sander and Mayor McGarvey
Staff Present: Lindgren, Gaebler, Olea-Moger, Lehr, Androlowicz, Meeks, Beiswenger, Abhar, Junker, Chinn, Treadwell, Snyder

Pledge of Allegiance

Randy Roberts led the pledge.

Invocation

2. Minister Steve Hinton, New Horizons Christian Church, gave the invocation.

Presentation(s)

3. Proclamation for Victor Vasquez for rescuing a disabled man from a burning building.
4. Presentation for LEED Certification of City Hall.
5. Presentation of City Hall Grand Opening Memory Books and Commemorative Ribbons to City Council.
6. Proclamation for Lawsuit Abuse Awareness Week.

ORAL COMMUNICATIONS

7. Public Comment

The following individuals addressed the Council:

- Tom Delaney and Rico Espana requesting community support in honor of Victor Vasquez.
- Sherry Lautsbaugh in support of Consent Calendar Item #10.
- Bonita Roznos in opposition to Consent Calendar Item #13.

CONSENT CALENDAR ITEMS – ROLL CALL VOTE

ACTION: Motion by Sander second by Budge and unanimously carried by roll call vote, the Consent Calendar was approved, except Items #9, #10 and #13, which were pulled for separate discussion.

8. **Subject:** Ordinance Amending Chapter 6.130, Section 6.130.040(a) of the Rancho Cordova Municipal Code Relating to the Protection of Children from Sexual Offenders.
Recommendation: Waive second reading and adopt Ordinance No. 55-2006. **(Roll Call Vote)**

Result of Recommended Action: Adoption of Ordinance will protect children from contact and potential sexual assault by registered sex offenders while using Rancho Cordova's public libraries.

Staff Report: Adam Lindgren, City Attorney's Office

Advances Goals: 5

11. **Subject:** Resolution Authorizing the City Manager to Execute Contract with URS Corporation in the Amount of \$120,000.00 for On-Call Engineering Services Related to Capital Improvement Program Cost Updates.

Recommendation: Adopt Resolution No. 166-2006.

Result of Recommended Action: The recommended action will allow the City Manager to execute a contract for consultant services with URS Corporation associated with the City's effort to update the Transportation System Capital Improvement Program. Funding for the contract will be provided from the Transportation Impact Fees Fund. There will be no financial impact to existing residents.

Staff Report: Cyrus Abhar, Public Works Department

Advances Goals: 2 and 11

12. **Subject:** Development Agreement – 2006 Annual Review for Anatolia III; Sunridge, LLC, Sunridge Park; Rancho 80, Sunridge Park; Woodside Sunridge, Sunridge Park; Sunridge Park Limited Partnership, Sunridge Park; Beazer Homes, Anatolia I & II; GMAC and U.S. Home, Anatolia Units I & II; GMAC, Lennar, and U.S. Homes, KB North Douglas LLC, Anatolia II, Lot 8; U.S. Home, Capital Village; Beazer Homes.

Recommendation: Council find the developer's are in compliance with their respective development agreements.

Result of Recommended Action: The review and acceptance of the annual report would fulfill the State obligation pursuant to Government Code Section 65864 et seq., and terms of the Development Agreements the City has executed.

Staff Report: William Campbell, Planning Department

Advances Goals: 6, 8, and 11

The following items were pulled for separate discussion and in the following order:

10. **Subject:** Resolution in Support of Proposition 1C, Housing and Emergency Shelter Act.

Recommendation: Adopt Resolution No. 165-2006.

Result of Recommended Action: Proposition 1C would authorize the state to sell general obligation bonds to fund 13 new and existing housing and development programs. Council support of this measure is consistent with Citywide Goals.

Staff Report: Stephanie Snyder, City Manager's Department

Advances Goals: 1, 4, 5, 6, 7, 8, 9, 11, and 13

Mayor McGarvey opened the Consent Calendar public comment period. The following individual addressed the Council on this item:

- Sherry Lautsbaugh in support of the item.

Mayor McGarvey closed the Consent Calendar public comment period for Item #10.

ACTION: Motion by Budge second by Cooley and unanimously carried, Council adopted Resolution No. 165-2006.

13. **Subject:** San Joaquin Valley College (SJVC) Refund of Appeal fee.

Recommendation: Staff recommends the City does not refund the appeal fee of \$3,376 to San Joaquin Valley College (SJVC). The fee was paid by the applicant to process the appeal of a denial of a Conditional Use Permit (CUP) by the Planning Commission for an oversized sign in the Highway 50 special sign corridor.

Result of Recommended Action: If Council decides to deny the request for refund of the appeal fee, no additional action is required.

Staff Report: Paul Junker, Planning Department

Advances Goal: 10

Mayor McGarvey opened the Consent Calendar public comment period. The following individual addressed the Council on this item:

- Bonita Roznos in opposition to the item.

Mayor McGarvey closed the Consent Calendar public comment period for Item #10.

ACTION: Motion by Cooley second by McGarvey to refund the appeal fee, motion failed by 2:3 roll call vote (Budge, Skoglund, Sander dissenting).

ACTION: Motion by Sander second by Skoglund and carried by 3:2 roll call vote (Cooley, McGarvey dissenting), Council approved staff recommendation.

9. **Subject:** Old Placerville Road Final Conditions of Approval and Ordinance No. 50-2006 rezoning a portion of the property to RD-10 and Ordinance No. 51-2006 approving a Development Agreement. **(Continued from September 18, 2006)**

Recommendation: Review Final Conditions of Approval and waive second reading and adopt Ordinance No. 50-2006 and 51-2006. **(Roll Call Vote)**

Result of Recommended Action: Approval of the Tentative Subdivision Map will allow for the creation of 40 parcels with four parcels designated for office buildings, 35 residential parcels designated for single-family homes, and one parcel designated for an access driveway. The rezone will divide the property into two zoning districts: MP Zone on 2.5 acres for the office buildings and RD-10 zone on 2.5 acres for the residential development. The Special Development Permit will allow for the deviation of typical lot size and setback requirements. The Residential Design Review will allow for the construction of the single-family homes according to the approved plans. A Development Agreement accompanies the project approval.

Staff Report: Jeffrey Beiswenger, Planning Department

Advances Goals: 1, 6, and 7

ACTION: Motion by Skoglund second by Budge and unanimously carried by roll call vote, Council adopted Ordinance No. 50-2006 and Ordinance No. 51-2006.

PUBLIC HEARING ITEMS

14. **Subject:** Capital Village Commercial RC-05-193 Design Review.

Recommendation: That Council:

- a) Determine the Final Supplemental Mitigated Negative Declaration is adequate under the California Environmental Quality Act (CEQA) Guidelines; and
- b) Adopt Resolution 167-2006 approving commercial design review, subject to the Conditions of Approval and Design Review Package.

Result of Recommended Action: Approval would allow the applicant to pursue building permits, site improvements and other approvals needed to construct a 307,464 square foot commercial shopping center project on a 27.4-acre project site as part of the Capital Village project.

Staff Report: Jeffrey Beiswenger, Planning Department

Advances Goals: 1, 2, 4, and 8

Mayor McGarvey opened the public hearing. The following individual addressed the Council on this item:

- Rex Albright in support of the item.

Mayor McGarvey closed the public hearing for Item #14.

ACTION: Motion by Budge second by Cooley and unanimously carried, Council adopted Resolution No. 167-2006 with the following changes to the Sign Criteria Package:

- (a) Sign criteria package should be rewritten to include individual tenant approval of signs by parcel.
- (b) All existing and new Chili's signs be reduced back to original approved specifications.
- (c) Blade signs hung on overhang will need decorative mounting to complement façade of building.
- (d) All monument signs not to exceed 8' in height from ground elevation to top of sign.

AT THIS POINT the Council took a brief recess. The full Council reconvened.

15. **Subject:** JSP Warehouse Building – Security Park RC-06-238 Design Review

Recommendation: That Council:

- a) Determine that the project is Categorically Exempt under Section 15303, New Construction or Conversion of Small Structures, of the California Environmental Quality Act (CEQA) Guidelines; and
- b) Adopt Resolution 168-2006 approving Commercial Design Review subject to the Conditions of Approval and Design Review Package.

Result of Recommended Action: Approval will allow the application to construct a 5,000 square foot metal warehouse building with a 2,500 square foot covered area.

Staff Report: Jeffrey Beiswenger, Planning Department

Advances Goals: 1 and 8

ACTION: Motion by Budge second by Sander and unanimously carried, Council adopted Resolution No. 168-2006 with the addition of landscaped area on the eastern edge of the property.

REGULAR CALENDAR ITEMS

16. **Subject:** Review and Update on American River Parkway Plan Update.

Recommendation: Provide direction to staff to be transmitted to the American River Parkway Plan Update Team. City Council direction will be forwarded to the Parkway Plan Team and will be considered in future hearings before the Commissions and Councils/Boards of the City of Rancho Cordova, Cordova Recreation and Park District, City of Sacramento and Sacramento County.

Result of Recommended Action: This review will inform the City Council and the community on the latest proposals under consideration in the Parkway Plan Update. Staff will explain changes since the last City Council review of the Parkway Plan and request the City Council either endorse the current proposals or recommend specific revisions to proposed uses.

Staff Report: Paul Junker, Planning Department

Advances Goals: 1, 7, and 12

Mayor McGarvey opened the public comment period. The following individuals addressed the Council on Item #16.

- Joe Corbin in support of the item.
- Fred Beiderbecke in opposition to the item.
- John Barris in opposition to the item, but not opposed to the relocation of the live steamers.
- Pete Arney in support of the item.
- Annemarie Vincent in support of the item.
- Betsy Weiland in support of the item.
- Shawn Harrison in support of staff recommendation, but in opposition to the additional three acres west of Haggin Park designed as developed recreation.
- Elke Guenter in opposition to the item.
- Pedro Hernandez in opposition to the item.
- Sunny Williams in support of the item.
- Al Freitas in support of the item.

Mayor McGarvey closed the public comment period for Item #16.

ACTION: Motion by Budge second by Skoglund and unanimously carried, Council voted to extend business beyond 11:00 p.m. (Resolution No. 113-2004).

ACTION: Motion by Budge second by Sander and carried by 4:1 vote (Skoglund dissenting), Council affirmed changing land use from recreational reserve to protected area in the Rossmor Bar Area, thereby modifying the Council's recommendations made on May 15, 2006.

ACTION: Motion by Cooley second by Sander and carried by 4:1 vote (Skoglund dissenting), Council re-affirmed its recommendation of May 15, 2006 regarding the relocation of the Live Steamers railroad facility and the designation of Developed Recreation land west of Hagan Park to allow for a nature interpretive and public education center.

AT THIS POINT Council member Cooley left the meeting at 12:12 a.m.

17. **Subject:** Reconsideration of Council Discretionary Funding.

Recommendation: Council provides direction to staff regarding reconsideration of Discretionary Funding Program.

Result of Recommended Action: A Discretionary Funding Program would allocate monies to be distributed to Mayor and Council Members.

Staff Report: Council Member Ken Cooley

Advances Goals: 11

ACTION: Council, by consensus, continued this item to October 16 due to lateness of the hour.

18. **Subject:** Ordinance Amending Chapter 4.22, "Cardrooms" of the Rancho Cordova Municipal Code.

Recommendation: Waive the first reading and introduce Ordinance No. 56-2006 and continue to October 16, 2006. **(Roll Call Vote)**

Result of Recommended Action: Passage of this Ordinance will eliminate a two-year local residency/business requirement for cardroom license applicants and extend the sunset provision of the City's cardroom ordinance, which is currently set to expire at the end of 2006.

Staff Report: Joseph Chapman, City Attorney's Office

Advances Goals: 1, 8, and 10

Mayor McGarvey opened the public comment period. The following individuals addressed the Council on Item #18.

- Sidney Kanaszwa in support of the item.
- Bruce Risley in opposition to the item.
- Joe Gilbert in opposition to the item.
- Bill More in opposition to the item.
- Rex Albright in opposition to the item.
- Ruben Marquez in opposition to the item.

Mayor McGarvey closed the public comment period for Item #18.

ACTION: Motion by Budge second by Skoglund and carried by 4:0 vote (Cooley absent), Council continued item to a future date not yet determined.

CORRESPONDENCE

None

COUNCIL REPORTS

None

COUNCIL REQUESTS FOR FUTURE AGENDA ITEMS

None

CITY MANAGER'S REPORT

City Manager Ted Gaebler announced Work Sessions scheduled for October 24th and October 30th will be postponed.

ADJOURNMENT

Mayor McGarvey adjourned the meeting at 1:00 a.m.



**CONCURRENT MEETING
CITY COUNCIL/COMMUNITY REDEVELOPMENT AGENCY (CRA)/
RANCHO CORDOVA FINANCING CORPORATION (RCFC)**

**City Hall
David B. Roberts Council Chambers
2729 Prospect Park Drive, Rancho Cordova**

Monday, October 16, 2006

**4:00 P.M. – Closed Session
5:30 P.M. – Regular Meeting**

MINUTES

PUBLIC COMMENT

Mayor McGarvey opened public comment at 4:20 p.m. The following individuals addressed the Council:

- Juan Guzman in opposition to then proposed Cardroom Ordinance amendment.
- Brian Sobel in opposition to then proposed Cardroom Ordinance amendment.
- Shawn Montoya in opposition to then proposed Cardroom Ordinance amendment.
- Mike Owen in opposition to then proposed Cardroom Ordinance amendment.

CLOSED SESSION

1. Conference with Legal Counsel – Anticipated Litigation Pursuant to Government Code Section 54956.9 (b) (two cases).
2. Conference with Legal Council – Existing Litigation Pursuant to Government Code Section 54956.9 (a) – City of Rancho Cordova; Evelyn Richardson vs. Sacramento Local Agency Formation Commission, et al; Case No. 06CS00962.
3. Conference with Legal Council – Public Performance Evaluation (City Attorney) Pursuant to Government Code Section 54957.

Present: Council Members Budge (arrived at 4:24 p.m.), Cooley (arrived at 4:29 p.m.), Skoglund, Sander and McGarvey.

Staff Present: Gaebler, Meyers, Lindgren, Olea-Moger, Chapman and Chinn

REGULAR MEETING – CALL TO ORDER

Call to Order

Mayor McGarvey called the regular meeting to order at 5:51 p.m. and announced the cablecast playback schedule.

Present: Council Members Budge, Cooley (arrived at 6:15 p.m.), Skoglund, Sander and McGarvey.

Staff Present: Gaebler, Lindgren, Meeks, Olea-Moger, Lehr, Androlowicz, Treadwell, Abhar, Campbell, Hersch, Chinn, Haven, Stricker and Amrhein

Pledge of Allegiance

Art Smith led the pledge.

Invocation

4. Pastor Dave Wade, First Covenant Church, gave the invocation.

Closed Session Report

5. Assistant City Attorney Adam Lindgren reported Council heard public comment from four speakers relative to anticipated litigation, and received advice from the City Attorney on existing litigation, but took no reportable action. Mr. Lindgren announced closed session would reconvene after the regular meeting business was conducted.

Presentation(s)

6. Introduction of New City Employees.
7. Proclamation Honoring Max Miller for his 250th Coaching Career Win.
8. Proclamation for Respiratory Care Week (October 22-28).
9. Proclamation for National Breast Cancer Awareness Month.

ORAL COMMUNICATIONS

10. Public Comment

The following individuals addressed the Council:

- Walt Meyers on traffic.

CONSENT CALENDAR ITEMS

ACTION: Motion by Budge second by Sander and unanimously carried, the Consent Calendar was approved, except Item #15, which was pulled for separate discussion.

11. **Subject:** Resolution Authorizing City Manager to Execute a Twenty (20) Year Agreement Between the City and State Department of Transportation for the Freeway Landscape Maintenance Agreement - Mather Field Road/US-50 Interchange. Estimated \$50,000 to \$60,000 Expended Annually.

Recommendation: Adopt Resolution No. 169-2006

Result of Recommended Action: This agreement is required as a condition of the encroachment permit granted by the Department of Transportation for the Mather Field Road/Hwy 50 Interchange Landscaping Project.

Staff Report: Cyrus Abhar and Kathy Garcia, Public Works Department

Advances Goal: 1

12. **Subject:** Biennial Review and Update of the Conflict of Interest Code for Designated Employees.

Recommendation: Adopt Resolution No. 177-2006 updating the City's Conflict of Interest Code for Designated Employees.

Result of Recommended Action: Adoption of the Resolution results in the City's compliance with Fair Political Practices Commission requirements.

Staff Report: Anna Olea-Moger, City Clerk's Office

Advances Goals: 1 and 10

13. **Subject:** Resolution Authorizing City Manager to approve Expenditure of Swainson's Hawk Mitigation Funds for the Preservation of Suitable Swainson's Hawk Habitat Lands.

Recommendation: Adopt Resolution No. 173-2006

Result of Recommended Action: Approval will complete the City's obligation to preserve Swainson's Hawk habitat as related to past-approved projects. Funds to be expended were collected from developers within the City for the purpose of mitigating impacts to Swainson's Hawk that resulted from approved development projects.

Staff Report: Paul Junker and Shelly Amrhein, Planning Department

Advances Goals: 10 and 12

14. **Subject:** Resolution Establishing the Cemetery Enterprise Fund and Advancing \$1.0 Million to the City's General Fund.

Recommendation: Adopt Resolution No. 176-2006

Result of Recommended Action: The Cemetery Enterprise Fund will be established and will advance \$1.0 million to the General Fund for the renovation of the Kilgore Cemetery.

Staff Report: Bill Thomas, Finance Department and Cyrus Abhar, Public Works Department

Advances Goals: 4 and 11

The following item was pulled for separate discussion:

15. **Subject:** Folsom Boulevard and Mather Field Road Streetscape Enhancements Project and Award of Contract to Gold Valley Construction in the Amount of \$3,448,677.

Recommendation: Adopt Resolution 164-2006

Result of Recommended Action: Award of the contract for the Folsom Boulevard and Mather Field Road Streetscape Enhancements Project will authorize execution of a construction contract. Construction would begin following execution of the contract and is anticipated to be completed in spring of 2008.

Staff Report: Cyrus Abhar, Public Works Department

Advances Goals: 1, 2, 4, 5, 6, and 10

ACTION: Motion by Sander second by Budge and unanimously carried, Council adopted Resolution No. 164-2006.

CONSENT PUBLIC HEARING ITEMS

ACTION: Motion by Sander second by Cooley and unanimously carried, the Consent Public Hearing Item #17 was approved. Item #16 was pulled for separate discussion.

17. **Subject:** Zinfandel Place Design Review, RC-05-214, Located at 3101 Zinfandel Drive.
Recommendation: Continue the public hearing to December 4 at the request of the applicant.

Result of Recommendation: Continuance of the public hearing meets the customer service requested by the applicant.

Staff Report: Paul Junker and Anne Hersch, Planning Department

Advances Goals: 1, 5 and 8

The following item was pulled for separate discussion:

16. **Subject:** Sweis Office Building Design Review, RC-06-239, Located on White Rock Road, East of Sunrise Boulevard.

Recommendation: That Council:

- (a) Determine the project Categorically Exempt under Section 15332 (In-Fill Development Projects) according to the California Environmental Quality Act (CEQA) Guidelines; and
- (b) Adopt Resolution No. 175-2006 approving Design Review, subject to the Design Review Package and Conditions of Approval.

Result of Recommended Action: Approval allows for the construction of one single-story office building creating a total of 3,000 sq. ft of general commercial space on White Rock Road, east of Sunrise Boulevard.

Staff Report: Paul Junker and Anne Hersch, Planning Department

Advances Goal: 1

ACTION: Motion by Sander second by Budge and unanimously carried, Council adopted Resolution No. 175-2006 with the following changes:

- (a) Relocate trash enclosure to the east side of the property.
- (b) Add landscaping (no Junipers), around three sides of trash enclosure.
- (c) Provide staff with cut sheet detailing parking lot light specifications.
- (d) Add Redwood trees along entire side of property adjacent to canal all the way to the back of the property.

PUBLIC HEARING ITEMS

None

REGULAR CALENDAR ITEMS

18. **Subject:** Reconsideration of Council Discretionary Funding (**continued from October 2**)

Recommendation: Council provides direction to staff regarding reconsideration of Discretionary Funding Program.

Result of Recommended Action: A Discretionary Funding Program would allocate monies to be distributed to Mayor and Council Members.

Staff Report: Council Member Ken Cooley

Advances Goal: 11

ACTION: No action taken; discussion item only.

19. **Subject:** Housing Update – The Last 100 Days

Recommendation: Discussion item only; receive report from Director of Economic Development and Housing Administrator.

Result of Recommended Action: Council requested report back by the end of October on this topic.

Staff Report: Curt Haven, Economic Development Department and Reed Flory, Housing Division

Advances Goals: 1 and 7

ACTION: No action taken; discussion item only.

CORRESPONDENCE

Council Members reported on various correspondences since last meeting.

COUNCIL REPORTS

Council Member Budge reported that more than 200 Rancho Cordova street signs have been reserved.

Mayor McGarvey reported that the Veterans Administration will celebrate Veterans Day.

COUNCIL REQUESTS FOR FUTURE AGENDA ITEMS

None

CITY MANAGER'S REPORT

20. Public Works Department Update

ADJOURN TO CLOSED SESSION

Mayor McGarvey adjourned to Closed Session at 8:43 p.m. to resume discussion on agenda items.

Present: Council Members Budge, Cooley, Skoglund, Sander and McGarvey.

Staff Present: Gaebler, Chinn, Lindgren and Chapman

OPEN SESSION – REPORT FROM CLOSED SESSION

Assistant City Attorney Adam Lindgren reported there was no reportable action taken in Closed Session.

ADJOURNMENT

Mayor McGarvey adjourned the meeting in the memory of Rev. Tom Hicks and George Yost at 10:30 p.m.

Anna Olea-Moger, CMC, City Clerk

CITY OF RANCHO CORDOVA

ORDINANCE NO. 56-2006

**AN ORDINANCE OF THE CITY OF RANCHO CORDOVA AMENDING CHAPTER 4.22,
"CARDROOMS," OF THE RANCHO CORDOVA MUNICIPAL CODE**

THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA DOES ORDAIN AS
FOLLOWS:

SECTION 1: Title 4, Chapter 4.22, Section 4.22.015, "Statement of Purpose," is
hereby amended to read as follows:

"4.22.015 Statement of Purpose.

A. The regulatory provisions of this Chapter are necessary to ensure that Cardrooms are operated reasonably for the protection of public health, safety, and welfare and to conform to State mandated requirements set by the Gambling Control Act found in the Business and Professions Code commencing with Section 19800, et seq. The more liberalized regulations provided in this amendment of the Chapter permit cardrooms to play a wider range of card games and increase the monetary limit on the amount of wagers. With such liberalization of gaming regulations, the City's ability to enforce state and local law is compromised because the City's time, effort and expense increases due to an increased opportunity for dishonesty and criminal conduct. Although many operators are highly reputable, others are creative in avoiding the letter of the law. Gaming brings with it the elements of enjoyment and entertainment for its patrons but also undesirable elements such as compulsive gambling, cheating, dishonesty, and other possible criminal violations and peace disturbances.

B. If all Licensees were reputable and vigilant, regulatory supervision would be almost perfunctory. Such is the case with many existing licensees. Others, however, require exhaustive monitoring and enforcement. Integrity is a difficult commodity to ascertain in advance of licensure. Thorough screening of applicants prior to licensure is desirable. Pursuant to the regulations set forth in this Chapter, the Chief of Police conducts a thorough investigation into the background of applicants and their entities in order to assure that licensure will not set the stage for fraud or deceit.

C. This ordinance authorizes the issuance of only two (2) Cardroom licenses in the City. This restriction will limit the expansion of gambling within this community to a level where such gambling will be a source of local entertainment and recreation for local citizens while preventing this community and City from becoming a mecca for professional gamblers and gamblers from other jurisdictions. A "casino" type atmosphere where gambling becomes the major industry or attraction of a community or mecca for gamblers from all jurisdictions is detrimental to the development of this community as such increased and unrestrained gambling creates greater law enforcement problems compromising the ability of law enforcement to totally control the criminal and peace disturbance effects thereof. Limiting the number of licensed Cardrooms assists in the accomplishment of these goals.

D. The limitation in the number of cardroom licenses available will allow City energies to be more efficiently allocated. The number of Cardrooms will remain at a manageable level for the Chief of Police. The volume of unstable or illegally run Cardroom

operations will be more effectively curtailed.

E. Accordingly, it is the opinion and finding of the Rancho Cordova Chief of Police and of this City Council that a two Cardroom license limit in the City will eliminate many of the above mentioned problems without undue burden on stable and reputable cardrooms. The purpose therefore of the regulatory provisions of this Chapter is to protect the health, safety, and welfare of the citizens within the City limits, to assure that City expenditure is efficiently allocated, and to provide legitimate Cardrooms where citizens of this City can safely enjoy the entertainment provided by reputable Cardrooms."

SECTION 2: Title 4, Chapter 4.22, Section 4.22.020, "Qualifications – Use," is hereby amended to read as follows:

"4.22.020 Qualifications – Use.

A. If the applicant for a Special Business License to operate a Cardroom is a sole proprietor, the proprietor shall have met the requirements set by the State Department of Justice pursuant to the Gambling Control Act (commencing with Business and Professions Code Section 19800, et seq.) prior to filing the application for the license. If the applicant is a partnership, corporation, or other business entity owned by more than one individual, the business entity shall have met the requirements set by the State Department of Justice pursuant to the Gambling Control Act (commencing with Business and Professions Code Section 19800, et seq.) prior to filing an application for a license.

B. The Special Business License issued pursuant to this Chapter shall be placed in use at the designated location no later than ninety (90) days following the issuance thereof and the Special Business License shall remain in use thereafter for the term of the license. Failure to place such license in use at the designated location within the ninety (90) day period provided herein or to maintain the license in use during the term of the license, shall be grounds for revocation of the license by the Chief of Police. For purposes of this Section "in use" shall mean that at the location designated in the license the business of a Cardroom shall be in operation and that games as provided for in this Chapter shall be conducted therein.

C. For purposes of revocation under this Section, temporary closure of the Cardroom for necessary remodeling, rebuilding, repair improvements or other necessary and reasonable activity required to operate or improve the operation of the Cardroom when such activities are undertaken by the Licensee in a good faith effort to complete the activity within a reasonable period of time, shall not be grounds for revocation.

D. The Licensee shall cooperate with the Chief of Police by providing the Chief of Police the necessary information and documentation upon demand by the Chief of Police in order for the Chief of Police to determine whether the Licensee comes under the provisions of this Section requiring revocation of the license. Failure of the Licensee to cooperate with the Chief of Police pursuant to the provision of this Section shall be grounds for the revocation of the Special Business License to operate the Cardroom. The procedure for notice of revocation, revocation, and appeal of revocation shall be the same as is provided in Chapter 4.10 for the revocation of Special Business Licenses."

SECTION 3: Title 4, Chapter 4.22, Section 4.22.145, "Sunset Provision," is hereby amended to read as follows:

"4.22.145 Sunset Provision.

Sections 4.22.005, 4.22.010, 4.22.085, 4.22.090, 4.22.095, 4.22.105, and 4.22.125 shall remain in effect only until December 31, 2011. As of that date, these sections are repealed unless a later enacted ordinance, that is enacted on or before December 31, 2011, deletes or extends that date. Upon repeal of such sections pursuant to this section, all Cardrooms within the City of Rancho Cordova shall be prohibited."

SECTION 4: Severability

If any provision of this ordinance or the application thereof to any person or circumstances is held invalid, such invalidity shall not affect other provisions or applications of the ordinance which can be given effect without the invalid provision or application, and to this end the provisions of this ordinance are severable. This City Council hereby declares that it would have adopted this ordinance irrespective of the invalidity of any particular portion thereof and intends that the invalid portions should be severed and the balance of the ordinance be enforced.

SECTION 5: Effective Date and Publication

Within fifteen (15) days from and after adoption, a Summary of this Ordinance shall be published once in the Grapevine Independent, a newspaper of general circulation printed and published in Sacramento County and circulated in the City of Rancho Cordova, in accordance with California Government Code Section 36933. This Ordinance shall take effect and be enforced thirty (30) days after its adoption.

PASSED AND ADOPTED this 20th day of November, 2006, by the following vote:

AYES:	Budge, Cooley, Skoglund, Sander, and McGarvey
NOES:	None
ABSENT:	None
ABSTENTIONS:	None

Robert J. McGarvey, Mayor

ATTEST:

Anna Olea-Moger, CMC, City Clerk

MEMORANDUM



DATE: November 20, 2006

TO: Honorable Mayor and Council Members

FROM: Cyrus Abhar, Public Works Director
Adam Lindgren, City Attorney

SUBJECT: **RESOLUTION NO. 180-2006 AUTHORIZING THE CITY MANAGER TO EXECUTE A JOINT EXERCISE OF POWERS AGREEMENT TO ESTABLISH A JOINT POWERS AUTHORITY FOR THE ELK GROVE-RANCHO CORDOVA-EL DORADO CONNECTOR PROJECT.**

RECOMMENDATION

Staff recommends that the City Council adopt Resolution No. 180-2006 authorizing the City Manager to execute a Joint Exercise of Powers Agreement to establish a Joint Powers Authority for the Elk Grove-Rancho Cordova-El Dorado Connector Project.

RESULT OF RECOMMENDED ACTION

Adoption of Resolution 180-2006 would authorize creation of the Elk Grove-Rancho Cordova-El Dorado Connector Authority through execution of a joint powers agreement (JPA). The JPA Managing Authority will oversee the environmental study, design and engineering, and construction of a transportation corridor that connects the Cities of Elk Grove, Rancho Cordova, and El Dorado County. The Elk Grove-Rancho Cordova-El Dorado Connector Project (Connector Project) will link residential areas and employment centers and will provide multi-modal options for travel, including transit, bicycle and pedestrian facilities. The Connector Project is intended to relieve congestion, improve access and mobility, and enhance economic vitality.

BACKGROUND

On February 6, 2006, the City Council adopted Resolution No. 05-2006 supporting collaborative transportation planning in the eastern area of Sacramento County and directed staff to take all necessary steps to implement a Joint Powers Authority (JPA) to expedite the construction of the Elk Grove-Rancho Cordova-El Dorado Connector. The City Council also identified alternative 2 as the City's preferred alignment. This alternative utilizes Grant Line Road to White Rock Road, continuing into El Dorado County and terminating at the future Silva Valley Road/Highway 50 Interchange as the primary route for the Connector. To further the regional effort, the Sacramento Area Council of Governments (SACOG) created a working group to further develop the following items:

1. Complete the Purpose and Need Statement for the project.
2. Prepare functional guidelines for the connector that will ensure that as local segments are designed and constructed, they are consistent with the regional function of the connector and blueprint implementation.

3. Develop a preliminary financial plan.
4. Begin initial project development and environmental screening.
5. Recommend a governance structure that would facilitate the continuation of the Connector Project from the next phases through completion.

SACOG also established a Policy Advisory Committee (PAC) for the connector that included representatives from the member agencies of the SACOG Board, specifically the Cities of Rancho Cordova, Folsom, Elk Grove, and the counties of Sacramento and El Dorado. The PAC was established to guide the process and report back to the SACOG Board with recommendations for the Connector Project. SACOG and staff from the jurisdictions met over the last year to accomplish the tasks set above and develop a set of recommendations for a JPA that would take the project through construction. On Friday, October 6, 2006, the PAC met to receive the recommendation of SACOG staff and the jurisdictions for the formation of a JPA for the Connector Project.

The final JPA Agreement will be substantially the same as the attached draft. It will be in a form acceptable to the City Attorney.

ANALYSIS

SACOG established a Transportation Advisory Committee (TAC) made up of staff from the member jurisdictions to assist in developing technical guidelines and reviewing studies and data collected for the project. SACOG also brought together a governmental working group to determine the preferred form of governance and assist in the development of draft JPA agreement. Staffs from City Attorney's Office and Public Works participated in these discussions. Working together and with input from PAC and the boards and councils of the member jurisdictions, a draft JPA agreement was developed that included provisions that met each of the jurisdictions needs as identified by the participants. The draft agreement includes several items that the City endorses.

1. A provision that requires the alignment of the connector to be approved by the governing body of the member agency through which it passes in order for the JPA to proceed past environmental approval phase for that segment. This provision allows the Connector Project to proceed in independent segments should a Council or Board have concerns with the alignment in their jurisdiction.
2. The JPA will have all powers necessary for the acquisition of real property, planning, design, financing, regulation, permitting, environmental evaluation, public outreach, and construction of the Connector Project.
3. Each member also reserves the right to proceed with transportation projects that might become part of the connector with the understanding that any improvements would be consistent with the functional guidelines developed for the connector. An example of this for Rancho Cordova would be improvements on White Rock Road and Grant Line Road.

Some items have not yet been identified at the date of this staff report. One such item is the initial contribution required from each member agency to fund the JPA startup. The Sacramento Transportation Authority (STA) has budgeted funds for the Connector JPA, and staff anticipates that the funding available from STA will cover the initial startup cost.

The JPA will be administered by a Board of Directors consisting of five directors and their respective alternates. Each of the member agencies' governing bodies will appoint a

representative and an alternate to serve on the JPA Board. The representative and alternate will serve at the pleasure of the appointing governing body.

The JPA Board does not include ex-officio members, but other agencies are planned to be included in the TAC. The members of the TAC will be established by the JPA Board, but may include staff from the Cities of Rancho Cordova, Folsom, Elk Grove; the counties of Sacramento and El Dorado; SACOG; STA; Caltrans and Sacramento Regional Transit District; and the El Dorado County Transportation Commission.

FINACIAL IMPACT

Staff is working with other agencies to identify possible funding sources and staff resources to participate in the JPA and development of the connector, including funding from STA through the Measure A Renewal.

ATTACHMENTS

1. Resolution No. 180-2006 authorizing the City Manager to execute a Joint Exercise of Powers Agreement to establish a Joint Powers Authority for the Elk Grove-Rancho Cordova-El Dorado Connector Project
2. Draft Joint Exercise of Powers Agreement for the Elk Grove-Rancho Cordova-El Dorado Connector – Exhibit A Map of JPA Jurisdiction
3. Functional Guidelines

CITY OF RANCHO CORDOVA

RESOLUTION NO. 180-2006

**A RESOLUTION OF THE CITY COUNCIL
AUTHORIZING THE CITY MANAGER TO EXECUTE A JOINT EXERCISE OF POWERS
AGREEMENT TO ESTABLISH A JOINT POWERS AUTHORITY FOR THE ELK GROVE-RANCHO
CORDOVA-EL DORADO CONNECTOR PROJECT**

WHEREAS, the construction of a high capacity road that will connect Highway 50 in El Dorado County continuing through the City of Rancho Cordova and Sacramento County, and ultimately connecting to Highway 99 and Interstate 5 in the City of Elk Grove (hereafter the "Connector Road") is identified as a key transportation route in the blueprint adopted by the Sacramento Council Area of Governments (SACOG); and,

WHEREAS, the voters of Sacramento County have voted by a 75-percent margin to support the half-cent transportation sales tax increase to, in part, fund the Connector Road; and,

WHEREAS, SACOG created a Policy Advisory Committee consisting of representatives from the Cities of Folsom, Elk Grove, Rancho Cordova, and counties of Sacramento and El Dorado, which determined that the proper governance structure to complete the Connector Project is a Joint Powers Authority; and,

WHEREAS, SAOCG and staff from the above jurisdictions have developed a Joint Powers Agreement (JPA) that addresses each of the jurisdictions' concerns expressed by staff; and,

WHEREAS, the JPA membership will be made up to five (5) members, one each from the Cities of Folsom, Elk Grove, Rancho Cordova, and one each from the counties of Sacramento and El Dorado; and,

WHEREAS, other public agencies that also have a high interest in transportation planning south of Highway 50, not limited to SACOG, Sacramento Transportation Authority, Sacramento Regional Transit District, California Department of Transportation, and El Dorado County Transportation Commission, may be represented on the Technical Advisory Committee for the JPA; and,

WHEREAS, the Joint Exercise of Powers Agreement will be in a form acceptable to the City Attorney's Office;

NOW, THEREFORE, BE IT HEREBY RESOLVED BY THE CITY COUNCIL OF RANCHO CORDOVA that the Council authorize the City Manager to Execute a Joint Exercise of Powers Agreement, to establish a Joint Powers Authority for the Elk Grove-Rancho Cordova-El Dorado Connector Project.

PASSED AND ADOPTED by the City Council of on the 20th day of November, 2006 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Robert J. McGarvey, Mayor

ATTEST:

Anna Olea-Moger, CMC, City Clerk

**JOINT EXERCISE OF POWERS AGREEMENT
FOR THE ELK GROVE – RANCHO CORDOVA – EL DORADO
CONNECTOR AUTHORITY**

THIS JOINT EXERCISE OF POWERS AGREEMENT FOR THE ELK GROVE – RANCHO CORDOVA – EL DORADO CONNECTOR AUTHORITY (the "Agreement") is entered into as of the _____ day of _____, 2006, by and among the City of Elk Grove, the County of Sacramento, the City of Rancho Cordova, the City of Folsom, and the County of El Dorado (hereinafter collectively referred to as "Members" and individually as "Member"). Members shall consider for membership any newly formed municipality located within the Authority's jurisdictional area.

RECITALS

- A. **WHEREAS**, the Members have the common powers, under their respective sovereign and police powers, to acquire real property and to plan, design, finance, construct, operate, and maintain roadway, interchange, intersection, railroad crossing, and other transportation improvements; and
- B. **WHEREAS**, the Members have determined that, subject to certain phasing requirements, the public interest will be served by the joint exercise of these powers through this Agreement and the creation of a joint powers authority to acquire, plan, design, finance, construct, operate, and maintain a multi-modal transportation corridor to connect the City of Elk Grove, the County of Sacramento, the City of Rancho Cordova, the City of Folsom, and the County of El Dorado, known as the "Connector Project;" and
- C. **WHEREAS**, the Members have determined that the Connector Project should be undertaken in order to meet transportation needs of the Members and their respective spheres of influence, and that the Connector Project will also have regional effects beyond those jurisdictions.

NOW THEREFORE, in consideration of the promises, terms, conditions, and covenants contained herein, the Members agree as follows:

AGREEMENT

1. Authority and Purpose. This Agreement is made pursuant to Chapter 5 of Division 7 of Title 1 of the California Government Code (commencing with section 6500) (the "Law") relative to the joint exercise of powers common to the Members and as otherwise granted by the Law. Subject to the phasing provided in Section 8, the purpose of this Agreement is to provide for the acquisition of real property, planning, design, financing, regulation, permitting, environmental evaluation, public outreach, and construction of the Connector Project, or any identifiable portion of the Connector Project. Notwithstanding anything in this Agreement to the contrary, each Member also reserves all of its rights and powers to proceed separately within its jurisdictional boundaries on transportation projects anticipated to become part of the Connector; provided, however, that the planning, design, engineering, and construction of such transportation projects should be consistent with the Functional Guidelines for the Connector dated November 8, 2006, or as subsequently amended by the Board of Directors pursuant to the requirements of Section 7.a. of this Agreement. Notwithstanding any amendments to the

Functional Guidelines, all transportation projects anticipated to become part of the Connector shall be consistent with the following planning principles:

- a. Improve access to, and connections between, residential and employment areas within the Connector Project corridor;
- b. Acknowledge that the Connector Project is in the Metropolitan Transportation Plan and further support the transportation and land use principles in the general plans of the local jurisdictions and the Metropolitan Transportation Plan;
- c. Relieve demand on (i) local streets and roads, and (ii) regional freeway facilities (US-50, SR-99, and I-5);
- d. Strategically apply access control and capacity characteristics to preserve and enhance regional functionality while discouraging growth in areas not designated for growth as determined by the local jurisdiction's general plan;
- e. Enhance regional mobility and preserving the livability of communities;
- f. Provide efficient and safe facilities for automobile, transit, bicycle, and pedestrian options for multi-modal travel;
- g. Minimize direct and indirect physical impacts on the natural and built environments;
- h. Preserve open space to reinforce and support approved land use plans; and
- i. Permit phased implementation with respect to (i) funding, (ii) location, and (iii) design characteristics.

2. Creation of Authority and Jurisdiction. The Members hereby create the Elk Grove – Rancho Cordova – El Dorado Connector Authority ("Authority" or "JPA"), a public entity separate from each of the Members. The jurisdiction of the Authority shall be the area shown and described in **Exhibit A**, attached hereto and incorporated herein.

3. Term and Termination. This Agreement shall be effective as of the date first above written. It shall remain in effect until the purpose stated in Section 1 of this Agreement is fully accomplished, or until terminated by the vote of a majority of the Members; provided, however, that this Agreement may not be terminated, and no Member may withdraw its membership, until (a) all bonds or other instruments of indebtedness issued by the Authority, if any, have been paid in full or provision has been made for payment in full and (b) all outstanding obligations and liabilities of the Authority have been paid in full or provision has been made for payment in full.

4. Powers. The Authority shall have all powers necessary or reasonably convenient to carry out the purposes stated in Section 1 of this Agreement, including, but not limited to, the following:

- a. To secure administrative office space and furnishings;
- b. To make and enter into contracts;

- c. To contract for, or employ, administrative, technical and support staff, and consultants and contractors of any kind;
- d. To acquire and maintain insurance of all types;
- e. To lease or sublease real property;
- f. To acquire, hold, or dispose of real property by negotiation, dedication, or eminent domain;
- g. To lease, sublease, acquire, operate, maintain and dispose of materials, supplies, and equipment of all types;
- h. To plan, and to conduct environmental and other analyses in connection therewith, and design buildings, facilities or transportation improvements of any kind;
- i. To construct, operate, and maintain buildings, facilities or transportation improvements of any kind;
- j. To accept, hold, invest (pursuant to the Law, including, without limitation, Section 6509.5 thereof), manage, and expend monies;
- k. To obtain and secure funding from all available public and private sources including local, state, and federal government, including but not limited to, bond issuances, lease purchase agreements, public grants, private contributions, public and private loans, and other funds;
- l. To levy, collect, or cause to be collected, or to receive and use, transportation impact fees on new residential, commercial, and industrial development;
- m. To form a special assessment district under any legal authority that exists now or in the future, including, without limitation, the Improvement Act of 1911 (Streets & Highways Code Section 5000 et seq.), the Municipal Improvement Act of 1913 (Streets & Highways Code Section 10000 et seq.), and the Improvement Bond Act of 1915 (Streets & Highways Code Section 8500 et seq.);
- n. To form a special tax district under the Mello-Roos Community Facilities District Act or any other authority that may exist now or in the future;
- o. To negotiate and enter into reimbursement agreements when monies to construct project improvements are advanced;
- p. To cause taxes, assessments, fees or charges to be levied in accordance with applicable State and Federal law, and in a manner to accomplish the purposes of the Authority;
- q. To issue bonds;
- r. To carry on technical and other investigations of all kinds necessary to further the purposes of the Authority;
- s. To sue and be sued;

- t. To amend the Functional Guidelines; and
 - u. To exercise all powers incidental to the foregoing.
5. Duties. The Authority shall have the duty to do the following within the times specified or, if no time is specified, within a reasonable time:
- a. To retain legal counsel for all Authority business, including litigation;
 - b. To evaluate the need for, and acquire and maintain if necessary, liability, errors and omissions, or other insurance;
 - c. To conduct an annual audit as required by the provisions of Subsection 6.d(3); and
 - d. To use its best efforts to develop and adopt within 8 to 12 months of execution of this Agreement: (i) an Improvement Plan specifying a plan or formula for determining the timing and sequencing of project improvements consistent with the Functional Guidelines referenced in Section 1 of this Agreement, specifying common design and policy concepts and (ii) a Funding Plan specifying a plan or formula for funding the Authority's operations and any project phases that are the responsibility of the Authority, which Funding Plan will include an allocation of costs among the Members and other funding sources.
6. Administration.
- a. Governing Board – Membership. The Authority shall be administered by a board of directors ("Board") consisting of five directors and their respective alternates. One director and one alternate shall be appointed by each Member from its governing body. Alternates shall serve as directors in the absence of their respective directors. Each director and each alternate for such director shall serve at the pleasure of the appointing Member.
 - b. Meetings.
 - (1) Regular Meetings. The Board shall by resolution establish the number of regular meetings to be held each year and the date, hour and location at which such regular meetings shall be held; provided, that the Board shall meet at least once every three months.
 - (2) Special Meetings. Special meetings of the Board may be called in accordance with the provisions of the Ralph M. Brown Act (Government Code Section 54950 *et seq.*).
 - (3) Conduct of Meetings. All meetings of the Board shall be held in accordance with the Ralph M. Brown Act (Government Code Section 54950 *et seq.*).
 - (4) Minutes. The Secretary of the Authority shall cause minutes of all meetings of the Board to be kept and shall, as soon as possible after each meeting, cause a copy of the minutes to be forwarded to each Director, the Members, and other parties upon request.

(5) Quorum. Three (3) directors of the Board shall constitute a quorum for the transaction of business. Except as provided in Section 7 below, actions of the Board shall require the affirmative vote of a majority of the entire Board (i.e., three (3) affirmative votes).

c. Procedures.

(1) The Board shall elect annually a chair from among its membership to preside at meetings and shall select a secretary who may, but need not, be a director. The Board may, from time to time, elect such other officers as the Board shall deem necessary or convenient to conduct the affairs of the Authority.

(2) The Board may adopt by resolution rules of procedure, not inconsistent with the provisions of this Agreement, to govern the conduct of its meetings. Such rules of procedure shall be in accordance with the Ralph M. Brown Act (Government Code Section 54950 *et seq.*).

(3) Directors of the Board shall comply with Title 9 of the California Government Code, commencing with Section 81000 (Political Reform Act of 1974).

d. Fiscal Matters.

(1) Treasurer and Auditor.

(A) Except as provided in Subsections (B) and (C), below, the treasurer and finance director of Sacramento County, respectively, are designated the treasurer and auditor of the Authority with the powers, duties, and responsibilities specified in the Law, including, without limitation, Sections 6505 and 6505.5 thereof.

(B) At the first meeting of the Authority's Board of Directors, the Board shall begin the process to designate a certified public accountant as the treasurer of the Authority with the powers, duties, and responsibilities specified in the Law, including, without limitation, Sections 6505 and 6505.5. The Board shall use its best efforts to appoint a certified public accountant as the treasurer of the Authority within six months of execution of this Agreement.

(C) Despite Subsections (A) and (B), above, the Board may at any time appoint one or more of the Authority's officers or employees to either or both of the positions of treasurer or auditor as provided in the Law, including, without limitation, Section 6505.6 thereof.

(2) Custodian of Property. The treasurer and auditor of the Authority shall be the public officers who have charge of, handle, and have access to, the Authority's property and shall file with the Authority an official bond in the amount set by the Board.

(3) Accounts and Reports. The Board shall establish and maintain such funds and accounts as may be required by good accounting practice. The books and records of the Authority shall be open to inspection at all reasonable times to the Members and their respective representatives. The accounts shall be prepared and maintained by the treasurer and auditor of the Authority. The Authority shall, within one hundred twenty (120) days after the close of each fiscal year, cause an independent audit of all financial activities for such fiscal

year to be prepared by an independent certified public accountant employed by the Authority. The Authority shall promptly deliver copies of the audit report to each member of the Board and the Members.

(4) Budget. The Board shall adopt a budget no later than one hundred twenty (120) days after the first meeting of the governing Board of the Authority and no later than June 30th of each year thereafter.

(5) Contributions. Within 90 days of execution of this Agreement, the Board will establish by unanimous vote the amount of start-up funds to be contributed to the Authority by each Member. Additional contributions shall be specified in the Funding Plan to be adopted by unanimous vote of the Board, in accordance with Section 5.d. and Section 7.b.1.

7. Voting. With the exception of the items set forth in Subsections 7.a. and 7.b. below and subject to the phasing requirements set forth in Section 8 herein, the Board may take action by the affirmative vote of the majority of the entire Board (i.e., three (3) affirmative votes). However, the following identified actions may only be taken as set forth below:

- a. The affirmative vote of at least four directors is required to exercise the powers of eminent domain and to amend the Functional Guidelines referenced in Section 1 of this Agreement.
- b. The unanimous affirmative vote of all five of the directors is required to:
 1. Adopt a Funding Plan, as referenced in Section 5.d. of this Agreement;
 2. Establish start-up contributions from Members, as referenced in Section 6.d.(5) of this Agreement;
 3. Obtain and secure funding from all available public and private sources including local, state, and federal government, including but not limited to, bond issuances, lease purchase agreements, public grants, private contributions, public and private loans, and other funds;
 4. Levy and collect, or cause to be collected, transportation impact fees on new residential, commercial, and industrial development, as authorized by local, state, and federal law;
 5. Form a special assessment district under any legal authority that exists now or in the future, including, without limitation, the Improvement Act of 1911 (Streets & Highways Code Section 5000 et seq.), the Municipal Improvement Act of 1913 (Streets & Highways Code Section 10000 et seq.), and the Improvement Bond Act of 1915 (Streets & Highways Code Section 8500 et seq.), as authorized by local, state, and federal law;
 6. Form a special tax district under the Mello-Roos Community Facilities District Act or any other authority that may exist now or in the future;

7. Negotiate and enter into reimbursement agreements when monies to construct project improvements are advanced;
8. Cause taxes, assessments, fees or charges to be levied as authorized by local, state, and federal law, and in a manner to accomplish the purposes of the Authority; and
9. Issue bonds

8. Member Approval of Alignment. The Authority shall not proceed with any identifiable portion of the Connector Project within a Member's jurisdictional boundaries beyond Phase I, as defined below, until the General Alignment of the Connector Project within that Member's jurisdictional boundaries has been approved by the legislative body of such Member. For areas within the City of Folsom's sphere of influence, the approval of both the City of Folsom and the County of Sacramento shall be required.

a. Phase I. All actions deemed necessary or desirable by the Authority to approve and adopt (i) all necessary environmental documents and (ii) the General Alignment.

b. Phase II. All actions deemed necessary or desirable by the Authority to approve plans, specifications, and estimates, to assemble land, and to construct improvements.

As used herein, "General Alignment" means the proposed location of the Connector Project, intended to be within approximately 1000 feet of the actual alignment constructed.

9. Operation and Maintenance of Improvements. Before completion of any identifiable portion of the Connector Project, the Authority shall, in cooperation with the situs Member or Members of such identifiable portion, develop a plan for the disposition of completed improvements and property rights, and for the operation and maintenance of improvements.

10. Exercise of Powers. The powers and duties which (a) are common to the Members, and (b) are vested in the Authority only by virtue of this Agreement, and are not independent powers and duties which arise by virtue of the Law, shall be exercised and carried out subject only to such restrictions upon the manner of exercising such powers or carrying out such duties as are imposed upon Sacramento County in the exercise of similar powers or in carrying out similar duties, as provided in Section 6509 of the Law.

11. Fiscal Year. The fiscal year of the Authority shall be the period from July 1st of each year to and including the following June 30th.

12. Debts, Liabilities and Obligations. The debts, liabilities, and obligations of the Authority shall not constitute debts, liabilities, or obligations of the Members, either jointly or severally.

13. Liability of Board, Officers and Employees.

a. The directors, officers, and employees of the Authority shall use ordinary care and reasonable diligence in the exercise of their powers, and in the performance of their duties pursuant to this Agreement. They shall not be liable to the Members for any mistake of judgment or other action made, taken, or omitted by them in good faith, nor for any action made, taken, or omitted by any agent, employee, or independent contractor selected with reasonable

care, nor for loss incurred through the investment of the Authority's funds, or failure to invest the same.

b. To the extent authorized by California law, no director, officer, or employee of the Authority shall be responsible for any action made, taken, or omitted, by any other member of the Board, officer, or employee. No member of the Board, officer, or employee of the Authority shall be required to give a bond or other security to guarantee the faithful performance of his or her duties pursuant to this Agreement, except as provided in Subsection 6.d (2).

c. The funds of the Authority shall be used to defend, indemnify, and hold harmless the Authority and director, officer, or employee of the Authority for actions taken in good faith and within the scope of his or her authority. Nothing herein shall limit the right of the Authority to purchase insurance to provide coverage for the foregoing indemnity.

14. Liberal Construction. The provisions of this Agreement shall be liberally construed as necessary or reasonably convenient to achieve the purposes of the Authority.

15. Disposition of Property upon Termination. In the event of termination of the Authority pursuant to Section 3 herein and where there will be a successor public entity which will carry on the functions of the Authority and assume its assets and liabilities, the assets of the Authority shall be transferred to the successor public entity. If upon termination pursuant to Section 3, there is no successor public entity which will carry on the functions of the Authority and assume its assets, the assets shall be returned to the Members as follows: (a) all real property and any improvements thereon shall be conveyed to the Member in whose jurisdiction the real property is located; and (b) all other assets shall be divided among the Members in proportion to their respective contributions during the term of this Agreement. If upon termination pursuant to Section 3, there is a successor public entity which will carry on some of the functions of the Authority and assume some of the assets, the Authority's Board shall allocate the assets between the successor public entity and the Members.

16. Severability. Should any part, term, or provision of this Agreement be decided by the courts to be illegal or in conflict with any law of the State of California, or otherwise be rendered unenforceable or ineffectual, the validity of the remaining portions or provisions shall not be affected thereby.

17. Successors; Assignment. This Agreement shall be binding upon and shall inure to the benefit of the successors of the Members. No Member may assign any rights or obligations hereunder without the consent of the other Members; provided, further, that no such assignment may be made if it would materially and adversely affect (a) the rating of bonds issued by the Authority, or (b) bondholders holding such bonds.

18. Amendments. This Agreement may be amended only by the unanimous written agreement of the Members. So long as any bonds of the Authority are outstanding and unpaid, or funds are not otherwise set aside for the payment or redemption thereof in accordance with the terms of the bonds and the documentation relating thereto, this Agreement shall not be amended, modified or otherwise revised, changed or rescinded, if such action would (a) materially and adversely affect (1) the rating of bonds issued by the Authority, or (2) bondholders holding such bonds, or (b) limit or reduce the obligations of the Members to make, in the aggregate, the payments under the Funding Plan which are for the benefit of the owners of the bonds.

19. Rules. The Board may adopt, from time to time, such rules and regulations for the conduct of the Authority's affairs as the Board deems necessary and appropriate.

20. Notices. Any notices to Members required by this Agreement shall be delivered or mailed, U.S. first class, postage prepaid, addressed as follows:

[Insert Members' Addresses]

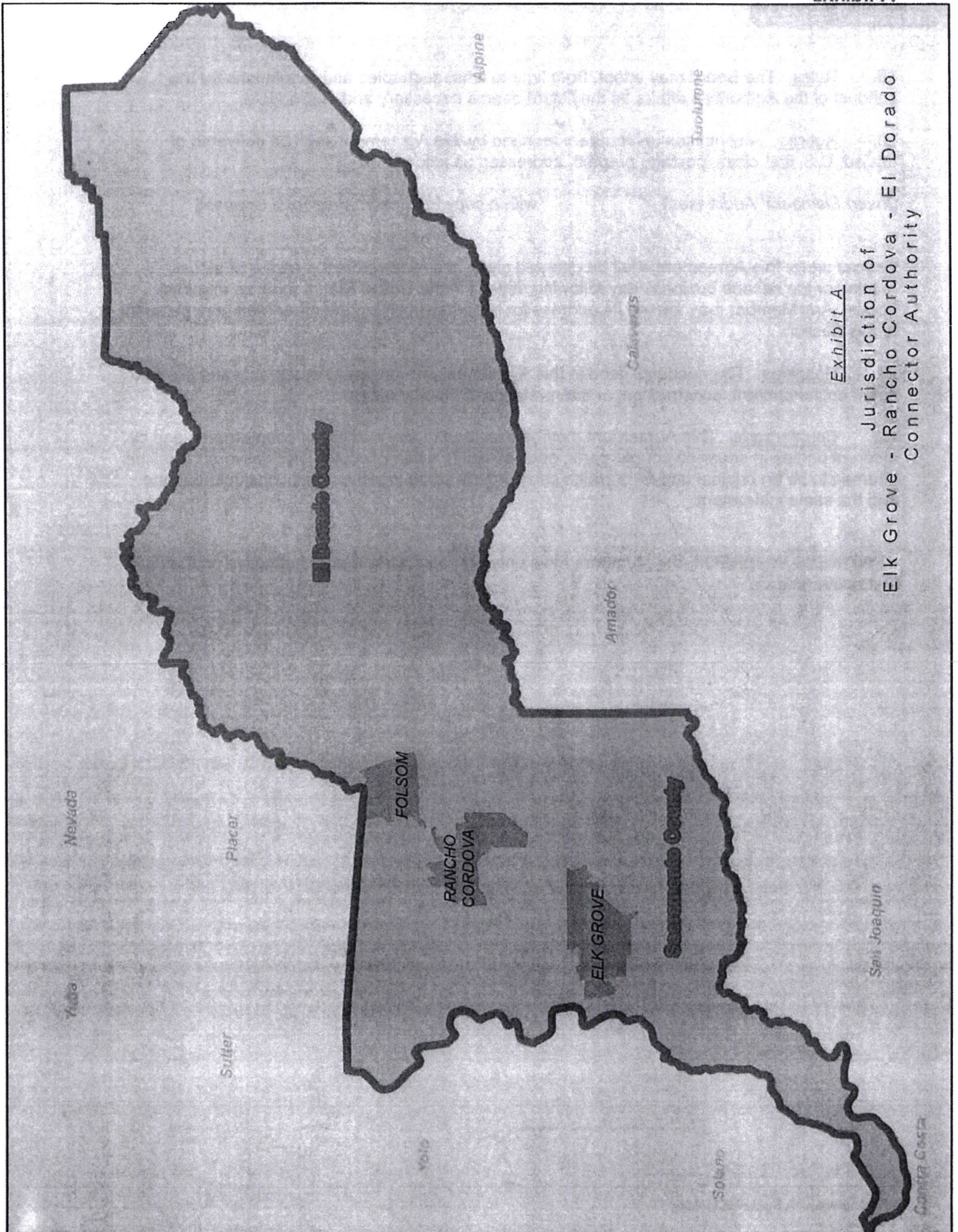
with a copy to: *[Insert Members' Counsel]*

Notices under this Agreement shall be deemed given and received at the earlier of actual receipt, or the second business day following deposit in the United States mail, as required above. Any Member may amend its address for notice by notifying the other Members pursuant to this Section.

21. Headings. The headings used in this Agreement are for convenience only and have no effect on the content, construction, or interpretation of the Agreement.

22. Counterparts. This Agreement may be executed in any number of counterparts, and by different parties in separate counterparts, each of which, when executed and delivered, shall be deemed to be an original and all of which counterparts taken together shall constitute but one and the same instrument.

IN WITNESS WHEREOF, the Members have entered into this Agreement effective on the date first above written.



FUNCTIONAL GUIDELINES

INTRODUCTION

Purpose and Scope

The improvements that make up the Connector Project ("Project") consist of roadway, transit, and non-motorized facilities, along with open space acquisition and preservation serving a regional area in excess of 150 square miles. The Project will be implemented over a period of many years through the cooperative efforts of five local jurisdictions: Sacramento County, El Dorado County, and the cities of Elk Grove, Rancho Cordova, and Folsom. Given this cooperative sponsorship structure and the size and scope of the Project, successful completion will require cooperation and coordination among the participating jurisdictions, and other agencies such as SACOG, the Sacramento Transportation Authority (STA), and the El Dorado County Transportation Commission (EDCTC), as well as other agencies.

These Functional Guidelines set forth the principles and broad objectives addressing the planning, design, and implementation of the Project, as well as complementary projects to be undertaken by the Project sponsors that enhance the regional transportation system.

These Functional Guidelines address common or standard characteristics and features of the proposed Project. These Functional Guidelines will serve as the background for the more detailed environmental analyses and technical engineering that will occur in subsequent phases of the Project's development. Those areas left for interpretation in these guidelines or for more detailed description shall fall to the discretion of the governing body of the Joint Powers Authority for the project.

Planning Principles

The following planning principles provide the foundation for the Functional Guidelines:

- Improve access to, and connections between, residential and employment areas within and outside of the Project corridor.
- Acknowledge that the Connector Project is in the Metropolitan Transportation Plan and further support the transportation and land use principles in the general plans of the local jurisdictions and in the Metropolitan Transportation Plan.
- Relieve demand on (i) local streets and roads, and (ii) regional freeway facilities (US-50, SR-99, I-5).
- Strategically apply access control and capacity characteristics to preserve and enhance regional functionality while discouraging growth in areas not designated for growth as determined by the local jurisdiction's general plan.
- Enhance regional mobility and preserving the livability of communities.
- Provide efficient and safe facilities for automobile, transit, bicycle, and pedestrian options for multi-modal travel.
- Minimize direct and indirect physical impact on the natural and built environments.

- Preserve open space to reinforce and support approved land use plans.
- Permit phased implementation with respect to (i) funding, (ii) location, and (iii) design characteristics.

FUNCTIONAL GUIDELINES

Connector Roadway

Capacity and Cross-Section

The Connector roadway should be designed and constructed to serve the demand projected in the MTP and adopted local plans. The right-of-way should be preserved for future build-out conditions, in accordance with adopted local plans. The roadway cross-section should include through travel lanes, median, outside shoulders, and Class II bike lanes, where feasible and appropriate. The roadway also should provide for curb and gutter, sidewalk, and buffer zones on both sides, where appropriate.

Access Characteristics

To maximize the efficiency of the roadway, access to the Connector should be allowed only at a limited number of access points; principally, existing primary facilities and new facilities included in the MTP. Access should be limited to the greatest extent possible to retain efficiency, reduce congestion, and enhance mobility. New access to the Connector from areas not designated for growth in the general plans should not be permitted.

Profile

The Connector profile, where feasible, practicable, and consistent with acceptable design standards, should emulate the profiles of existing roadways to the greatest extent possible. The existing slopes and vertical curves should be modified as necessary to conform to speed and safety standards. The roadway elevation shall be planned to accommodate at least limited operation during a 100-year flood event. The design of the Connector corridor should recognize impacts to sensitive habitats, including elevation adjustments to allow for passage of wildlife. Where appropriate, grade separations should be provided for railroads and for roadways not meeting Connector access standards but also not suitable for closure or diversion.

Design Aesthetics, Materials, and Maintenance

To minimize the impact on the livability of communities, the Connector should be designed with due consideration to aesthetics for users and adjacent property owners (residents, employers, and employees). Where appropriate, the facility should include landscaping, quality materials, treatments for medians, pedestrian areas, and adjacent facilities, and barriers and buffer zones.

Transit Services

Route and service planning for new and/or modified local fixed route, express bus, and Bus Rapid Transit (BRT) service in the Connector may be undertaken by transit operators and other sponsor agencies within the corridor including, but not limited to, the City of Elk Grove, Folsom Stage Lines, El Dorado Transit, and Sacramento Regional Transit District. Transit service in the corridor (coverage and frequency) should be maximized to the extent feasible. The design of the Connector project should accommodate appropriate transit facilities.

Non-Motorized Facilities

The Connector should provide flexible and efficient modes of use, including automobile, transit, bicycle, and pedestrian. To facilitate the use of non-motorized options, the Connector roadway should be sized and striped for Class II bicycle lanes, except where right-of-way limitations and/or safety issues make them infeasible. In those segments where Class II lanes are deemed to be infeasible, alternate bicycle routes should be provided. Where appropriate, sidewalks and other pedestrian amenities should be provided throughout the corridor.

Open Space Preservation

Concurrently with the environmental review and design process, the sponsors will develop an open space preservation plan, and associated phasing and funding plan for the corridor consistent with the Sacramento Transportation Authority Measure A expenditure plan.

Other Facilities

The functionality of the Connector relies on the overall functionality of the regional transportation system. In order to meet the goals of the MTP and the Connector, complementary projects may be phased in over time as conditions necessitate. Planning, design, and construction of new or modified roadway facilities in the Project corridor that could materially affect operation of the Connector should be accomplished in a manner that is consistent with, and supports, the MTP, as well as the Connector purpose and need.

PROJECT IMPLEMENTATION

Phasing and Interim Use

The Connector should be implemented in a phased manner. The design of temporary sections (if any), should provide for widening in accordance with the MTP and local adopted plans at minimal cost and impact.

Funding Coordination

The Project Joint Powers Authority should establish and maintain a funding plan and process to coordinate commitments, costs, revenues, and expenditures. The funding plan and process will be shared with other transportation planning agencies (e.g., SACOG, Sacramento Transportation Authority, Caltrans) as required and appropriate, and should be consistent with similar plans in appropriate regional programming documents, such as the Regional Transportation Improvement Program (RTIP), the State Transportation Improvement Program (STIP), and the Metropolitan Transportation Improvement Program (MTIP). Investments in the Connector should be coordinated and balanced with other transportation investments in a manner that maximizes benefits to the public while minimizing costs.

MEMORANDUM



DATE: November 20, 2006

TO: Honorable Mayor and Council Members

FROM: Joe Chinn, City Manager's Office

SUBJECT: RESOLUTION AUTHORIZING CITY MANAGER TO EXECUTE THE SUNRISE DOUGLAS COMMUNITY PLAN DEVELOPMENT IMPACT FEE PROGRAM CREDIT/REIMBURSEMENT AGREEMENT WITH U.S. HOME/KB NORTH DOUGLAS, LLC, AND CORDOVA RECREATION AND PARK DISTRICT FOR THE NORTH DOUGLAS PARK IMPROVEMENTS (RC 03-002)

RECOMMENDATION

Adopt Resolution No. 171-2006 authorizing the City Manager to Execute the Sunrise Douglas Community Plan Development Impact Fee Program Credit/Reimbursement Agreement with U.S. Home/KB North Douglas, LLC, and Cordova Recreation and Park District for the North Douglas Park Improvements.

RESULT OF RECOMMENDED ACTION

Approval will allow Developer to proceed with public park improvements and receive fee credits and reimbursements for the constructed park facilities.

BACKGROUND

U.S. Home/KB North Douglas, LLC (the "Developer") is required to dedicate and construct park improvements in North Douglas pursuant to a Park Development Agreement between the Developer and Cordova Recreation and Park District ("CRPD").

On June 21, 2004, the City Council of Rancho Cordova adopted Ordinance No. 24-2004 which approved the Sunrise Douglas Community Plan Development Impact Fee Program (the "SDCP Fee Program"); implemented impact fees to pay for a variety of public facilities (the "SDCP Fees"), including the park improvements associated with the Park Development Agreement. On April 17, 2006, the City Council of Rancho Cordova adopted Ordinance Nos. 14-2006 and 13-2006 which each approved, among other items, certain additional fees to be used by the City for transportation and park development (the "New Development Fees").

The Developer constructing the park improvements is eligible to receive fee credits and reimbursements from park development impact fees. City staff, CRPD staff, and Developer have negotiated the credit/reimbursement agreement included as Attachment A to the attached resolution.

This action has no impact on the City General Fund or any other City funds.

ATTACHMENTS

1. Resolution 171-2006 including Credit/Reimbursement Agreement
(Attachment A)

CITY OF RANCHO CORDOVA

RESOLUTION NO. 171-2006

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA
AUTHORIZING CITY MANAGER TO EXECUTE THE SUNRISE DOUGLAS COMMUNITY
PLAN DEVELOPMENT IMPACT FEE PROGRAM CREDIT/REIMBURSEMENT AGREEMENT
WITH U.S. HOME/KB NORTH DOUGLAS, LLC, AND CORDOVA RECREATION AND PARK
DISTRICT FOR THE NORTH DOUGLAS PARK IMPROVEMENTS**

WHEREAS, Developer has obtained approval from the City for a general plan amendment, rezone and tentative subdivision map for a residential project known as North Douglas (the "Project"); and

WHEREAS, the City, as a condition of its approval of the general plan amendment, rezone, and tentative subdivision map required the Developer to enter into a Park Development Agreement with the Cordova Recreation and Park District (the "District") pursuant to which the Developer is required to dedicate certain real property for park and recreational purposes and make certain improvements thereto; and

WHEREAS, the improvements which Developer is required to construct pursuant to the Park Development Agreement are defined under Paragraph 6 of the Park Development Agreement as the "Park Improvements"; and

WHEREAS, on June 21, 2004, the City Council of Rancho Cordova adopted Ordinance No. 24-2004 which approved the Sunrise Douglas Community Plan Development Impact Fee Program; implemented impact fees to pay for a variety of public facilities, including the park improvements associated with the Park Development Agreement; and set forth policies associated with fee credits and reimbursements within the Sunrise Douglas Community Plan area; and

WHEREAS, on April 17, 2006, the City Council of Rancho Cordova adopted Ordinance Nos. 14-2006 and 13-2006 which each approved, among other items, certain additional fees to be used by the City for transportation and park development; and

WHEREAS, on April 17, 2006, the City Council of Rancho Cordova adopted Ordinance No. 15-2006, which approved, among other items, the amendment of the Development Agreement between the City and Developer concerning the Project and provided for the payment of the New Development Fees by the Project pursuant to such amendment; and

WHEREAS, the Park Development Agreement and the Development Agreement Amendment each specify that a portion of the New Development Fees shall be utilized by the District for park improvements with such portion being referenced in the Park Development Agreement as the "Supplemental Fees"; and

WHEREAS, the Park Development Agreement provides for allowable credits and reimbursements to Developer for the design and construction of the Facilities; and

ATTACHMENT 1

WHEREAS, the City, which was not a party to the Park Development Agreement, will need to participate in the issuance of the credits and reimbursements the Developer shall be entitled to pursuant to the Park Development Agreement; and

WHEREAS, City, District and Developer desire to enter into this Agreement to implement the issuance of such credits and reimbursements to Developer for the design and construction of the Facilities.

NOW THEREFORE, the City Council of the City of Rancho Cordova resolves as follows:

- A. The City Manager or his designee is authorized to execute the contract set forth in Attachment A, pending approval by the City Attorney as to form.

PASSED AND ADOPTED by the City Council of the City of Rancho Cordova on the 20th day of November, 2006 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Robert J. McGarvey, Mayor

ATTEST:

Anna Olea-Moger, City Clerk

**CITY OF RANCHO CORDOVA
SUNRISE DOUGLAS COMMUNITY PLAN
DEVELOPMENT IMPACT FEE PROGRAM
CREDIT/REIMBURSEMENT AGREEMENT**

**U.S. HOME/KB NORTH DOUGLAS, LLC
NORTH DOUGLAS PARK IMPROVEMENTS**

This Credit/Reimbursement Agreement (the "Agreement") is entered into by and between the City of Rancho Cordova (hereinafter "City"); Cordova Recreation and Park District, a political subdivision of the State of California (the "District"); and U.S. Home/KB North Douglas, LLC, a Delaware limited liability company, and/or its successors in interest, (hereinafter "Developer") as of the ____ day of _____, 2006.

RECITALS

WHEREAS, Developer has obtained approval from the City for a general plan amendment, rezone and tentative subdivision map for a residential project known as North Douglas (the "Project"); and

WHEREAS, the City, as a condition of its approval of the general plan amendment, rezone, and tentative subdivision map required the Developer to enter into that certain Park Development Agreement North Douglas dated April 24, 2006 with the District (the "Park Development Agreement") pursuant to which the Developer is required to dedicate certain real property for park and recreational purposes and make certain improvements thereto; and

WHEREAS, a copy of the Park Development Agreement is attached hereto as **Exhibit A** and is incorporated herein by this reference; and

WHEREAS, the improvements which Developer is required to construct pursuant to the Park Development Agreement are defined under Paragraph 6 of the Park Development Agreement as the "Park Improvements" and shall be referenced in this Agreement as the "Facilities"; and

WHEREAS, on June 21, 2004, the City Council of Rancho Cordova adopted Ordinance No. 24-2004 which approved the Sunrise Douglas Community Plan Development Impact Fee Program (the "SDCP Fee Program"); implemented impact fees to pay for a variety of public facilities (the "SDCP Fees"), including the Facilities; and set forth policies associated with fee credits and reimbursements within the Sunrise Douglas Community Plan ("SDCP") area; and

WHEREAS, on April 17, 2006, the City Council of Rancho Cordova adopted Ordinance Nos. 14-2006 and 13-2006 which each approved, among other items, certain additional fees to be used by the City for transportation and park development (the "New Development Fees"); and

WHEREAS, on April 17, 2006, the City Council of Rancho Cordova adopted Ordinance No. 15-2006, which approved, among other items, the amendment of the Development Agreement between the City and Developer concerning the Project (the "Development Agreement Amendment") and provided for the payment of the New Development Fees by the Project pursuant to such amendment; and

WHEREAS, the Park Development Agreement and the Development Agreement Amendment each specify that a portion of the New Development Fees shall be utilized by the District for park improvements with such portion being referenced in the Park Development Agreement as the "Supplemental Fees"; and

WHEREAS, the Park Development Agreement provides for allowable credits and reimbursements to Developer for the design and construction of the Facilities; and

WHEREAS, the City, which was not a party to the Park Development Agreement, will need to participate in the issuance of the credits and reimbursements the Developer shall be entitled to pursuant to the Park Development Agreement; and

WHEREAS, City, District and Developer desire to enter into this Agreement to implement the issuance of such credits and reimbursements to Developer for the design and construction of the Facilities; and

WHEREAS, City, District and Developer have agreed to allow apportionment of credits over the real property identified in **Exhibit B** hereto;

NOW, THEREFORE, in consideration of the mutual promises contained herein, City, District and Developer agree as follows:

Section 1. Construction of Facilities

Developer shall complete construction of the Facilities in accordance with the plans and specifications approved by District staff, and in accordance with District improvement standards, the Park Development Agreement, and this Agreement. Developer understands and acknowledges that the terms and conditions contained in any contract that Developer has or may execute with any contractors or material suppliers regarding the construction of the Facilities have no force or effect upon this Agreement.

Section 2. Allowable Credit/Reimbursement

The City shall issue credits to Developer for the design, engineering, fees and construction of the Facilities in an amount equal to Two Million Four Hundred Eighteen Thousand Five Hundred Ninety-nine Dollars (\$2,418,599.00) (with such budget being referenced herein as the "Facilities Budget"). The credits will be issued by the City upon the request of the Developer following final map approval for the Project provided that the District has received performance, labor and material bonds, all approved by the District, for the construction of the Facilities based upon an amount equal to one hundred twenty percent (120%) of the Park Improvement Budget and Street Frontage Budget as required pursuant to Paragraph 13 of the Park Development Agreement. However, the District shall have the discretion to reduce the performance, labor and material bond amounts based upon the amount of the Street Frontage Budget, which is set forth on Exhibit "2" attached to the Park Development Agreement, to the extent that such Street Frontage Improvements (as defined in Paragraph 5 of the Park Development Agreement) are either completed or are already the subject of performance and labor and material bonds in favor of the City due to the the recordation of a final subdivision map for the Project.

If the cost of funding the design, engineering, fees and construction of the Facilities (the "Facilities Costs") exceeds the Facilities Budget, and the District advises Developer and the City in writing of its intent to provide its own funding for such excess Facilities Costs rather than redesign the scope of the Facilities, pursuant to the provisions of Paragraph 11 of the Park Development Agreement, the District shall reimburse the Developer the amount by which such Facilities Costs exceed the Facilities Budget. The sources of such reimbursement may include other available Park Development Fees, Supplemental Fees (as defined in the Park Development Agreement), other available funds of the District, or a combination of the foregoing. If credits received by Developer hereunder exceed Developer's actual expenditures on the design, engineering, fees, and construction of the Facilities, then Developer shall reimburse the City for any such excess credits received by Developer.

The determination of actual Facilities Costs shall be based on the District-approved unit bid prices as submitted by the lowest responsible bidder multiplied by the actual installed quantities as shown in the "as-built" contract documents to be approved by the District. Reimbursement shall be limited to quantities shown on District-approved improvement plans for the Facilities, including change orders approved by the District. For construction change orders to be given consideration for reimbursement, the Developer must:

- Notify District of any proposed change order, in advance of performance of change order work. (Any change order work authorized by the Developer without the District's prior written consent is done solely at the Developer's risk and is subject to denial by the District.)

- Evaluate the change order request and present determination of its validity and estimated cost along with supporting information to District.
- Fully document any work performed under a change order to verify all associated costs.

Failure to comply with any of these procedures or failure to obtain written consent of District to any proposed change order may result in the ineligibility of the requested change order for reimbursement.

In order to secure commitment for reimbursement, Developer shall provide the following items to the District in order for the District to determine the actual construction costs for the Facilities that qualify for reimbursement:

- (1) Copies of the original contract with the contractor and any change orders that have been agreed to by the Developer, contractor, and the District. The portion of each change order associated with the Facilities must be itemized separately;
- (2) Copies of all invoices, with unconditional lien releases, submitted by the contractor;
- (3) Copies of all checks issued by the Developer with related invoices indicated; and
- (4) A summary tabulation of all contractor invoices and Developer payments.

Section 3. Reimbursements

If, pursuant to Section 2 above, Developer is owed a reimbursement for any Facilities Costs in excess of the Facilities Budget, reimbursements shall be paid by the District within sixty (60) days following the District acceptance of the Facilities and the Developer's conveyance of the Facilities to the District. Notwithstanding the foregoing, the obligation arising from this Agreement is not a debt of the District or the City, nor a legal or equitable pledge, charge, lien, or encumbrance, upon any of the District or City's property, or upon any of District or City's income, receipts, or revenues, and is payable only from the Park Development Fees (as defined in the Park Development Agreement), the SDCP Fees, the Supplemental Fees, or any other available funds from the District. If pursuant to Section 2 above, Developer owes reimbursement to City, then Developer shall reimburse the City upon completion of the Facilities and their acceptance by the District for any such excess credits received by Developer.

Section 4. Cost Savings

If the actual Facilities Costs are less than the Facilities Budget, the City shall maintain any savings in Supplemental Fees (as defined in the Park Development Agreement) to be utilized by the District for funding of any shortfall for the construction of park

improvements for the Shortfall Projects (as defined in the Park Development Agreement) pursuant to Paragraph 12.1 of the Park Development Agreement.

Section 5. Distribution of Fee Credits

Credits equal to one hundred percent (100%) of the Facilities Budget shall be issued by the City to Developer upon request of Developer following final map approval for the Project provided that the District has received performance, labor and material bonds, pursuant to Section 2 above.

Section 6. Application of Fee Credit

Two Million Four Hundred Eighteen Thousand Five Hundred Ninety-nine Dollars (\$2,418,599.00) in Fee credits provided pursuant to this Agreement shall be applied at the rate of One Thousand Seven Hundred Fifteen Dollars (\$1,715.00) per lot for SDCP Fees and at the rate of One Thousand Nine Hundred Forty-four Dollars (\$1,944.00) per lot for Supplemental Fees to the property identified in **Exhibit B** consisting of 661 lots. The original number of lots anticipated for North Douglas was 666 with a Supplemental Park Fee of \$3,345 per lot. Due to the decrease in the number of lots, the Supplemental Park Fee will be increased to \$3,370 per lot to maintain the same aggregate amount of Supplement Park Fees being collected from North Douglas. Therefore after application of the \$1,944 credit, the remaining amount of \$1,426 per lot in Supplemental Park Fees will be applied pursuant to Section 9 of the Park Development Agreement.

Section 7. Indemnification

The Developer, by execution of this Agreement, specifically agrees to assume the defense of, indemnify and hold harmless City and its elected representatives, officers, employees, agents and consultants (the "**Indemnitees**"), from and against all liabilities, actions, damages, claims, losses, or expenses of every type and description, including attorneys' and consultants' fees and expenses, (collectively, "**Liabilities**"), to which they may be subjected or put, by reason of or resulting from the design, construction, or installation of the Facilities, except to the extent the Liabilities arise from the sole negligence, active negligence, or willful misconduct of City and/or the Indemnitees. This indemnification shall extend to Liabilities occurring after this Agreement is terminated as well as while it is in force. Notwithstanding the foregoing, following the acceptance of the Facilities by the District, or if there is an applicable warranty, following the end of any applicable warranty period, the Developer shall not be obligated to indemnify the Indemnitees for Liabilities to the extent that such Liabilities arise from Indemnitees' active or passive negligence.

Section 8. Third Party Liability

City does not assume any liability, duty or obligation to Developer's contractors, subcontractors or agents by execution or performance of this Agreement and no

contractors, subcontractors, agents or any parties are third party beneficiaries of this Agreement.

Section 9. Binding on Successors and Assigns

Each and every provision of this Agreement shall be binding upon and shall inure to the benefit of the respective successors and assigns of the parties hereto, in the same manner as if such parties had been expressly named herein.

Section 10. Attorney's Fees

If any suit, action or proceeding in law or equity is brought to enforce the provisions of this Agreement, the prevailing party shall be entitled to reasonable costs and attorneys' fees.

Section 11. Authority to Enter Into Agreement

Developer, District and City certify that they are legally empowered to enter into this Agreement.

Section 12. Notices

Any notices, requests, demands or other communications required or permitted to be given under this Agreement shall be in writing and shall be deemed to have been duly given on the date of service if served personally (FedEx and similar services, each of which is hereinafter called an "Express Courier," shall be considered to be personal service) or by telephone facsimile or other electronic transmission (provided that the sender of a telephone facsimile or other electronic transmission has received confirmation of successful transmission by the sending fax machine), and upon receipt, if mailed to the party to whom notice is to be given, by first-class mail, registered or certified, postage prepaid, return receipt requested, and properly addressed as follows:

If to City: City of Rancho Cordova
 Attn: Joe Chinn
 2729 Prospect Park Drive
 Rancho Cordova, CA 95670
 Telephone: (916) 851-8710
 Facsimile: (916) 851-8787

If to District: Cordova Recreation and Park District
 Attn: Greg Foell
 2197 Chase Street
 Rancho Cordova, CA 95670
 Telephone: (916) 362-1841
 Facsimile: (916) 362-9602

If to Developer: U.S. Home/KB North Douglas, LLC
c/o Lennar Communities
Attn: Larry Gualco
1075 Creekside Ridge Drive, Suite 110
Roseville, CA 95678
Telephone: (916) 783-3224
Facsimile: (916) 783-3914

Either party may change its mailing address at any time by giving written notice of such changes to the other party in the manner provided herein.

Section 13. Term

The term of this Agreement shall start on the day and year duly executed by all parties and shall remain in effect until all the terms and conditions contained in this Agreement have been satisfied.

Section 14. Severability

If any provision of this Agreement shall be held to be invalid, illegal or unenforceable, the validity, legality and enforceability of the remaining portions hereof shall not in any way be affected or impaired thereby.

Section 15. Conflicts

This Agreement is intended to implement and be consistent with the requirements of Ordinance No. 24-2004. The Ordinance provides that by entering into a reimbursement agreement, a property owner is not relieved of the obligation to pay the Development Fees in the manner and amount specified in the Ordinance. Therefore, in the event of any conflicts between Ordinance 24-2004 and this Agreement, the requirements of the Ordinance shall prevail and control.

Section 16. Exhibits

The Exhibits attached hereto are hereby incorporated herein by this reference.

Section 17. Entire Agreement

This Agreement constitutes the entire understanding of the parties regarding the subject matter hereof. The Agreement may be amended only by writing executed by both parties.

ATTACHMENT A

IN WITNESS WHEREOF, the parties hereto have executed this Agreement on the day and year first above written.

CITY OF RANCHO CORDOVA,
a municipal corporation

CORDOVA RECREATION AND PARK
DISTRICT,
a political subdivision of the State of California

By: _____
Ted Gaebler
City Manager Date

By: _____
Chairperson Date

By: _____
District Administrator Date

ATTEST:

City Clerk

U.S.HOME/KB NORTH DOUGLAS, LLC,
a Delaware limited liability company

By: Lennar Renaissance, Inc.,
a California corporation

APPROVED AS TO FORM:

Adam U. Lindgren
City Attorney

By: _____
Larry Gualco
Vice President

Date: _____

EXHIBIT A
To
CITY OF RANCHO CORDOVA
SUNRISE DOUGLAS COMMUNITY PLAN
DEVELOPMENT IMPACT FEE PROGRAM
CREDIT/REIMBURSEMENT AGREEMENT

PARK DEVELOPMENT AGREEMENT
NORTH DOUGLAS

24th This Park Development Agreement (this "Agreement") is made and entered into this day of April, 2006, by and between the CORDOVA RECREATION AND PARK DISTRICT, a political subdivision of the State of California, hereinafter referred to as "District," and U.S. HOME/KB NORTH DOUGLAS, LLC, a Delaware limited liability company, hereinafter referred to as "Developer," with reference to the following:

(i) Developer has obtained approval from the County of Sacramento and the City of Rancho Cordova ("City") for a general plan amendment, rezone and tentative subdivision map for a residential project known as North Douglas (the "Project"); and

(ii) The County of Sacramento and the City, as applicable, as a condition of their approval of the general plan amendment, rezone, and tentative subdivision map have required the Developer to enter into an agreement with the District by the terms of which the Developer shall dedicate certain real property for park and recreational purposes, and landscape corridors adjacent to certain roadways, and make certain improvements thereto; and

(iii) District is willing to accept title to the real property and the improvements described herein, in accordance with the terms and conditions set forth in this Agreement.

(iv) District has adopted Ordinance No. 05-01 which provides for the following: (1) requires Developer to file an application with District setting forth specific requirements of the Developer's Project and enter into a Park Development Agreement with the District specifying the obligations of the Developer and the needs of the District with respect to planning, constructing, operating and maintaining park and recreational facilities to serve the residents of the Project; and (2) enacts a Fee program by which fees are charged to each Developer to cover the administrative costs incurred by District in the planning and designing of park and recreational facilities and providing any required environmental documentation pursuant to the California Environmental Quality Act (CEQA) for park and recreational facilities to be constructed within the Project; and

(v) Developer and City have entered into that certain Development Agreement and are in the process of entering into a First Amendment thereto (the "City Development Agreements") which requires Developer to enter into this Park Development Agreement with District, dedicate land to District for use as park and recreation facilities to serve the residents of this Project, to provide park improvements to the dedicated land, and to pay park impact fees as specified herein.

(vi) The Project is located in a portion of Sacramento County which became the Incorporated City of Rancho Cordova as of July 1, 2003. All references in this Agreement to the County of Sacramento shall be deemed to mean the City of Rancho Cordova as of and after July 1, 2003.

NOW, THEREFORE, the parties hereto in consideration for the performance of the covenants and conditions hereinafter set forth agree as follows:

Section I Title to Park Sites and Quimby Credits.

1. Developer agrees to dedicate to the District the park site (the "Park Site") depicted on Exhibit "1" attached hereto and made a part hereof. The parties hereto acknowledge that the Park Site shall also serve as a detention basin as is more particularly depicted on Exhibit "6" attached hereto and made a part hereof (the "Detention Basin"). With the recordation of the final subdivision map for the Project, Developer shall provide, either on the final map or by separate instrument, an irrevocable offer of dedication for the Park Site. Upon acceptance in writing by District of the completion of construction of the park improvements described herein, District shall accept the offer of dedication as to the Park Site and Developer shall take all actions necessary to convey to District good and marketable title to the Park Site. Prior to acceptance of the offer of dedication Developer agrees to provide District with a Preliminary Title Report indicating, to the satisfaction of the District, that Developer has unencumbered title to the Park Site and that the Park Site is free of all liens, easements, and encumbrances, except those easements required by conditions of approval for the Project, unless exceptions appearing in the Preliminary Title Report are otherwise approved in writing by District and evidenced by a policy of title insurance in favor of District in an amount equal to the market value of the Park Site. The cost of such title insurance policy shall be paid by Developer. Any accrued and unpaid real property taxes, special taxes or assessments shall be paid by Developer through the date of execution and conveyance of title to District.

2. In addition to the dedication of land as herein provided, the Developer shall pay fees in accordance with Title 22, Chapter 22.40 of the Codes of the County of Sacramento in effect at the time the tentative subdivision map was approved to the extent that such dedication of land does not satisfy the parkland dedication requirement of the City's ordinance for the number of dwelling units intended to be constructed in the Project. The District and Developer agree that Exhibit "2" attached hereto provides a summary of the Developer's parkland dedication requirements and in lieu fees. The City's Quimby Act Ordinance utilizes a Quimby factor of 0.01475 to determine parkland dedication. This total estimated parkland dedication is 9.82 acres based upon multiplying the 666 presumed single family home sites in the Project by the Quimby factor of 0.01475. The District agrees that the Park Site contains 5.34 creditable acres. Thus, the dedication of the Park Site creates a park site dedication shortfall of 4.48 acres. For purposes of this Agreement land values are estimated to be \$540,546.00 per acre. The land value recited in the preceding sentence is based upon an appraisal performed in compliance with City Ordinance No. 53-2004. Based on 4.48 acres of net park site dedication shortfall, Developer's total in-lieu fees due would be approximately Two Million Four Hundred Twenty-one Thousand Six Hundred Forty-six Dollars (\$2,421,646.00). Based upon 666 single family lots, Developer shall either dedicate 4.48 acres of additional off-site park land on park sites approved by the District, pay the in-lieu park dedication fee at the rate of \$540,546.00 per acre, receive excess park dedication credits from other owners within the Sunridge Specific Plan area approved by the District and apply such credits toward Developer's park site dedication shortfall, or some combination of the three. The amount of in-lieu fees for single family lots shall be paid to District at the time of filing the final maps for the Project. The parties anticipate that Zone 11A of the Sacramento County Water Agency shall acquire and reimburse Developer for the 4.48 acre portion of the Park Site that is not creditable.

3. [Intentionally Deleted].

4. [Intentionally Deleted].

Section II Street Frontage Improvements & Construction Schedule.

5. Developer shall cause the improvement plans and specifications for street frontage and utilities installation (the "Street Frontage Improvements") to include:

5.1 All necessary street frontage improvements abutting the Park Site, including but not limited to all utilities, vertical curb, paving, gutter and sidewalks.

5.2 Appropriate utility stubs into the Park Site including, but not limited to, water, sewer, electrical and gas at locations and capacities specified by District.

5.3 Rough grading of the Park Site to a uniform elevation pursuant to a grading plan approved by District.

5.4 Install drainage facilities to the boundary of the Park Site of an adequate size to provide the storm drainage needs of the developed Park Site.

The improvement plans and specifications for the Street Frontage Improvements shall be approved by District in writing prior to the commencement of construction.

Subject to (i) the limitation of Developer's obligations set forth in Paragraph 10 below, and (ii) Developer's right to reimbursement as provided in Paragraph 13 below, Developer shall pay all costs associated with the design, engineering, fees and construction of the Street Frontage Improvements. The Street Frontage Improvements will be included with the plans and specifications for that portion of the subdivision lying adjacent to the Park Site, but construction thereof must be completed within twelve (12) months from the date when three hundred (300) of the building permits for single-family dwelling units have been issued within the boundaries of the Project. Should Developer be unable to meet these requirements of Paragraph 5 due to the failure of the District to timely approve plans, to timely revise and re-engineer the scope of the park improvements so that the costs thereof are within the Park Improvement Budget, or to timely commit to funding any and all Park Improvement Costs in excess of the Park Improvement Budget, District shall not object to the continued issuance of building permits within North Douglas.

Section III Construction of Onsite Park Improvements & Schedule.

6. Subject to (i) the limitation of Developer's obligations set forth in Paragraph 10 below, and (ii) Developer's right to reimbursement as provided in Paragraph 13 hereof, Developer shall be responsible for initially funding all the costs for the design, engineering, fees and construction of the onsite park improvements (the "Onsite Park Improvements") shown on Exhibit "1." The term "Park Improvements" as used herein shall refer to the Onsite Park Improvements and the Street Frontage Improvements collectively. The budget for the construction of the Park Improvements is set forth on Exhibit "3" attached hereto (the "Park Improvement Budget").

7. Before building permits have been issued by City for over three hundred (300) of the residential units (other than model homes) and Certificates of Occupancy have been issued for

such residential units within the boundaries of the Project, the Developer must present evidence to the District of improvement plans and specifications, a signed construction contract and performance, labor and material bonds all approved by District in writing for the construction of the Park Improvements. The Park Improvements shall be completed within one (1) year from the commencement of construction. Should Developer be unable to meet these requirements of Paragraph 7 due to the failure of the District to timely approve plans, to timely revise and re-engineer the scope of the park improvements so that the costs thereof are within the Park Improvement Budget, or to timely commit to funding any and all Park Improvement Costs in excess of the Park Improvement Budget, District shall not object to the continued issuance of building permits within North Douglas.

Section IV Funding For Park Improvements.

8. The parties acknowledge that the Public Facilities Plan for the Specific Plan Area, as further documented in this Agreement, establishes a park development fee (the "**Park Development Fee**") to fund all of the cost of the Park Improvements and a share of the costs of offsite community recreation/community center facilities (the "**Offsite Facilities Costs**") and community trail improvements (the "**Community Trail Improvement Costs**"). As of January 1, 2006, but subject to otherwise allowed future increases, the Park Development Fee applicable to the Project was Three Thousand One Hundred Ninety-eight Dollars (\$3,198.00) per single family dwelling unit as a component of the Public Facilities Financing Plan. The portion of the Park Development Fee applicable to the Park Improvements (the "**Onsite Fee Portion**") was One Thousand Seven Hundred Fifteen Dollars (\$1,715.00) per single family dwelling unit, with One Thousand Three Hundred Forty-one Dollars (\$1,341.00) of the Park Development Fee being applicable to the Offsite Facilities Costs and the remaining One Hundred Forty-two Dollars (\$142.00) of the Park Development Fee being applicable to Community Trail Improvement Costs.

9. Developer and the District acknowledge and agree that a shortfall exists for funding the construction of park improvements for the Anatolia I, II, III, and IV, Sunridge Park and North Douglas projects located within the City (collectively, the "**Shortfall Projects**"). In order to address such shortfall, the developers of the Shortfall Projects have agreed to contribute and pool increased park development fees in excess of each developer's respective Park Development Fee in the amounts as shown on the Sources and Uses Table attached hereto as Exhibit "4" (the "**Supplemental Fees**"). The Supplemental Fees shall be administered by the District. The District shall be obligated to utilize the Supplemental Fees for the construction of park improvements for the Shortfall Projects as provided for in the park development agreements between such contributing developer and the District and as shown on Exhibit "4." Developer's contribution towards the Supplemental Funding Account is described in Paragraph 10 below.

10. Developer shall contribute the amounts indicated on Exhibit "4" towards the Supplemental Fees. THE DISTRICT ACKNOWLEDGES AND AGREES THAT THE DEVELOPER'S TOTAL FUNDING OBLIGATION FOR THE DESIGN, ENGINEERING, FEES, AND CONSTRUCTION OF THE PARK IMPROVEMENTS SHALL BE DEVELOPER'S PAYMENT OF THE PARK DEVELOPMENT FEE AND DEVELOPER'S CONTRIBUTION TOWARDS THE SUPPLEMENTAL FEES AS PROVIDED ABOVE (THE "**DEVELOPER'S TOTAL FUNDING OBLIGATION**"). THE DISTRICT SHALL BE RESPONSIBLE TO FUND THE

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COST OF THE DESIGN, ENGINEERING, FEES, AND CONSTRUCTION OF ANY AND ALL PARK IMPROVEMENTS NOT FUNDED BY THE DEVELOPER'S TOTAL FUNDING OBLIGATION ; PROVIDED, HOWEVER, THAT IF THE COSTS TO FUND THE DESIGN, ENGINEERING, FEES, AND CONSTRUCTION OF THE PARK IMPROVEMENTS EXCEEDS THE PARK IMPROVEMENT BUDGET, THE DISTRICT SHALL HAVE THE OPTION TO REVISE AND REDESIGN THE SCOPE OF THE PARK IMPROVEMENTS SO THAT THE COST OF FUNDING THE DESIGN, ENGINEERING, FEES, AND CONSTRUCTION OF SUCH REVISED PARK IMPROVEMENTS SHALL NOT EXCEED THE PARK IMPROVEMENT BUDGET.

11. The source and allocation of funding for the payment of the costs of the Park Improvements and the Supplemental Fees is provided on Exhibit "4" attached hereto. The District shall be obligated to utilize and apply the Supplemental Fees to reimburse or credit the developers of the Shortfall Projects for the construction of park improvements within the Shortfall Projects in the manner shown on Exhibit "4," or, should the contract price for the Park Improvements be less than the Park Improvement Budget, to further improve other park sites within the Sunridge Specific Plan area pursuant to Section 12.1 hereof. In the event the costs to fund the design, engineering, fees, and construction of the Park Improvements exceeds the amount of the Park Improvement Budget, it shall be the District's obligation to notify Developer in writing of its intention either (i) to revise and redesign the scope of the Park Improvements so that the cost of funding the design, engineering, fees, and construction of such revised Park Improvements shall not exceed the Park Improvement Budget, or (ii) provide its own funding for any shortfall between the cost of funding the design, engineering, fees and construction of the Park Improvements and the Park Improvement Budget. If Developer plans to use Mello Roos proceeds from a bond issuance to fund the Park Improvements, the District agrees to enter into an appropriate Joint Facilities Agreement to enable such funding.

Section V Credits For Onsite Park Improvements.

12. Developer shall be entitled to credits against the portion of the Park Development Fee allocated for Street Frontage Improvements as shown on Exhibit "3" hereto. Developer shall also be entitled to credits against the Onsite Fee Portion of the Park Development Fee subject to verification by contract invoices and proof of payment. For Onsite Park Improvements, the amount of the credit available to the Developer for funding or constructing Onsite Park Improvements will be the contract prices for all labor, equipment and materials plus the costs of design, engineering, inspection, construction management, and fees, provided however, that the aggregate credits received by Developer shall not exceed the Park Improvement Budget set forth in Exhibit "3" hereto plus the total amount of any additional Park Improvement costs over and above the Park Improvement Budget approved in writing by District pursuant to Section 11 hereof. For Street Frontage Improvements, the credit shall be the per unit, square footage, or lineal footage cost set forth on Exhibit "3." No credit will be issued for the construction or funding of any improvements not described on Exhibit "3," or otherwise approved by the District in writing pursuant to either this Paragraph 12, or Paragraph 5 or Paragraph 7 hereof, or otherwise approved by the District in writing pursuant to a change order to the subject construction contract. District agrees that change orders may be approved by District's inspector in the field, and that because time is usually of the essence with regard to change orders, that District will approve or disapprove any written change order request within one (1) working day after delivery of such request by Developer to the District. Prior to final approval by District of the Plans and Specifications for each Park Improvement project, Developer and District shall reach an agreement with respect to the party responsible for the provision of construction management services and the costs associated therewith. A copy of said agreement for construction management services shall be reduced to writing and attached to this Agreement as an addendum.

12.1 For Park Improvements, should the contract price be less than the cost set forth on Exhibit "3," District shall maintain any savings in Supplemental Fees to be utilized by the District for the funding of any shortfall for the construction of park improvements for the Shortfall Projects. If there are any remaining Supplemental Fees following (i) the construction of all park improvements required for the Shortfall Projects and (ii) any required reimbursement of the developers of the Shortfall Projects, the District shall be entitled to retain such balance to be utilized by the District to further improve the park sites within the Sunridge Specific Plan area.

13. Credits will be issued for each equivalent dwelling unit within the Project. The credits will be issued upon request of Developer following final map approval for the Project provided that the District has received performance, labor and material bonds, all approved by District, for the construction of the Street Frontage Improvements and Onsite Park Improvements based upon an amount equal to one hundred twenty percent (120%) of the Park Improvement Budget. The Developer may use the credits in any one of three ways: (i) use the credit to reduce the amount of the Park Development Fee due when the Developer requests building permits, (ii) assign the credits to other builders to reduce the Park Development Fee when they request building permits; or (iii) submit all or a portion of the credits to District for reimbursement. If reimbursement is requested, the District shall be obligated to pay the Developer the full amount of the credit, such funds to come from funds available from the Park Development Fees, or Supplemental Fees collected by the District from developers of the Shortfall Projects. The District will not be obligated to utilize other District funds to reimburse Developer unless District

14. The credits are fully transferable by the Developer but may be used only with the issuance of building permit within the boundaries of the Sunridge Specific Plan area. Any transfer of credits by Developer shall be accompanied by written notice of such transfer to District at the address specified in Paragraph 28 hereof. District shall be entitled to conclusively rely on the accuracy of such a written notice of transfer in determining the amount of the credit and the identity of the parties entitled to the credit.

15. With the development of the individual residential properties located within the Project, the Developer shall construct and install a landscape corridor adjacent to those streets shown on Exhibit "5," incorporating therein a concrete sidewalk, trees, shrubs, ground cover, a radio controlled automatic irrigation system and, where indicated, a six (6) foot high, graffiti resistant masonry wall with vines. Developer shall not be entitled to any Quimby Act credits or Park Development Fee credits for dedication of such corridors or construction of such landscape corridor improvements.

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18. Subject to the provisions of Paragraph 23 hereof, when construction of these landscape corridors (including any Project entrance signage) have been completed in accordance with approved plans, specifications and their construction inspected and accepted in writing by the District, the Developer shall transfer title to the improved corridors by delivery of a grant deed to the District for the corridors' future maintenance, operation, repair, and replacement.

19. As indicated in Paragraph 1 above, Developer shall dedicate the Detention Basin to the District by means of the Grant Deed. Developer shall not be entitled to any Quimby Act credits for the dedication of the portion of the Detention Basin described on Exhibit "6" attached hereto as the Non-Active Detention Basin Area; however, Developer will be entitled to reimbursement from the Sacramento County Water Agency for the portion of the Detention Basin not entitled to any Quimby Act credits.

21. Prior to the delivery of the Grant Deed to the District, the Developer shall grant an easement (the "**Detention Basin Easement**") over the Detention Basin to the Sacramento County Water Agency, a political subdivision of the State of California (the "**Agency**") for the purpose of storm water detention and maintenance. The District shall have the right to approval of the form of the Detention Basin Easement, which approval shall not be unreasonably withheld, conditioned, or delayed.

22. The Developer must obtain the written approval of the District for all plans and specifications, including the location of all utility service points, as well as the inspection by the District of construction, for any improvements to real property which the Developer intends to transfer to the District for maintenance and operation, such as parks, landscaped corridors, medians, visibility easements, landscaped trails and open space. The Developer must obtain the written approval of the District for any agreement for the design of Park Improvements the cost of which will be either creditable or reimbursable to Developer under this Agreement. The District shall not unreasonably withhold, condition, or delay such approval. In the event the District fails to approve any agreement for the design of Park Improvements offered by the Developer as provided above, the District shall timely propose an alternative engineer or landscape architect to perform such work which shall be acceptable to the District.

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thereof. The District will not accept, and is not obligated to accept, the tendered deed or deeds until all the public improvements described above have been accepted by the District in writing as complete for any park, landscape corridor or trail improvement. A financing district, the Cordova Recreation and Park District Community Facilities District 04-01 (Sunridge) ("CFD") has been formed to finance the cost of maintaining such improvements and annexation of the real property comprising the Project into the CFD has been completed.

23.1 If the Developer desires to have the District maintain on site park improvements, landscape corridors, or trail system improvements with the special tax proceeds collected by CFD for any given fiscal year, then Developer shall notify District of both (1) the nature and location of the facilities that will require maintenance by the District; and (2) the anticipated date of commencement of maintenance obligations by the District no later than July 1 of any year. This notice shall specify all facilities for which District will be required to provide maintenance services during the subsequent twenty (20) month period after each such July 1 notice date. This notice requirement is intended to permit the District to levy sufficient special taxes in any given fiscal year to fund all of its maintenance obligations during that fiscal year and the "dry period" financing period for the ensuing fiscal year.

24. Upon acceptance of deeds or easements to any park, landscape corridors, or the trail system, the District shall assume the responsibility for all maintenance, repair, replacement and operation of those parcels of property and the improvements thereto. The District will not accept, and is not obligated to accept, the tendered deeds or easements until all improvements on any particular property have been accepted as complete.

24.1 In consideration for the park improvements constructed by Developer and dedicated to District, District will perform all necessary maintenance of the park and recreational improvements constructed by Developer commencing immediately upon completion of construction, completion of Developer's ninety (90) day maintenance period and dedication by Developer to District. Developer shall be required to provide maintenance to all on site park improvements, landscape corridors and trail system improvements constructed pursuant to this Agreement in accordance with District standards, for a period of ninety (90) days commencing upon the completion of construction at Developer's own expense. The cost of such maintenance services provided by Developer for all on site park improvements and trail system improvements shall be included in the cost of construction of each such improvement and subject to credit pursuant to Section IV. Developer shall unconditionally warrant all materials and workmanship furnished pursuant to this Agreement, and agrees to replace at its sole cost and expense, and to the satisfaction of District, any and all materials which may be defective through faulty, improper or inferior workmanship or materials. This warranty shall remain in effect for a period of one (1) year from completion of Developer's ninety (90) day maintenance period. As surety for Developer's warranty obligation, Developer shall provide a warranty bond in the amount of ten percent (10%) of the Park Improvement Budget, exclusive of the costs of the Street Frontage Improvements, which bond shall be released at the expiration of the one (1) year warranty period.

25. Developer shall provide to each purchaser of property within the Project owned by it as of the date of this Agreement, and the District, a copy of a preliminary title report giving notice of the inclusion of the real property in the CFD, and notice regarding any special taxes imposed as a result thereof, if a real estate public report is not yet available; or a copy of the real estate

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4/2/2004

public report giving notice of the inclusion of the real property in a community facilities district and any resultant special taxes upon its availability. Any special taxes levied against the real property in the Project pursuant to the Mello-Roos Community Facilities Act of 1982 for such maintenance purposes shall be in addition to any and all Dedicated Land and/or In Lieu Fees collected by the District pursuant to Paragraphs 1 and 2 of this Agreement, and in addition to any development fee levied pursuant to Government Code Section 66000 pursuant to Paragraph 6 of this Agreement. No credit shall be allowed against any such special taxes levied against the real property, regardless of whether such taxes are owing by Developer or any prospective purchaser of the real property contained within the Project.

Section IX Insurance and Indemnity.

26. Developer shall carry and maintain during the life of this Agreement, such public liability, property damage and contractual liability insurance and workers' compensation insurance as specified below:

A. Public Liability, Property Damage and Contractual Liability Insurance. Developer shall furnish public liability and property damage insurance which includes, but is not limited to, personal injury, property damage, losses relating to Independent Developers, products and equipment, explosion, collapse and underground hazards in a minimum amount of not less than a combined single limit of One Million Dollars (\$1,000,000.00) for one or more persons injured and property damaged in each occurrence.

The public liability and property damage insurance furnished by Developer shall also name the District as an additional insured and shall directly protect, as well as provide the defense for the District, its officers, agents and employees, as well as Developer, all subcontractors and suppliers, if any, from all suits, actions, damages, losses or claims of every type and description to which they may be subjected by reason of, or resulting from Developer's operations in the performance of the work pursuant to this Agreement, and all insurance policies shall so state. Said insurance shall also specifically cover the contractual liability of Developer. Said insurance shall also specify that it acts as primary insurance.

B. Workers' Compensation Insurance. Developer shall be permissibly self insured or shall carry full workers' compensation insurance coverage for all persons employed, either directly or through subcontractors, in carrying out the work contemplated by this Agreement, in accordance with the Workers' Compensation Act contained in the Labor Code of the State of California.

As part of the execution of this Agreement, Developer agrees to furnish to the District a certified copy of the insurance policies it has taken out for public liability, property damage and workers' compensation insurance set forth above for the period covered by this Agreement. Such insurance shall be placed with an insurance carrier acceptable to the District under terms satisfactory to the District. Said certified policies of insurance shall be furnished to the District prior to commencing the work contemplated by this Agreement. Each such certified policy shall bear an endorsement precluding the cancellation or reduction in coverage of any such policy before the expiration of thirty (30) days after the District shall have received written notification of such cancellation or reduction.

27. Developer shall assume the defense of, and indemnify and save harmless, the District, its officers, employees and agents, and each and every one of them from and against all actions, liability, damages, claims, losses or expenses of every type and description to which it may be subjected or put to by reason of or resulting from: (1) the performance of, or failure to perform, the work or any other obligations of this Agreement by Developer, or any of Developer's agents, employees or subcontractors; (2) any alleged negligent act or omission of Developer, or any Developer's agents, employees or subcontractors in connection with any acts performed or required to be performed pursuant to this Agreement; (3) any dangerous or defective condition arising or resulting from any of the actions or omissions of Developer, Developer's agents or employees or contractors in carrying out the provisions of this Agreement. This indemnification shall not include any claim arising from the willful misconduct or gross negligence of the District or its agents or employees.

District shall assume the defense of, and indemnify and save harmless, Developer, its officers, employees and agents, and each and every one of them from and against all actions, liability, damages, claims, losses or expenses of every type of description to which it may be subjected or put to by reason of or resulting from (1) the performance of, or failure to perform any obligations of this Agreement by District, or any of District's agents or employees; (2) any alleged negligent act or omission of District, or any of District's agents or employees, in connection with any acts performed or required to be performed pursuant to this Agreement; (3) any alleged negligent act or omission of District, its agents or employees in performing its maintenance obligations for the park and recreational improvements constructed by Developer pursuant to this Agreement after dedication of such park and recreational improvements by Developer to District and acceptance of such dedication by District. This indemnification shall not include any claim arising from the willful misconduct or gross negligence of the Developer or its agents or employees.

Section X Payment of District Costs.

28. Pursuant to District's Ordinance No. 05-01, Developer hereby agrees to be fully responsible to either reimburse or advance, as the case may be, all administrative and legal costs incurred by District associated with and necessary for the planning, development and implementation of the park and recreational amenities to be constructed within the Project; to negotiate and prepare this Park Development Agreement; and to prepare any environmental documents that may be required for the Park Improvements pursuant to CEQA. All such costs shall be payable by Developer to District no later than thirty (30) days after the date of written demand for payment of such costs has been made by District. Developer understands that additional plan check fees will be payable to the District in the future pursuant to District Ordinance No. 05-01 once improvements, plans and specifications are completed and Developer hereby agrees to pay such fees.

Section XI General Provisions.

29. Notice shall be sent to the parties at the addresses set forth below. Either party may change the address by giving written notice to the other:

DEVELOPER:

U.S. Home/KB North Douglas, LLC
c/o Lennar Communities
Attn: Larry Gualco
1075 Creekside Ridge Drive, Suite 110
Roseville, CA 95678

DISTRICT:

Cordova Recreation and Park District
2187 Chase Street
Rancho Cordova, CA 95670
Telephone: (916) 362-1841

30. This Agreement shall inure to the benefit of and be binding upon the parties hereto, their respective heirs, successors, assigns and subsequent purchasers. Developer shall not assign its interest in this Agreement without District's prior written approval, which approval shall not be unreasonably withheld, conditioned, or delayed.

31. Should the Developer or subsequent purchaser fail or refuse to complete the construction of the onsite park improvements referred to above, the District as one of its remedies may request the City of Rancho Cordova to halt the issuance of any additional building or occupancy permits within the Project until the onsite park improvements are funded or completed as contemplated by the terms of this Agreement.

32. Time is of the essence in the performance of this Agreement.

33. The District shall review and comment on any plans and specifications submitted by the Developer in a timely manner considering the workload presented by other developers' prior submittals and any emergency situations which redirects the District's attention.

34. This Agreement constitutes the sole and only agreement between the parties concerning the matters set forth herein.

35. In the event any action is initiated by either party seeking to enforce any of the terms or provisions of this Agreement, the prevailing party in such action shall be awarded its reasonable attorney's fees and costs.

36. District and Developer agree to the terms of this Agreement and each party has reviewed the Agreement and the Exhibits with its respective counsel.

37. If a court of competent jurisdiction finds or rules that any provision of this Agreement is invalid, void, or unenforceable, the provisions of this Agreement not so adjudged shall remain in full force and effect. The invalidity in whole or in part of any provision of this Agreement shall not void or affect the validity of any other provision of this Agreement.

38. The City of Rancho Cordova, its successors and assigns, shall be an intended third party beneficiary of this Agreement and shall have the right to enforce the rights and conditions of this Agreement, for its benefit.

Executed in Sacramento, California, as of the date set forth above.

DISTRICT:

CORDOVA RECREATION AND PARK
DISTRICT, a political subdivision of the
State of California

By: Catherine J. Nicholson
Chairperson

By: Sheila Hill
District Administrator

DEVELOPER:

U.S. HOME/KB NORTH DOUGLAS, LLC,
a Delaware limited liability company

By: Lennar Renaissance, Inc.
a California corporation

By: Larry Gualco
Vice President

LIST OF EXHIBITS

- | | |
|-----------|--|
| Exhibit 1 | North Douglas Park Master Plan Depicting Park Site |
| Exhibit 2 | Summary of Developer's Parkland Dedication Requirements and In Lieu Fees |
| Exhibit 3 | Park Improvement Budget |
| Exhibit 4 | Sources and Uses of Park Improvement Funding |
| Exhibit 5 | Map Showing Landscape Corridors |
| Exhibit 6 | Map Showing Joint Use Park/Detention Basin |

EXHIBIT 1
NORTH DOUGLAS PARK MASTER PLAN
DEPICTING PARK SITE

(See attached)

EXHIBIT 2

SUMMARY OF DEVELOPER'S PARKLAND DEDICATION REQUIREMENTS AND IN LIEU FEES

North Douglas Park

1. Estimated Parkland Dedication		
Tentative Map Units (Approved 6/21/04)	A	666
Rancho Cordova Quimby Factor	B	0.01475
Estimated Parkland Dedication (Acres)	$C = A \times B$	9.82
2. Estimated Creditable Parkland Acres [1]		
	D	5.34
3. Estimated Surplus (Shortfall) in Parkland Dedication		
Estimated Parkland Dedication (Acres)	C	9.82
Estimated Creditable Parkland Acres [1]	D	5.34
Estimated Shortfall in Parkland Dedication	$E = C - D$	4.48
4. In-Lieu Fees		
Estimated Surplus (Shortfall) in Parkland Dedication	F	4.48
Estimated Land Value Per Acre [2]	G	\$540,546
Estimated In-Lieu Fees Total	$H = F \times G$	\$2,421,646

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1/30/2006

EXHIBIT 3
PARK IMPROVEMENT BUDGET
(See attached)

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4/19/2006

EXHIBIT 3

Cordova Recreation and Park District Sunridge Specific Plan North Douglas Park - (7.90 Acres)

Park Improvements	Acres	Unit Price	Budget Amount ¹
Hard Construction Costs ²			\$1,708,400
Design, Inspection & Other Soft Costs (6% of Hard Construction Costs)			\$102,384
Construction Management (4% of Hard Construction Costs) ³			\$68,256
Contingency (10% of Hard Construction Costs)			\$170,640
Total Park Improvements	7.90	\$258,200	\$2,047,680

Street Frontage ⁴	LF		Scheduled Amount ⁵
Hard Construction Costs			
Soft Costs (10% of Hard Construction Costs)	1,380	\$260	\$348,000
Total Street Frontage			\$348,000

Total Budgeted Cost of Developer Improvements:			\$2,427,180
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Notes:

1. The "Budget Amount" is the amount budgeted for the respective line item. However, with the exception of Construction Management, which must remain as a set 4% of the Hard Construction Cost figure, all other figures may be reallocated, as needed.
2. Hard Construction Costs include all costs related to development of the park site outside of the road right-of-way and specifically includes any water and sewer services necessary for the development of the park site.
3. Construction Management equal to 4% of the Hard Construction Cost is to be to the entity that has responsibility for managing the construction of and entering into the contract(s) to construct the parks.
4. Street Frontage includes the cost of the half-section of roadway improvements fronting the park site, along with curb, gutter and attached sidewalk. It does not include the cost of any utility services or meter fees that are specific to the development of the park site.
5. The "Scheduled Amount" is the amount to be reimbursed to the entity that has dedicated the park and taken responsibility for ensuring the construction of the street frontage improvements for the park. This amount is not a budget amount, but rather is a set amount.

Exhibit 3

2

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4/10/2006

SOURCES AND USES OF PARK IMPROVEMENT FUNDING

Page 1 of 2

Supplemental Development Fee & Public Utilities & Other

Supplemental Development Fee Summary

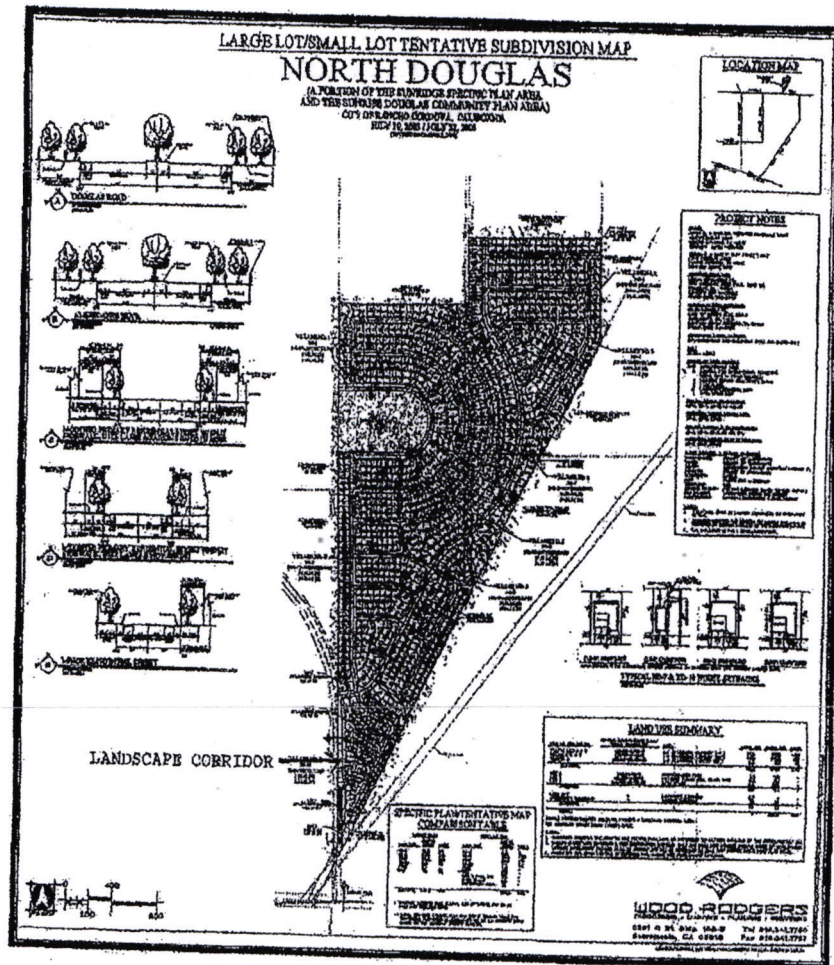
Part	Amended Fee Program Budget	Total Fee	Current Fee	775000 Fee	10000 Fee	10000 Fee	10000 Fee	10000 Fee	10000 Fee
Amend 1 - Part E	\$ 1,880,041								
Amend 1 - Part A	\$ 5,883,244								
Amend 1 - Part B	\$ 1,200,620								
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(exhibit 4 - north douglas pda)

EXHIBIT 5
MAP SHOWING LANDSCAPE CORRIDORS
(See attached)

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4/10/2008

EXHIBIT 6

MAP SHOWING JOINT USE PARK/DETENTION BASIN

(See attached)

1

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4/18/2006

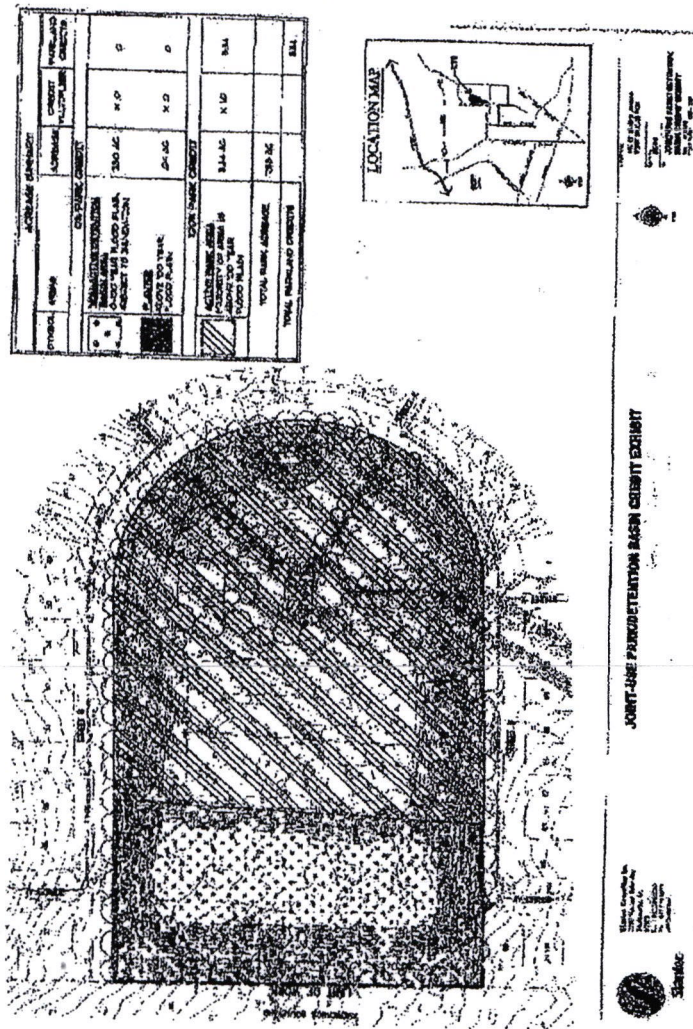
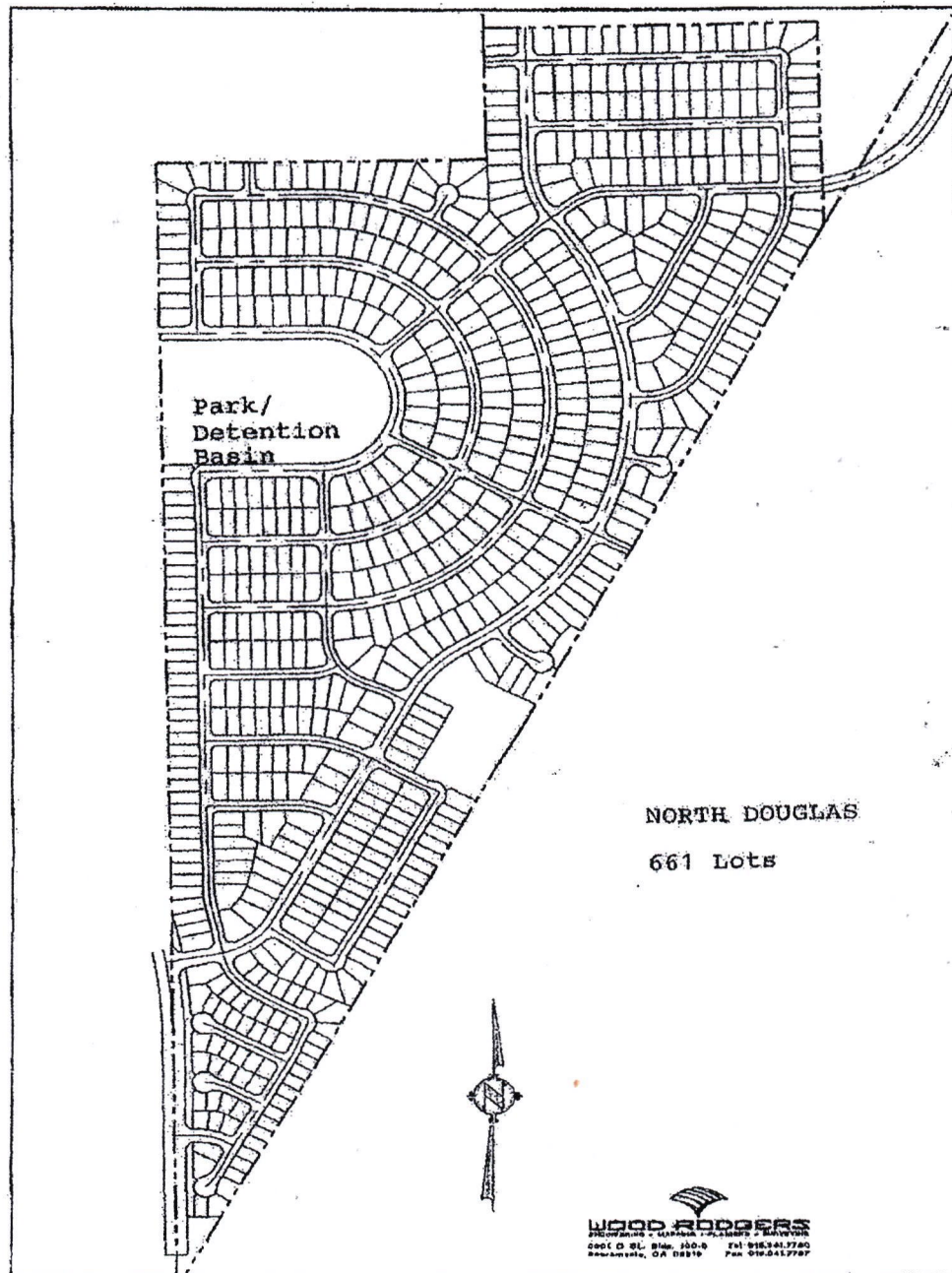


EXHIBIT B
To
CITY OF RANCHO CORDOVA
SUNRISE DOUGLAS COMMUNITY PLAN
DEVELOPMENT IMPACT FEE PROGRAM
CREDIT/REIMBURSEMENT AGREEMENT



MEMORANDUM



DATE: November 20, 2006

TO: Honorable Mayor and Council Members

FROM: Cyrus Abhar, Public Works Director

SUBJECT: **RESOLUTION NO. 185-2006 OF THE CITY COUNCIL DESIGNATING THE SACRAMENTO COUNTY ENVIRONMENTAL MANAGEMENT DEPARTMENT AS THE SINGLE LOCAL ENFORCEMENT AGENCY FOR THE CITY OF RANCHO CORDOVA SOLID WASTE ACTIVITIES**

RECOMMENDATION

It is recommended that the City Council adopt Resolution 185-2006 which designates Sacramento County Environmental Management Department as the enforcement agency, under the California Integrated Waste Management Act of 1989, for the City of Rancho Cordova's solid waste activities.

RESULT OF RECOMMENDED ACTION

The recommended action will allow the Sacramento County Environmental Management Department (EMD) to act as the enforcement agency for the City of Rancho Cordova's solid waste activities.

BACKGROUND

Currently the County of Sacramento Local Enforcement Agency (LEA) enforces the solid waste activities within the City of Rancho Cordova. The County has implemented an internal organizational program realignment which changes the agency responsible for enforcement of solid waste activities within the City to EMD from the LEA. Due to this change, the California Integrated Waste Management Board requires a Resolution from both the County and the City designating EMD as the appropriate enforcement agency. A letter dated October 13, 2006 from the County of Sacramento Environmental Management Department requesting a Resolution from the City adopting this recertification is contained in **Attachment 2**.

ATTACHMENTS

1. Resolution 185-2006 of the City Council Designating the Sacramento County Environmental Management Department as the Local Enforcement Agency for the City of Rancho Cordova Solid Waste Activities
2. Letter from County of Sacramento requesting resolution adopting recertification

CITY OF RANCHO CORDOVA

RESOLUTION NO. 185-2006

**A RESOLUTION OF THE CITY COUNCIL DESIGNATING THE SACRAMENTO
COUNTY ENVIRONMENTAL MANAGEMENT DEPARTMENT AS THE SINGLE
LOCAL ENFORCEMENT AGENCY FOR THE CITY OF RANCHO CORDOVA SOLID
WASTE ACTIVITIES**

WHEREAS, Section 43203 of Division 30 of the California Public Resources Code allows a city to designate or approve an enforcement agency to carry out this chapter in the city; and

NOW, THEREFORE, BE IT HEREBY RESOLVED BY THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA, that subject to concurrence of the County of Sacramento and approval by the California Integrated Waste Management Board, the Sacramento County Environmental Management Department is hereby designated as the enforcement agency, under the California Integrated Waste Management Act of 1989, for all of the City of Rancho Cordova solid waste, both health and non-health activities.

PASSED AND ADOPTED by the City Council of on the 20th day of November, 2006 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Robert J. McGarvey, Mayor

ATTEST:

Anna Olea-Moger, City Clerk

Countywide Services Agency

Environmental Management
Department
Mel Knight, Director



County of Sacramento

Terry Schutten, County Executive
Penelope Clarke, Agency
Administrator

October 13, 2006

Cyrus Abhar
Director, Public Works Department
City of Rancho Cordova
2729 Prospect Park Drive
Rancho Cordova, CA 95670

Cyrus

Dear Mr. Abhar:

The Sacramento County Environmental Management Department (EMD) is currently authorized by the Sacramento County Board of Supervisors Resolution # 92-0285, dated March 3, 1992, to act as the solid waste Local Enforcement Agency (LEA) for the unincorporated County area as it existed on that date. Based on the organizational structure of EMD at that time, the resolution specified that this activity was to be performed by the Environmental Health Division within EMD.

EMD recently implemented an internal organizational program realignment that moved the LEA function to the Hazardous Materials Division. This realignment was a relatively routine internal adjustment intended to provide opportunity for greater program efficiencies while minimizing duplication of efforts. This organizational movement did not result in any change to EMD LEA field or front line supervisory personnel, or implementation procedures and/or policies, and was viewed as ministerial by EMD.

Subsequently, the California Integrated Waste Management Board (CIWMB) noted the realignment and as the County's certification resolution specifies EMD's Environmental Health Division as the LEA, we were advised that a new resolution will be required changing the designation to simply the Sacramento County Environmental Management Department. Since Rancho Cordova is no longer included in the unincorporated area, a new resolution is also required by your city that provides for a similar designation. We are on track to complete this organizational realignment by December 1, 2006. Adoption of this recertification resolution by the Rancho Cordova City Council will need to be completed by this date for EMD to continue to serve as the LEA for your City. Please note that this recertification will in no way limit future options or courses of action available to the City.

Mr. Cyrus Abhar, City of Rancho Cordova
October 13, 2006
Page 2

We would welcome discussing this matter with you at your convenience. Please contact Dennis Green our Hazardous Division Chief at (916) 875-8469 or myself at (916) 875-8444 as needed.

Sincerely,

A handwritten signature in cursive script, appearing to read 'Mel Knight'.

Mel Knight, Director
Environmental Management Department

MK:kn

cc: Howard Levenson, CIWMB
Gabe Aboushanab, CIWMB
Kathy Garcia, City of Rancho Cordova
Dennis Green, EMD

MEMORANDUM

DATE: November 20, 2006
TO: Mayor and Council Members
FROM: Sandy Salerno, Acting Admin Services Director
SUBJECT: **RESOLUTION AUTHORIZING USE OF FACSIMILE AND/OR LOGO SIGNATURES IN RELATION TO DEPOSIT ACCOUNTS**



RECOMMENDATION

Adopt Resolution No. 187-2006 authorizing the use of facsimile and/or logo signatures in relation to deposit accounts.

RESULT OF RECOMMENDED ACTION

This action will rescind Resolution 101-2006 and authorize an updated facsimile signature on computer generated checks.

BACKGROUND

As a result of staff changes we need to update this information.

ATTACHMENT

Resolution No. 187-2006.

CITY OF RANCHO CORDOVA

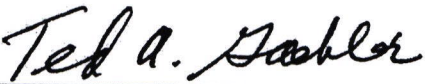
RESOLUTION NO. 187-2006

**RESOLUTION AUTHORIZING USE OF FACSIMILE AND/OR LOGO SIGNATURES
IN RELATION TO DEPOSIT ACCOUNTS**

WHEREAS the City of Rancho Cordova has established or intends to establish one or more deposit accounts with Wells Fargo Bank, National Association, and/or one or more of its affiliate banks (each individually, "Bank") from which funds may be withdrawn by checks, drafts or other orders for the payment of money (collectively, "Items"), which Bank may honor and pay, including Items payable to cash or to the person or persons who sign or endorse them;

WHEREAS the City of Rancho Cordova, for its own convenience, desires to utilize the facsimile, computer-generated or logo signature(s) set forth below or affixed hereto (each individually referred to hereinafter as a "Facsimile Signature") in connection with Items drawn on the City's deposit accounts with the Bank (collectively, the "Accounts");

Authorized Facsimile Signatures





THEREFORE, BE IT RESOLVED, that the City of Rancho Cordova requests, authorizes, and directs Bank and Bank's affiliate and correspondent banks to cash, pay, or deposit, as requested, all Items drawn on or made payable from the Accounts when bearing, or appearing to bear, any of the Facsimile Signatures;

RESOLVED FURTHER, that the City of Rancho Cordova requests, authorizes, and directs Bank and Bank's affiliate and correspondent banks to honor, pay, and charge to the Accounts all Items drawn on or made payable from the Accounts, including those Items made payable to cash or the person or persons who sign them, when bearing, or appearing to bear, any of the Facsimile Signatures, and that Bank is instructed to perform the actions described above regardless of by what means the actual or apparent Facsimile Signature may have been affixed if the signature on the Item in any way resembles any of the Facsimile Signatures;

RESOLVED FURTHER, that in consideration of the foregoing, the City of Rancho Cordova agrees to indemnify and hold harmless Bank and Bank's affiliate and correspondent banks (collectively, the "Indemnified Parties") from and against any and all losses, liabilities, damages, claims and expenses (including reasonable attorney's

fees) which any of the Indemnified Parties may suffer or incur by performing the actions specified in the above resolutions, including but not limited to the payment of any Items bearing or appearing to bear any of the Facsimile Signatures, even if such Facsimile Signature was affixed by copying or otherwise counterfeiting it, or by the unauthorized use of a device that generates the Facsimile Signature, and this City further agrees that Bank shall have no responsibility or liability for performing such actions, except to the extent this City suffers loss on account of Bank's gross negligence or willful misconduct;

RESOLVED FURTHER, that these resolutions are in addition to, and not by way of limitation on, other resolutions, if any, of the City Council in favor of Bank, and that the authority conferred by these resolutions shall be deemed retroactive and any and all acts authorized by these resolutions performed prior to the passage of these resolutions are hereby approved and ratified; and

RESOLVED FURTHER, that Resolution 101-2006 is hereby rescinded; and

RESOLVED FURTHER, that each of these resolutions shall continue in full force and effect until Bank has received express written notice of its rescission or modification by a resolution duly adopted by the City Council and certified by the City Clerk.

PASSED AND ADOPTED by the City Council of on the 20th day of November, 2006 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Robert J. McGarvey, Mayor

ATTEST:

Anna Olea-Moger, CMC, City Clerk

MEMORANDUM



DATE: November 20, 2006
TO: Honorable Mayor and Council Members
FROM: Adam U. Lindgren, City Attorney
SUBJECT: Amendment to the Employment Agreement with City Manager

RECOMMENDATION

Adopt Resolution No. 190-2006 Approving the Amendment to the Employment Agreement with City Manager.

RESULT OF RECOMMENDED ACTION

The Amendment will change the City Manager's salary range from 483 to 527, and make no other changes. The resulting salary will be competitive with that for city managers in Northern California cities.

BACKGROUND

On November 14, 2006, the City Council conducted a highly favorable evaluation of Ted A. Gaebler, City Manager of Rancho Cordova. This annual evaluation thoroughly reviewed the City Manager's performance in all areas of City operation. As a result, the City Council has requested the City Attorney's Office to agendize an amendment to the Employment Agreement.

It is the City's practice in setting salaries for all its employees to maintain salaries at a level that is highly competitive for similar positions in other similar cities. This is necessary to attract and retain excellent employees. To do this, three years ago, the City of Rancho Cordova identified 15 cities and Sacramento County, within one-hour driving time of Rancho Cordova that were of a reasonably similar population, size, and with which Rancho Cordova competes for employees. Since then, the City has done an annual survey of these 16 agencies for each of its employee positions and made annual adjustments to the salaries in each employee classification. The City sets each salary range somewhat higher than the average of its 16 agency competitors.

Unlike other employees in the City, the City Manager has not received any salary adjustment based upon the market price for employees in his position in the 16 agencies. The City has prepared the attached City Manager Salary Survey. The survey shows an average City Manager salary of \$189,445 in the 16 agencies. Consistent with the City's practice of setting salaries for other positions, and based upon Mr. Gaebler's excellent performance review, it is recommended that the Council adjust his salary to range 527 step A.

No other changes are requested to the Agreement.

MOTION

I move that the City Council approve the Amendment to the Employment Agreement with City Manager.

ATTACHMENT

1. Resolution No. 190-2006 with Exhibit A, First Amendment to the Second Employment Agreement with City Manager and City of Rancho Cordova
2. City Manager 2006 Salary Survey November 1, 2006

RESOLUTION NO. 190-2006

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA
AUTHORIZING THE MAYOR TO EXECUTE THE FIRST AMENDMENT TO THE SECOND
AGREEMENT WITH CITY MANAGER AND CITY OF RANCHO CORDOVA**

WHEREAS, the City hired the City Manager pursuant to an employment agreement dated September 15, 2003; and

WHEREAS, the City replaced the September 15, 2003 employment agreement with a Second Employment Agreement on December 20, 2004 to set the City Manager's salary; and

WHEREAS, on November 14, 2006, the City Council conducted a highly favorable evaluation of the City Manager; and

WHEREAS, the City now desires to amend the base salary provided under the Second Employment Agreement.

NOW THEREFORE BE IT RESOLVED, the City Council of the City of Rancho Cordova authorizes the Mayor to execute the First Amendment to the Second Employment Agreement with City Manager and City of Rancho Cordova, set forth in Attachment A.

PASSED AND ADOPTED by the City Council of the City of Rancho Cordova on the 20th day of November, 2006 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Robert J. McGarvey, Mayor

ATTEST:

Anna Olea-Moger, CMC, City Clerk

**FIRST AMENDMENT TO SECOND EMPLOYMENT AGREEMENT WITH
CITY MANAGER AND CITY OF RANCHO CORDOVA**

This First Amendment to the Second Employment Agreement with City Manager ("Agreement"), is made and entered into as of November 21, 2006, by and between the City of Rancho Cordova, a Municipal Corporation in the State of California, acting by and through its City Council, hereinafter referred to as "CITY" and Ted A. Gaebler, an individual, hereinafter referred to as "City Manager."

RECITAL

A. The City desires to amend the base salary provided under the Second Employment Agreement entered into on December 20, 2004.

NOW, THEREFORE, IT IS MUTUALLY AGREED as follows:

1. Compensation.

The first paragraph of Section III, Subsection A (1), titled "Base Salary", of the Agreement is hereby amended to provide as follows:

City Manager shall be paid a monthly salary as set forth in Exhibit 1 "Salary Range Table" at range 527 step A. This constitutes "Base Salary."

2. Effective Date.

This Amendment, as provided by the Agreement, shall be effective as of October 6, 2006.

IN WITNESS WHEREOF, the parties have executed this Amendment the day and year set forth below.

CITY OF RANCHO CORDOVA

Dated: _____

Robert J. McGarvey, Mayor

CITY MANAGER

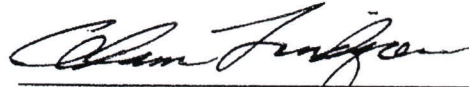
Dated: _____

Ted A. Gaebler, City Manager

ATTEST:

Anna Olea-Moger, City Clerk

APPROVED AS TO FORM:



Adam U. Lindgren, City Attorney

873966_2

**City Manager
2006 Salary Survey
November 1, 2006**

Attachment 2

City	County	Population	Annual Salary of Northern Calif Cities	Annual Salary of our 16 cities (in yellow)
Newark	Alameda	43,486	252,348	
Roseville	Placer	104,655	241,419	241,419
Sacramento	Sacramento		240,984	240,984
Santa Clara	Santa Clara	110,771	234,996	
Daly City	San Mateo	104,820	232,804	
San Ramon	Contra Costa	53,137	217,512	
Elk Grove	Sacramento	130,874	217,000	217,000
Union City	Alameda	71,152	214,728	
San Mateo	San Mateo	94,315	214,500	
Sunnyvale	Santa Clara	133,544	212,574	
Pala Alto	Santa Clara	62,148	208,260	
Brentwood	Contra Costa	45,892	206,802	
County of Sacramento			205,896	205,896
Vacaville	Solano	96,395	205,776	205,776
Milpitas	Santa Clara	65,276	203,353	
Mountain View	Santa Clara	71,995	203,172	
Cupertino	Santa Clara	53,840	201,444	
Redwood City	San Mateo	76,087	200,916	
Richmond	Contra Costa	103,468	199,992	
S. San Francisco	San Mateo	61,824	199,932	
Rocklin	Placer	50,920	199,392	199,392
Berkeley	Alameda	105,385	198,060	
Vallejo	Solano	121,099	198,000	
Chico	Butte	79,091	197,960	
Dublin	Alameda	41,907	196,660	
Livermore	Alameda	81,443	196,253	
Concord	Contra Costa	124,436	195,492	
Pleasant Hill	Contra Costa	33,462	195,000	
Petaluma	Sonoma	56,727	195,000	
Walnut Creek	Contra Costa	66,111	195,000	
West Sacramento	Yolo	43,183	192,000	192,000
San Leandro	Alameda	81,074	190,512	
Napa	Napa	76,705	190,000	
Folsom	Sacramento	69,445	189,648	189,648
San Bruno	San Mateo	41,515	188,544	
Danville	Contra Costa	43,052	186,984	
Salinas	Monterey	148,350	186,624	
Yuba City	Sutter	60,507	185,436	185,436
Tracy	San Joaquin	80,461	185,130	185,130
Hayward	Alameda	146,398	184,621	
Fairfield	Solano	105,601	182,438	182,438
Gilroy	Santa Clara	48,527	182,124	
Redding	Shasta	89,973	181,560	
Turlock	Stanislaus	67,876	180,396	
Alameda	Alameda	74,405	180,000	
Lincoln	Placer	33,589	179,951	
East Palo Alto	San Mateo	32,083	178,605	
Pleasanton	Alameda	67,876	177,500	
San Rafael	Marin	57,349	175,000	
Campbell	Santa Clara	38,408	174,488	
Woodland	Yolo	52,972	171,513	171,513

**City Manager
2006 Salary Survey
November 1, 2006**

[illegible]

MEMORANDUM

DATE: November 20, 2006
TO: Honorable Mayor and Council Members
FROM: William Campbell, Principal Planner *WC*
SUBJECT: SMUD SUBSTATION CONDITIONAL USE PERMIT AND DESIGN REVIEW



<u>OWNER:</u> Sunridge Park, LLC Gary Schnell 7700 College Town Drive, Suite 215 Sacramento, CA 95826	<u>APPLICANT:</u> Sacramento Municipal Utility District Scott Vaughn P.O. Box 15830 M.S. 1105 Sacramento, CA 95852-1830
PROJECT: Sunrise-Douglas Neighborhood Distribution Bulk Substation FILE: RC-06-229 LOCATION: Southeast corner of Sunridge Park Subdivision, south of Douglas Road and east of Jaeger Road APN: 067-0650-023 PLANNER: William Campbell, Principal Planner	

REQUEST

Sacramento Municipal Utility District is seeking approval for a Conditional Use Permit and Design Review for the construction and operation of a power bulk substation in the SunRidge Park Subdivision, within the SunRidge Specific Plan.

RECOMMENDATION

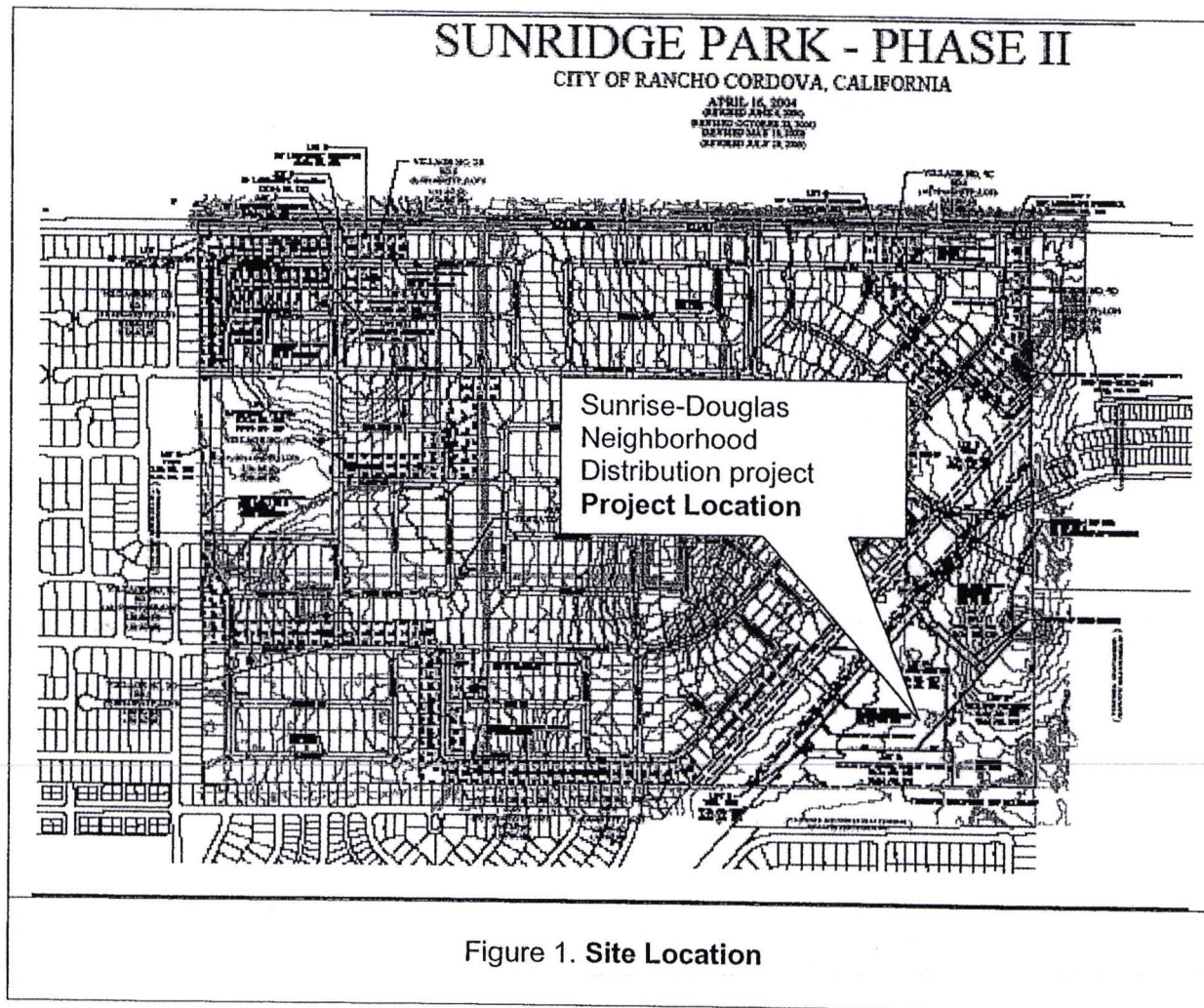
The Planning Commission recommends the City Council adopt Resolution 186-2006 to determine the Mitigated Negative Declaration prepared for the Sunrise-Douglas Neighborhood Distribution project is adequate and approve the Conditional Use Permit and the Design Review for the Sunrise-Douglas Neighborhood Distribution Bulk Substation, subject to the attached Design Package (Exhibit A) and Conditions of Approval (Exhibit B).

RESULT OF RECOMMENDED ACTION

Granting the Use Permit will not be detrimental to the City or the community in which the substation is located. The proposed site is the best location for this facility, given the need of the transformers in close proximity to the power line easement, and its separation from developed land. Relocating this facility elsewhere would require additional unsightly towers and power poles.

ANALYSIS

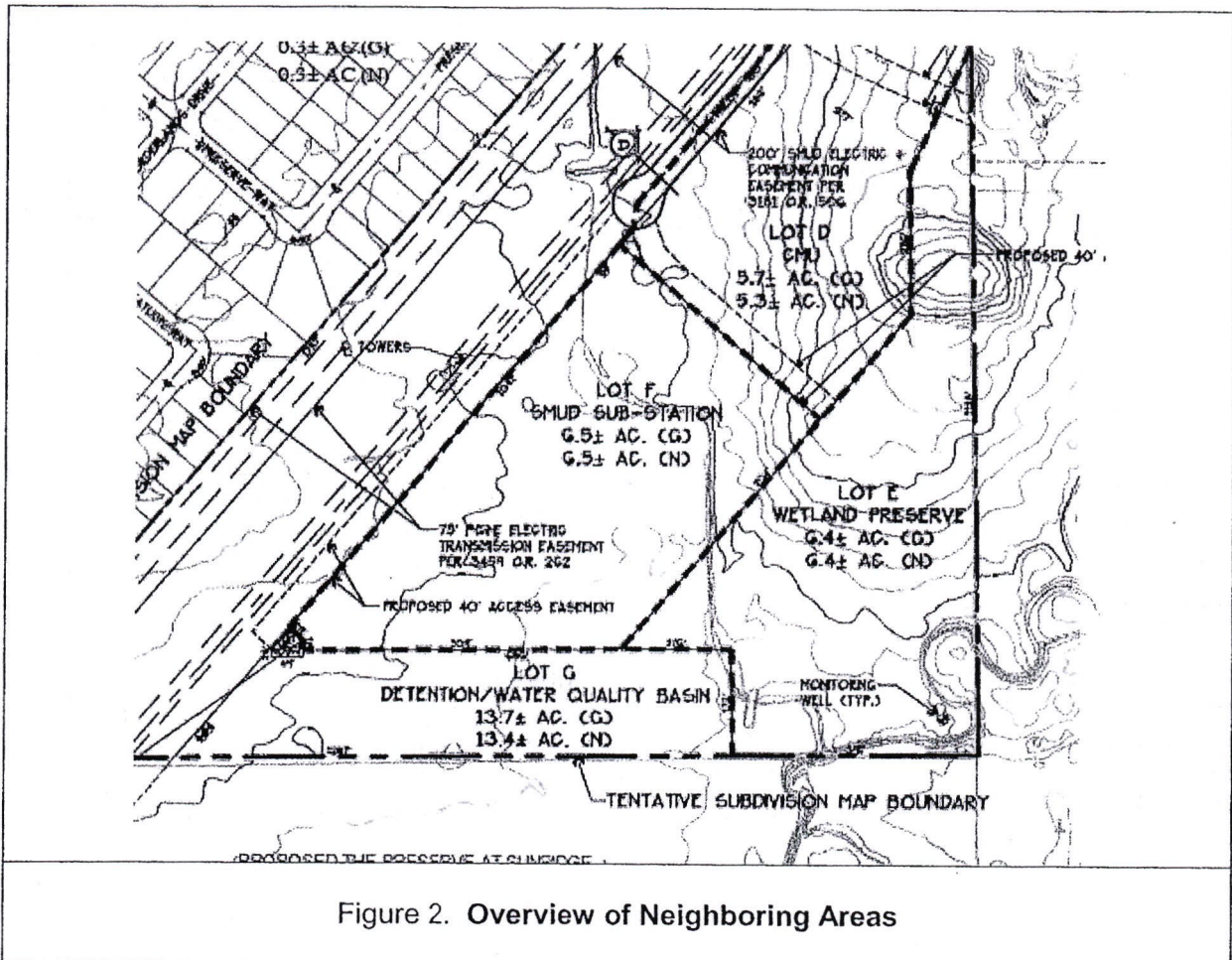
The applicant is seeking a Conditional Use Permit and Design Review for the construction and operation of a Sunrise-Douglas Neighborhood Distribution project in the SunRidge Park Subdivision. The substation will occupy a 6.5 acre site of the southeast corner of Sunridge Park (see Figure 1).



There is a large PG&E and SMUD easement along the east side of the property which separates the property from the rear yards of the new residential area, Sunridge Park, and to the south of the property there is a Detention/Water Quality Basin, and to the southeast there is a Natural Wetlands Preserve.

	Zoning & Land Use Designation	Current Use
Project Site	AG-20	Vacant
North	RD-7	Residential
South	AG-80	Detention/Water Quality Basin
East	RD-7	Natural Wetlands Preserve
West	RD-5	Residential

The substation will step down the 230kV transmission lines and output 69kV distribution lines to serve the villages in the Specific Plan area. The site also contains a small 16' x 20' warehouse, a 26' x 50' control house, underground distribution conduits, two (2) parking areas and an access road throughout the property. The location of the substation is ideal, in light of the fact the Specific Plan had not anticipated the facility. The subdivision design of Sunridge Park required the installation of a large detention basin and the preservation of identified wetlands in the southeast corner of the project and sufficient land was retained to place the substation in that location, away from the new residential development. Immediately to the north of the substation site a mixed use commercial site was designed to further screen the site from a major traffic corridor linking the residential villages to the north.



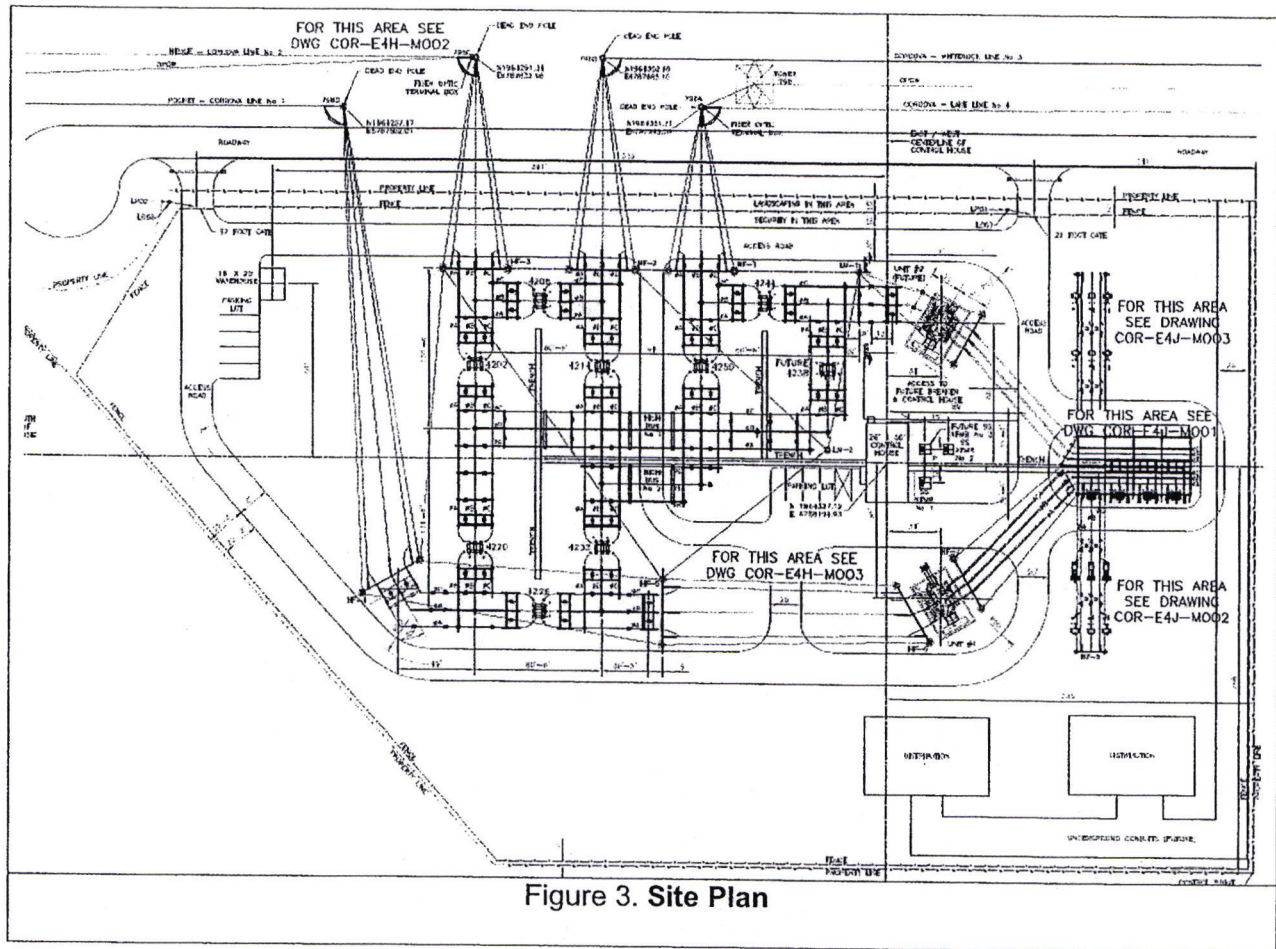


Figure 3. Site Plan

Conditional Use Permit

To grant a Conditional Use Permit, the appropriate authority shall find and record in writing that the establishment, maintenance or operation of the use, building, or structure applied for will not, under the circumstances of the particular case, be detrimental to the health, safety, peace, morals, comfort, or general welfare of persons residing or working in the neighborhood of such proposed use or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the City.

Finding: The establishment, maintenance and operation of the use, building, or structure applied for will not, under the circumstances of the particular case, be detrimental to the health, safety, peace, morals, comfort, or general welfare of persons residing or working in the neighborhood of such proposed use or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the City. (Zoning Code §110-30)

Evidence: Section 301-10 in the Rancho Cordova Zoning Code states that with the receipt of a proposal from SMUD to locate and construct electrical transmission lines and substations of 100,000 volts or greater capacity, the City Council shall conduct a public hearing to consider the compliance of such proposal with the provisions of this code, and shall adopt a resolution approving the proposed facility. This facility will be required to provide electrical service to the Sunrise Douglas area and its future residents. The site is separated from the residential development by more than 250 feet and is screened by landscaping.

Design Review

The applicant is requesting an 8 ft. high chain-link fence which will enclose the substation site, topped with razor wire, in accordance with security measures prescribed by the Department of Home Land Security. The applicant is proposing along the north and west side of the property there will be dense landscaping of 24" box trees, and 5 gallon shrubs for screening along the fence line to screen the facility from the residences on the west side of the power line corridor. However, staff is suggesting the landscape pattern be enhanced, per previous City Council direction in similar situation, and visually screen the entire perimeter of the facility with a variety of evergreen trees and planting vines in the perimeter fence. Staff is proposing a condition (#4) that would give the Planning Director discretion and flexibility to review and approve the final landscape plan prior to the issuance of permits.

The basis for review of this project is provided in the City's Design Review Ordinance and the Planning Commission reasons for recommending approval are as follows:

- a) High quality building designs that consist of durable and maintainable materials and that provide visual interest and diversity to the community.
- b) Building designs that maintain human scale and interest.
- c) Use of an architectural style and/or theme for new non-residential development that is consistent for building elevations of a single structure or consistent among all buildings within an integrated development.
- d) Design of buildings or structures that is sensitive to the neighborhood character with regard to scale, architectural style, use of materials and bulk.
- e) Interesting and attractive architecture which includes varied relief of the facade elements and detailed articulation of the building features.
- f) Incorporate quality site design, including landscaping, signage and other elements of site design.

Evidence:

- a) The location of the substation has very little physical impact on pedestrians and nearby residences and landscaping is provided to create visual screening. The two equipment buildings are metal structures and painted a dark green to reduce the visual impact of the structures.
- b) The towers and electrical poles heights are necessary to provide adequate ground clearance and power line separation. If the substation was moved further from the easement, additional overhead towers and poles would be necessary to transfer the 230kV lines to the facility and additional distribution poles and lines would be needed to convey the power back to the residential development. The only buildings proposed on the property are a small warehouse and a control building, both of which are located within the interior of the property.
- c) The towers, poles and switching equipment, along with the transformers are consistent with other SMUD facilities and have a specific function. It is the opinion of staff that a structure or tall walls would be more visually impacting than the lattice towers and equipment frames, and perimeter landscaping would provide the more effective screen.
- d) The substation is segregated from residential and commercial uses to the north and west. On the east and south sides of the property there are large vacant parcels of land that will not be developed and the residential properties to the west are over 250 feet from the substation.
- e) See "c"

- f) There is a security fence and landscaping with trees, vines and shrubs along the perimeter to enhance the visual quality of the site design and provide the greatest visual screen to the residents of the area.

CONCLUSION

Staff has reviewed the applicant's request for a Conditional Use Permit and Design Review for SMUD substation facility according to the City statutes. The project has been evaluated for compliance with the policies and goals of the City of Rancho Cordova Zoning Ordinance, and granting this Conditional Use Permit will not be detrimental to the City or the community in which the substation is located. The proposed site is the best location for this facility, given the need of the transformers in close proximity to the power line easement, and its separation from developed land. Relocating this facility elsewhere would require additional unsightly towers and poles. Staff is recommending approval of the project.

ENVIRONMENTAL ANALYSIS

The environmental consultant for SMUD prepared an Initial Study and Mitigated Negative Declaration for the Sunrise-Douglas Neighborhood Electric Distribution project. This report addresses related impacts with this project request and has identified mitigation measures to reduce impacts of the project to a less than significant level. The 30-day public review period began on April 4, 2005 and closed May 3, 2005. The SMUD Board of Directors and the City Council will use this assessment to approve their respective portions of the project.

FINANCIAL IMPLICATIONS TO CITY

There are no significant cost implications to the City for this development.

RECOMMENDED MOTIONS

Move the City Council adopt Resolution 186-2006, determining the Mitigated Negative Declaration prepared for the Sunrise-Douglas Neighborhood Distribution project is adequate and approving the Conditional Use Permit and Design Review for the SMUD Substation, subject to the attached Project Plans (Exhibit A) and the Conditions of Approval (Exhibit B).

ATTACHMENTS

1. Resolution 186-2006 including Project Plans (Exhibit A) and Conditions of Approval (Exhibit B)
2. Mitigated Negative Declaration
3. 500' radius map and labels

RESOLUTION # 186-2006

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA
APPROVING A CONDITIONAL USE PERMIT AND DESIGN REVIEW FOR
SUNRISE-DOUGLAS NEIGHBORHOOD DISTRIBUTION BULK SUBSTATION
PROJECT # RC-06-229**

WHEREAS, Sacramento Municipal Utility District, (hereinafter referred to as SMUD) filed an application with the City of Rancho Cordova (hereinafter referred to as City) for a Conditional Use Permit and Design Review for a new bulk power transformer sub-station to serve the Sunridge Specific Plan area, Assessor's Parcel Number 072-0370-082); and

WHEREAS, an Initial Study was prepared for this project and a Notice of Intent to Adopt a Negative Declaration was prepared and circulated according to the requirements of the California Environmental Quality Act (CEQA); and

WHEREAS, the Planning Commission has conducted a properly noticed public hearing on November 20, 2006, pursuant to Government Code Section 65090 and duly considered all written and verbal testimony presented during the hearing. The Planning Commission has recommended that the City Council approve the project as submitted.

**NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA
HEREBY RESOLVES AS FOLLOWS:**

Approve the Conditional Use Permit and Design Review for the Sunrise-Douglas Neighborhood Distribution project, subject to the Project Plans (Exhibit A) and the Conditions of Approval (Exhibit B), based on the following findings:

1. That the project site was adequately analyzed according to the Guidelines of the California Environmental Quality Act (CEQA).

Finding: The proposal will not have a significant adverse impact on the environment and a Negative Declaration has been prepared and completed in accordance with the California Environmental Quality Act (CEQA).

Evidence: The environmental consultant for SMUD prepared an Initial Study and Mitigated Negative Declaration for the Sunrise-Douglas Neighborhood Electric Distribution project. This report addresses related impacts with this project request and has identified mitigation measures to reduce impacts of the project to a less than significant level. The 30-day public review period began on April 4, 2005 and closed May 3, 2005. Mitigation measures were developed to reduce all impacts to a less than significant level.

2. General Plan and Zoning Code.

Finding: The proposed project is consistent with the goals and policies of the City Rancho Cordova General Plan and Zoning Code.

Evidence: The project conforms to the goals and policies of the Rancho Cordova General Plan and development standards in the Zoning Code. In addition, the project has been conditioned to ensure the development will not adversely impact the surrounding developments. The required security fencing and landscaping have been designed to provide adequate screening from view of adjoining properties.

3. Conditional Use Permit

Finding: The establishment, maintenance and operation of the use, building, or structure applied for will not under the circumstances of the particular case be detrimental to the health, safety, peace, morals, comfort, or general welfare of persons residing or working in the neighborhood of such proposed use or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the City. (Zoning Code §110-30)

Evidence: The required security fencing and landscaping have been designed to provide adequate screening from view of adjoining properties. Analysis by staff of the proposed project and the inclusion of Conditions of Approval ensure that there will be no negative impacts and the use will not be detrimental to the health, safety, peace, morals, comfort, or general welfare of persons residing or working in the surrounding neighborhood.

4. Design Review

Findings:

- a) High quality building designs that consist of durable and maintainable materials and that provide visual interest and diversity to the community.
- b) Building designs that maintain human scale and interest.
- c) Use of an architectural style and/or theme for new non-residential development that is consistent for building elevations of a single structure or consistent among all buildings within an integrated development.
- d) Design of buildings or structures that is sensitive to the neighborhood character with regard to scale, architectural style, use of materials and bulk.
- e) Interesting and attractive architecture which includes varied relief of the facade elements and detailed articulation of the building features.
- f) Incorporate quality site design, including landscaping, signage and other elements of site design.

Evidence:

- a) The location of the substation has very little physical impact on pedestrians and nearby residences and landscaping is provided to create visual screening. The two equipment buildings are metal structures and painted a dark green to reduce the visual impact of the structures.
- b) The towers and electrical poles heights are necessary to provide adequate ground clearance and power line separation. If the substation was moved further from the easement, additional overhead towers and poles would be necessary to transfer the 230kV lines to the facility and additional distribution poles and lines would be needed to convey the power back to the residential development. The only buildings proposed on the property are a small warehouse and a control building, both of which are located within the interior of the property.
- c) The towers, poles and switching equipment, along with the transformers are consistent with other SMUD facilities and have a specific function. It is the opinion of staff that a structure or tall walls would be more visually impacting than the lattice towers and equipment frames, and perimeter landscaping would provide the more effective screen.
- d) The substation is segregated from residential and commercial uses to the north and west. On the east and south sides of the property there are large vacant

parcels of land that will not be developed and the residential properties to the west are over 250 feet from the substation.

- e) See "c"
- f) There is a security fence and landscaping with trees, vines and shrubs along the perimeter to enhance the visual quality of the site design and provide the greatest visual screen to the residents of the area.

PASSED AND ADOPTED by the City Council of the City of Rancho Cordova on the 20th day of November 2006.

AYES:

NOES:

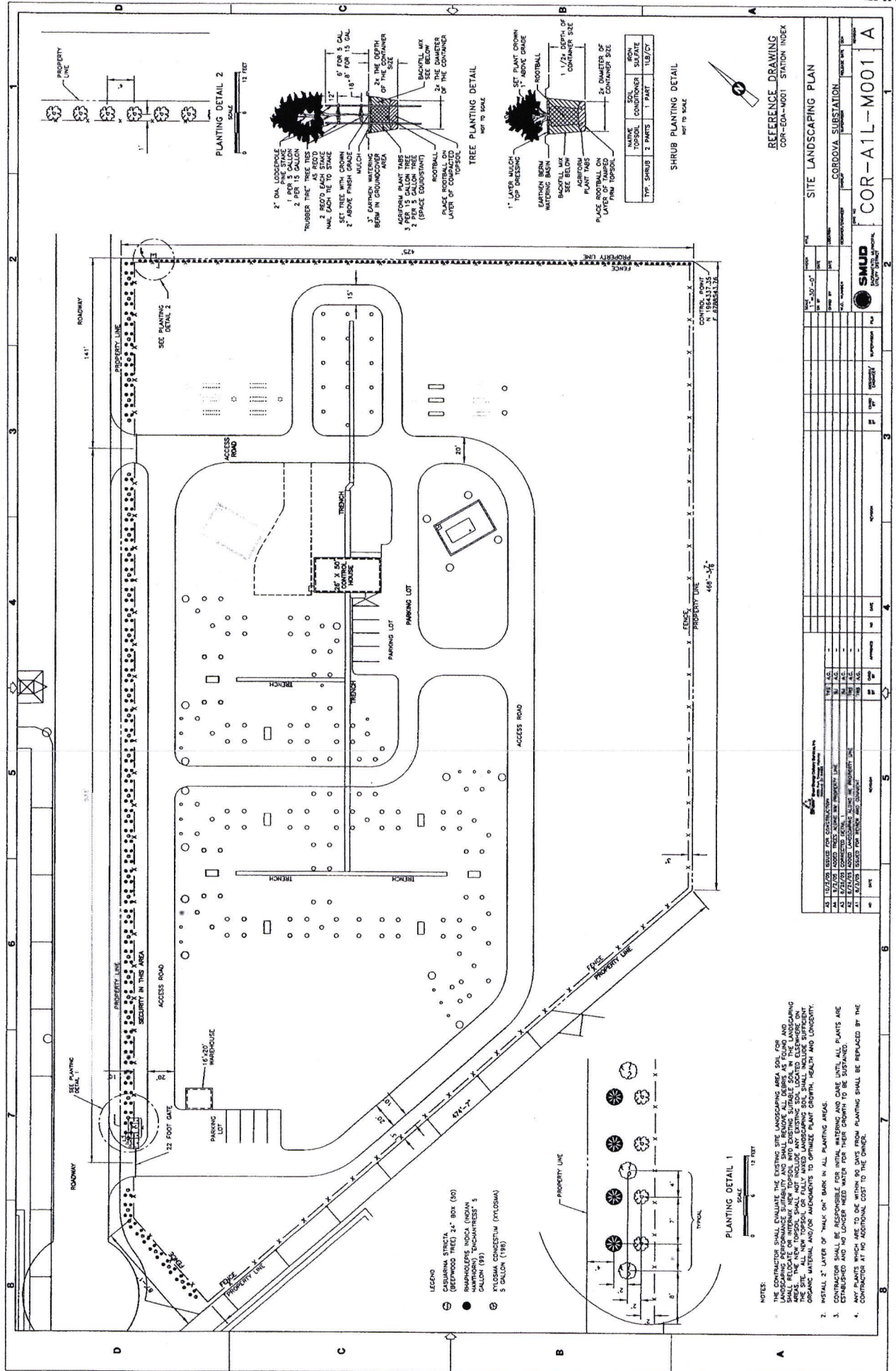
ABSENT:

ABSTAIN:

Robert J. McGarvey, Mayor

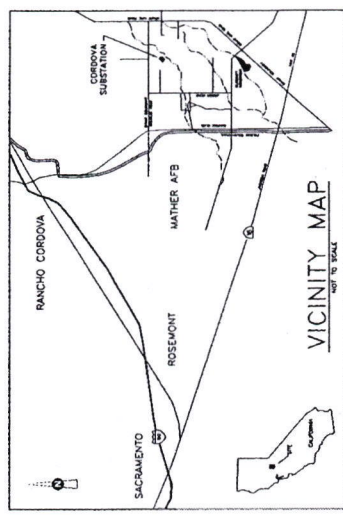
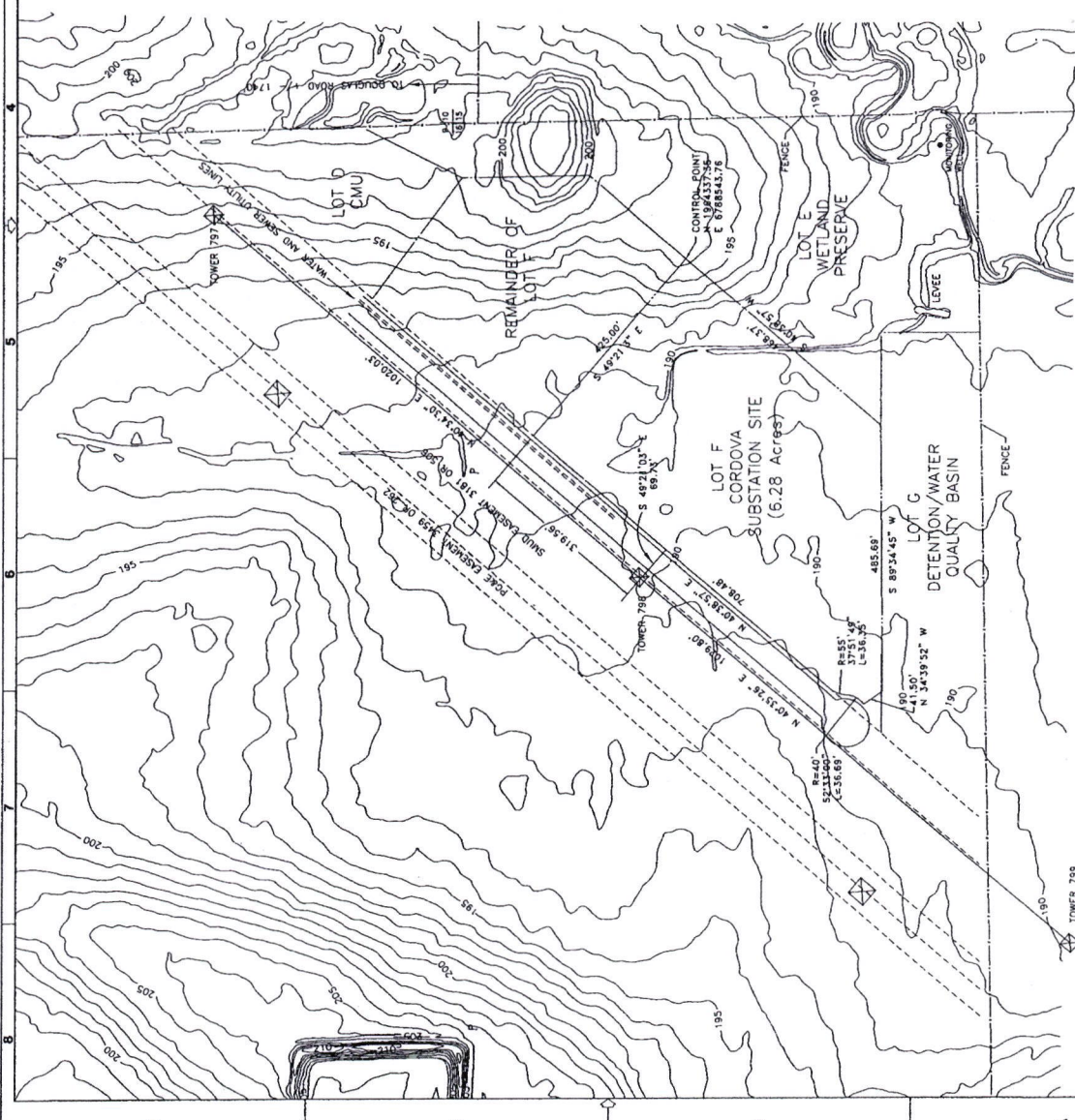
ATTEST:

Anna Olea-Moger, CMC, City Clerk



- NOTES:
- THE CONTRACTOR SHALL EVALUATE THE EXISTING SITE LANDSCAPING AREA SOIL FOR NUTRIENT PERFORMANCE. SUFFICIENCY AND SHALL REMOVE ALL DEBRIS AS FOUND AND RELOCATE THE EXISTING SOIL TO THE EXISTING PLANTING AREAS. THE NEW TOPSOIL SHALL NOT INCLUDE ANY EXISTING SOIL LOCATED ELSEWHERE ON THE SITE. THE CONTRACTOR SHALL PROVIDE A LETTER OF CERTIFICATION TO THE OWNER, DATED AT THE TIME OF COMPLETION OF THE PROJECT, REGARDING THE SOIL TEST RESULTS AND THE CONTRACTOR'S COMPLIANCE WITH THE REQUIREMENTS OF THE SPECIFICATIONS.
 - INSTALL 3" LAYER OF "WALK ON" BARK IN ALL PLANTING AREAS.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR WITHIN WATERING FOR ONE YEAR. ALL PLANTS ARE ESTABLISHED AND NO LONGER NEED WATER FOR THEIR GROWTH TO BE SUSTAINED.
 - ANY PLANTS WHICH ARE TO BE REPLACED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.

- NOTES:
1. TOWNSHIP FROM THE STATE SURVEYING 125, 19073 DATE 4-15-01.
 2. PROPERTY BOUNDARIES ARE FROM DISE-44, SANDOZ PARK.
 3. SALES AGREEMENT, PORTION OF THE REMAINDER OF 125 E.V. 25, SEC. 15, TOWNSHIP 125N, RANGE 4E, COUNTY OF SACRAMENTO, STATE OF CALIFORNIA.
 4. CALIFORNIA STATE PLANE COORDINATE SYSTEM, ZONE 2, NAD 83.



REFERENCE DRAWING
COR-40A-M001 STATION INDEX

 The Power Systems Corporation, Inc. 2000 West 10th Avenue Anchorage, Alaska 99503										PLOT PLAN									
										CORDOVA SUBSTATION									
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BASIC BUILDING DATA

26'-0" x 50'-0" x 13'-0"
12'-0" CLEAR CEILING (SUSPENDED CEILING BELOW THROUGHOUT THE BUILDING WITH EXCEPTION OF BATTERY ROOM AND CLOSET)

GOVERNING BUILDING CODES: UBC & CBC

ROOF: ARCTIC WHITE

INTERIOR WALLS: 5/8" SHEET ROCK

EXTERIOR WALLS: 24 GA. GREEN

FOR FULL INFORMATION SEE BLDG SPECIFICATION

PERMANENT BUILDING WALLS AND WINDOWS, ETC.

REFER TO ERECTION DRAWINGS

FOR SPECIFIC DETAILS SEE ASSEMBLY DRAWINGS

BUILDING DESIGN CRITERIA

WIND SPEED: 70MPH

WIND EXPOSURE: D

SEISMIC ZONE: 4

ROOF LIVE LOAD: 20PSF

NOTE:

(1) ONE (1) 6'-0" X 9'-0" 16 GA. GALV. DOUBLE DOOR (EXTERIOR)

(2) SOLID LEAF, PANIC HARDWARE, BEST

(3) THREE (3) 3'-0" X 7'-0" 18 GA. GALV. DOOR (EXTERIOR)

(4) SOLID LEAF, PANIC HARDWARE, BEST

(5) TWO (2) WALL OPENING KITS FOR CABLE TRAY

(6) ONE (1) 12" DIAMETER ROOF VENT (BROAN NO. 612)

(7) ONE (1) DUCT DOWN TO CEILING VENTILATOR (BROAN NO. L1500)

(8) CEILING GRILL

(9) ONE (1) LOT LOCK-IN-LINER PLUS WITH

ADDITIONAL 3 1/2" FIBERGLASS INSULATION

ON EXTERIOR WALLS (R-19 INSULATION VALUE)

(10) ONE (1) LOT INTERLOCKING STEEL CEILING

WITH 1/2" INSULATION (INSULATED VALUE)

(11) ONE (1) LOT OF 24 GA. GAVE GUTTERS

(12) ONE (1) LOT OF 24 GA. DOWN SPOUTS

(13) ONE (1) LOT OF CABLE TRAY SUPPORTS

(14) ONE (1) 2'-4" X 7'-0" INTERIOR DOORS

LOCATED IN PARTITION

(15) ONE (1) 4'-0" X 3'-0" HORIZONTAL SLOING

WINDOW WITH INSULATED WIRE GLASS

(16) ONE (1) EXHAUST FAN WITH GRAVITY

OPERATED MAKE LOUVER SEE HVAC DWG

FOR SPECIFICATIONS

(17) TWO (2) 3'-0" X 7'-0" INTERIOR DOORS

FIELD LOCATED IN PARTITION

(18) WALL MOUNTED PACKAGE AIR CONDITIONER,

BAIRD MODEL # WA2

(19) ONE (1) 3'-0" X 7'-0" INTERIOR DOOR WITH

LOUVERS FIELD LOCATED IN PARTITION

(20) CEILING VENTILATOR (BROAN NO. L1500)

CONNECTED TO ROOF VENT

(BROAN NO.612)FOR BACK UP VENTILATION

(21) OUTSIDE AIR INTAKE LOUVER

(ARMSTRONG NO.1537A) MOTORIZED ACTUATOR

(ARMSTRONG NO.8CMA-405) FOR BACK UP VENTILATION

(22) RANDRIP BY PEACO

(23) RESTROOM EXHAUST FAN (BROAN NO. 509)

REFERENCE DRAWING

COR--SZE-M001 STATION INDEX

COR--SZE-M001

COR--SZE-M001

COR--SZE-M001

COR--SZE-M001

COR--SZE-M001

COR--SZE-M001

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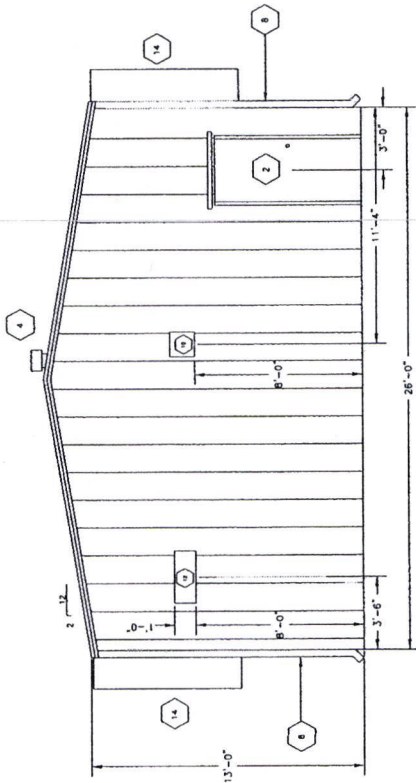
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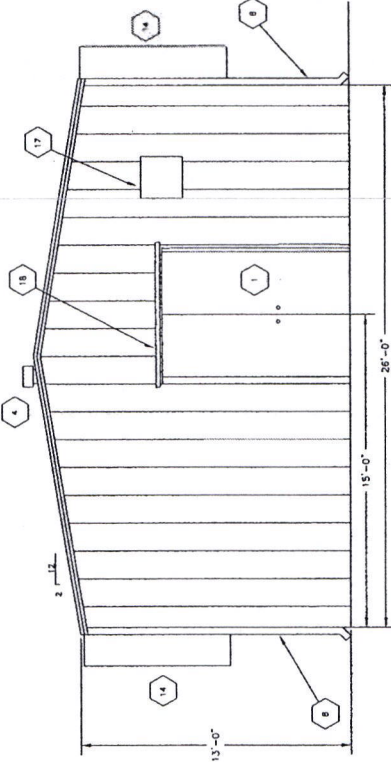
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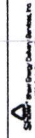
COR--SZE-M001



ELEVATION "NORTHERN"
(COR--SZE-M001)



ELEVATION "SOUTHERN"
(COR--SZE-M001)



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AT 12/26/05
PROJECT FOR REVIEW AND COMMENT

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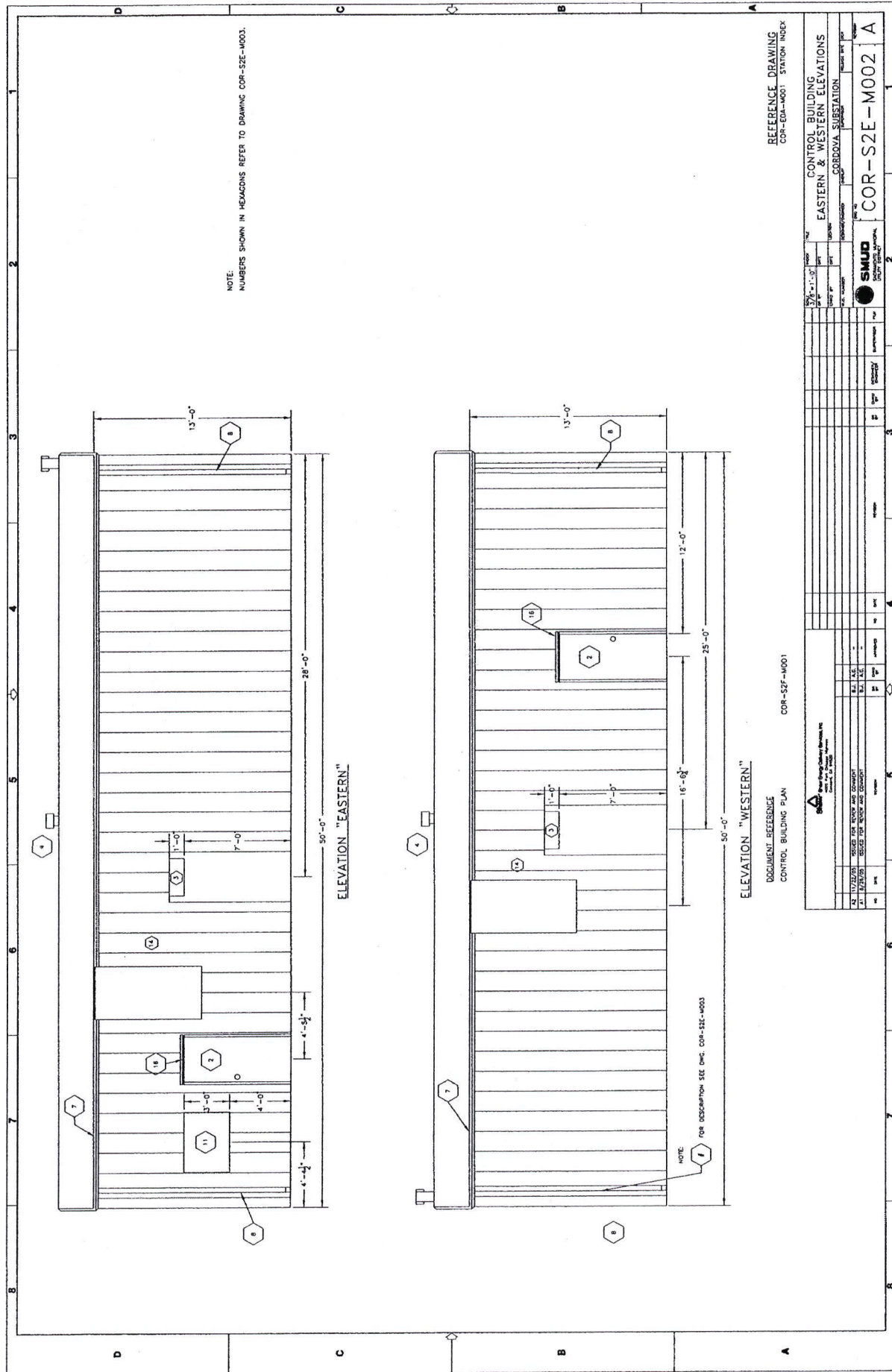
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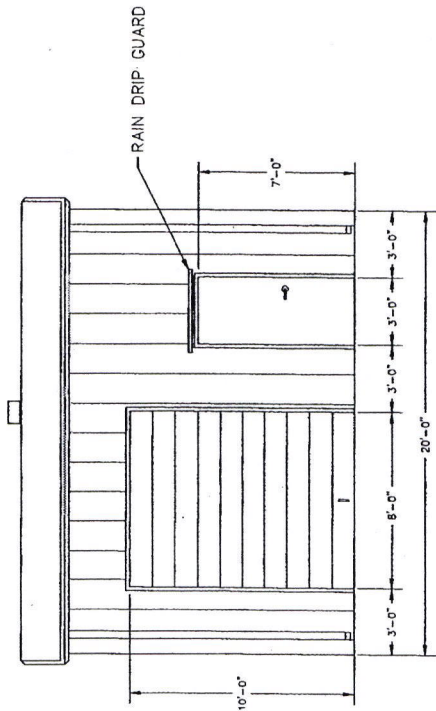
REFERENCE DRAWING
COR-EDA-M001 STATION INDEX

DOCUMENT REFERENCE
COR-S2E-M001

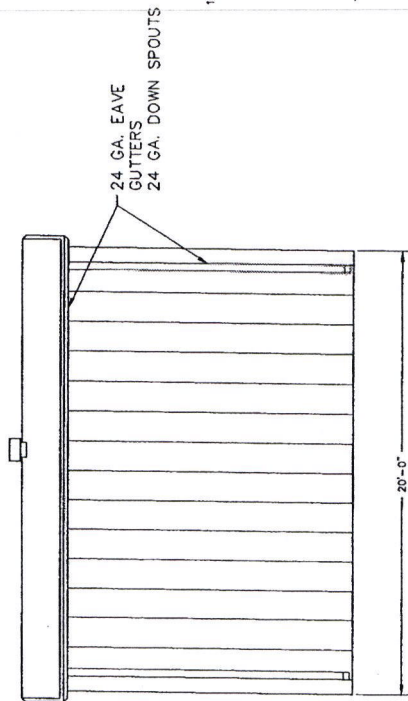
ELEVATION "WESTERN"

CONTROL BUILDING PLAN

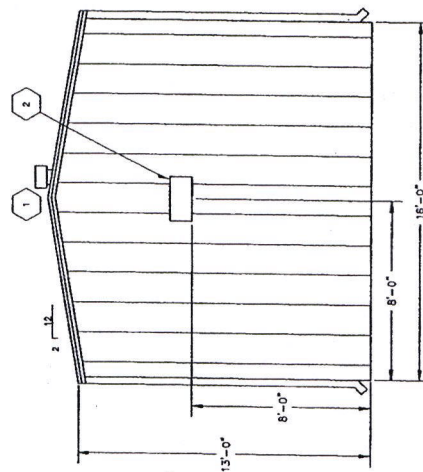
CONTROL BUILDING EASTERN & WESTERN ELEVATIONS		CORDOVA SUBSTATION		COR-S2E-M002	
NO.	DESCRIPTION	NO.	DESCRIPTION	NO.	DESCRIPTION
1	DOOR	11	DOOR	1	DOOR
2	WINDOW	12	WINDOW	2	WINDOW
3	WINDOW	13	WINDOW	3	WINDOW
4	WINDOW	14	WINDOW	4	WINDOW
5	WINDOW	15	WINDOW	5	WINDOW
6	WINDOW	16	WINDOW	6	WINDOW
7	WINDOW	17	WINDOW	7	WINDOW
8	WINDOW	18	WINDOW	8	WINDOW
9	WINDOW			9	WINDOW
10	WINDOW			10	WINDOW
11	DOOR			11	DOOR
12	WINDOW			12	WINDOW
13	WINDOW			13	WINDOW
14	WINDOW			14	WINDOW
15	WINDOW			15	WINDOW
16	WINDOW			16	WINDOW
17	WINDOW			17	WINDOW
18	WINDOW			18	WINDOW



ELEVATION "A"(WEST)
SEE COR-CSE-M007



ELEVATION "B"(EAST)
SEE COR-CSE-M007



ELEVATION "C"(NORTH)
SEE COR-CSE-M007

NOTES.

- ① ROOF-MOUNTED 14" VENTILATOR
1050CFM, 120VAC, 3.6A, 60HZ, 1/8HP
1000RPM, BROWN NO.350 OR EQUAL
- ② WALL-MOUNTED ADJUSTABLE INTAKE LOUVER
24" WX12" H. WITH CHAIN PULL ACTUATOR.
AIR MASTER NO. LE47A CAT.#94423 OR EQUAL
CHAIN ACTUATOR NO. 81645 OR EQUAL
- ③ ADDITIONAL VENTILATION TO BE
PROVIDED BY OPEN DOOR(S).

DIMENSIONS:
16'-0" X 20'-0" X 13'-0"

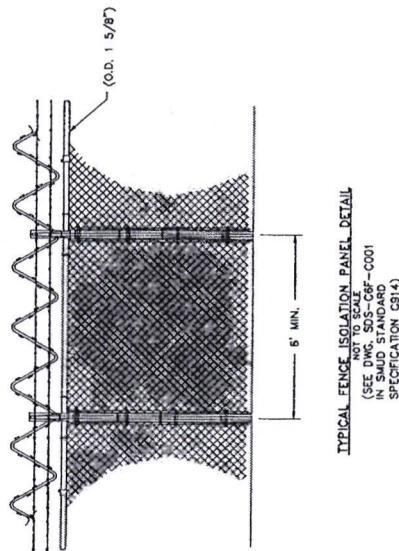
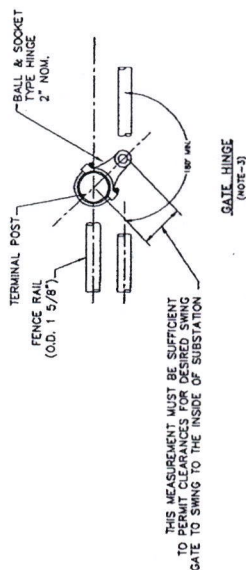
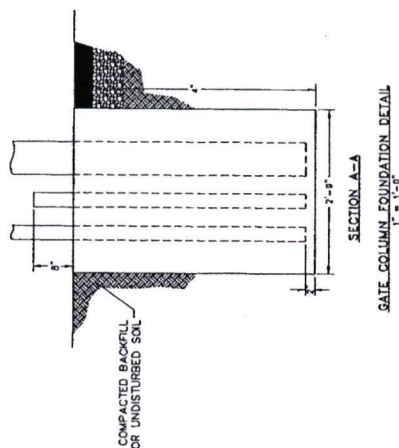
COVERING BUILDING CODES:
UBC & CBC

ROOF: ARCTIC WHITE

EXTERIOR WALLS: 24 GA. GREEN

REFERENCE DRAWING
COR-EDA-M001 STATION INDEX

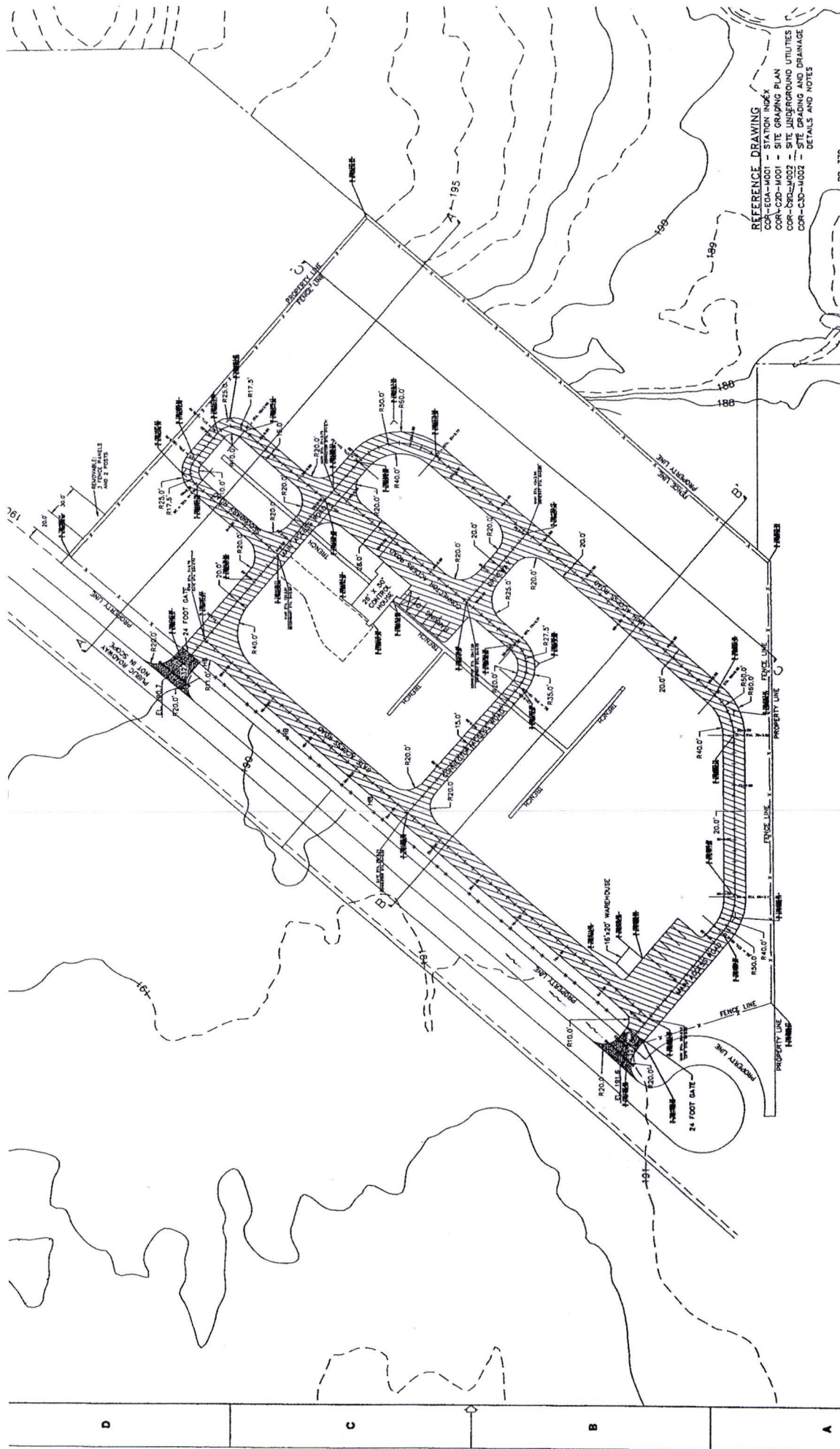
		WAREHOUSE BUILDING ELEVATIONS A, B & C CORDOVA SUBSTATION	
DATE 12/15/05	DRAWN BY J. L. L.	CHECKED BY J. L. L.	SCALE 1/8" = 1'-0"
REVISION 1. 12/15/05 2. 12/15/05	REVISION 1. 12/15/05 2. 12/15/05	REVISION 1. 12/15/05 2. 12/15/05	REVISION 1. 12/15/05 2. 12/15/05



1. INSTALL METAL GATE STOPPER EMBEDDED IN CONCRETE TO PREVENT DAMAGE TO STONE VENEER ON MASONRY BY MOVING GATE.
2. COLUMN SHALL BE 10' HIGH (TYPICAL AT 4 PLACES).
3. SEE SMUD STANDARD DRAWING SDS-CSP-0001,
"GATE LATCH DETAILS AND ASSEMBLY" (IN SMUD
STANDARD SPECIFICATION CS14)
4. THE FENCE SHALL BE CONSTRUCTED IN ACCORDANCE
WITH STANDARD SMUD FENCE SPECIFICATION CS14.

SOS-C6F-C001	INSTALLATION DETAILS, FENCE ISOLATION PANEL, INSULATING FENCE POST & SECURITY WIRE.-(IN SMUD STANDARD SPECIFICATION C914)
CDS-C6F-D001	GATE LATCH DETAILS AND ASSEMBLY.-(IN SMUD STANDARD SPECIFICATION C914)

Standard Smud Fence System SMUD FENCE SYSTEM										THE FENCE SHALL BE CONSTRUCTED IN ACCORDANCE WITH STANDARD SMUD FENCE SPECIFICATION CS-1K.									



NOTES:

1. TOPOGRAPHY FROM TRI STATE SURVEYING LTD. PHOTO DATE: 8-15-01.
2. CALIFORNIA STATE PLANE COORDINATE SYSTEM, ZONE 2, NAD 83
3. FOR ROAD CROSS SECTIONS AND CATCH BASINS, SEE DRAWING COR-C2D-M001.
4. FOR REPRESENTATIVE SECTIONS SEE DRAWING COR-C2D-M002.

LEGEND:

- BC= BEGINNING OF CURVE
- ET= END OF TANGENT
- ////// LIMIT OF ASPHALT PAVEMENT
- ||||| LIMIT OF 6" THICK CONCRETE DRIVEWAY

REFERENCE DRAWING

- COR-EDA-M001 - STATION INDEX
- COR-C2D-M001 - SITE GRADING PLAN
- COR-C2D-M002 - SITE UNDERGROUND UTILITIES
- COR-C2D-M003 - SITE EASMENTS AND DRAINAGE
- COR-C2D-M004 - DETAILS AND NOTES

SITE

ROADS, PAVING AND FENCING

CORDOVA SUBSTATION LOT F

SMUD

COR-C2D-M003

8

CONDITIONS OF APPROVAL/ MITIGATION MEASURES

EXHIBIT B

		<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (Date and Signature)</u>
1.	The project shall be constructed in substantial compliance with the approved Conditional Use Permit and Design Review plans (Exhibit A) and as conditioned by the City Council for the SMUD Substation, located in the Sunridge Park subdivision, Project No. RC-06-229.	On-Going	Planning	
2.	The Applicant shall hold harmless the City, its Council Members, its Planning Commission, officers, agents, employees, and representatives from liability for any award, damages, costs and fees incurred by the City and/or awarded to any plaintiff in an action challenging the validity of this permit or any environmental or other documentation related to approval of this permit. Applicant further agrees to provide a defense for the City in any such action.	On-Going	Planning	
	Prior to Grading Permit/Improvement Plans			
3.	Plans shall be submitted to the fire prevention bureau showing hydrant locations for review and approval prior to construction. Fire Hydrant details and fire department notes shall be shown on the site plans or improvement drawings.	Prior to Improvement Plans	Metro Fire	
	Prior to Issuance of Building Permits			
4.	The final landscape and irrigation plans shall be reviewed by the Planning Director prior to installation. Landscape plans shall include the following evergreen tree varieties (Redwoods, Oaks, Beefwood) and vines planted at the base of the chain link fence, along the entire perimeter of the transformer facility. The Director shall review the planting scheme and make adjustments to the planting pattern to achieve the maximum visual screen for the adjoining land uses.	Prior to Building Permits	Planning	

		<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (Date and Signature)</u>
5.	The exterior finishes of the buildings shall be reviewed for architectural consistency with the approved plans by the Planning Director. The building shall be a darker green, per sheets COR-S2E-M003 and COR-S2E-M007	Prior to Building Permits	Planning	
6.	An inspection of the finished building, colors, site amenities, landscaping and parking lot improvements shall be conducted by the Planning Director.	Prior to Final Inspection	Planning	
MITIGATION MEASURES				
A-1)	The following measures shall be implemented to reduce fugitive dust: a) Apply water or suitable soil stabilizers to inactive areas or other areas that can give rise to airborne dusts. b) Water exposed surfaces up to three times daily to prevent fugitive dust from migrating beyond the project's boundaries. c) Cover all inactive stockpiles with tarps or water to prevent airborne dust. d) Water all haul roads as needed to prevent airborne dust. e) Limit speeds on any unpaved roads to less than 15 mph. f) Replace ground cover in disturbed areas quickly.	On-Going	SMUD	

		<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (Date and Signature)</u>
	g) Maintain two feet of freeboard space on haul trucks h) Water soil piles three times daily			
A-2)	Controlling visible emissions from off-road diesel-powered equipment. The project shall ensure that emissions from all off-road diesel-powered equipment used on the project site do not exceed 40 percent opacity for more than 3 minutes in any one hour. Any equipment found to exceed 40 percent opacity (or Ringelmann 2.0) shall be repaired immediately, and the City of Rancho Cordova and SMAQMD shall be notified within 48 hours of identification of non-compliant equipment. A visual survey of all in-operation equipment shall be made at least weekly, and a monthly summary of the visual survey results shall be submitted to the City of Rancho Cordova and SMAQMD throughout the duration of the project, except that the monthly summary shall not be required for any 30-day period in which no construction activity occurs. The monthly summary shall include the quantity and type of vehicles surveyed as well as the dates of each survey. The SMAQMD and/or other officials may conduct periodic site inspections to determine compliance. Nothing in this section shall supersede other SMAQMD or state rules or regulations.	On-Going	SMUD	

		<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (Date and Signature)</u>
B-1)	The following measures shall be implemented to minimize impacts to special-status species: a. Surveys for special-status species with potential to occur in the project area shall be conducted where SMUD has determined that it will not assume presence of the species. Surveys shall use protocols acceptable to the regulatory agencies with authority over the species. Surveys shall be completed at the appropriate time of year by a qualified biologist provided by SMUD. Preconstruction survey results shall be documented by the biologist in a report submitted to the USFWS or DFG depending upon the status of the species. If necessary, the report will detail additional mitigation required for compliance with the state and federal ESAs. These measures may include the establishment of buffer zones around active nests and/or burrows, which may preclude construction during critical seasons for a particular species. When project impacts include incidental taking of a federally listed species, a Section 10 Incidental Take Permit or a Biological Opinion (resulting from Section 7 Consultation with another federal agency) shall be obtained from the USFWS and permit conditions implemented, pursuant to the federal ESA. When project impacts include incidental taking of a state listed species, an Incidental Take Permit shall be obtained from DFG and permit conditions implemented pursuant to the California ESA. b. All construction personnel shall participate in environmental awareness training regarding special-status species and habitats present within the project area. Construction personnel and equipment movement in the area of special-status species habitat shall be limited to only that which is essential for project construction. No material storage shall be permitted within special-status species habitats.	On-Going	SMUD	

		<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (Date and Signature)</u>
	c. A qualified biologist shall be retained on-call during construction in the event that a special-status species is identified. The biologist shall be available to direct construction activities away from the species or temporarily move the species out of the construction zone. d. Electrified wires will be spaced at adequate distances to minimize the likelihood of special-status bird and other bird of prey electrocution. Adequate spacing will also lessen the possibility of avian collisions by providing enough distance between the wires for birds to fly through. SMUD shall install conductors (wires) so they are consistent with General Order 95, Rules for Overhead Electric Construction, which requires a minimum of 60 inches between conductors (California Public Utilities Commission 1998).			
B-2)	The following measures shall be implemented to minimize impacts to wetlands: a. A wetland delineation shall be conducted by SMUD where existing wetland data is not available. Where existing wetland data is available, SMUD shall compile the data to determine the location of wetlands. If required, SMUD shall obtain and comply with the conditions of a Section 404 permit from the Corps, Section 401 water quality certification from the RWQCB, and a Streambed Alteration Agreement from DFG. b. For construction of the Douglas Bulk Transmission/Douglas-Security Distribution Substation, SMUD shall obtain a General Permit for Discharges of Storm Water Associated with Construction Activity from the	On-Going	SMUD	

Verification/ (Date and Signature)	Enforcement/ Monitoring	Timing/ Implementation	
			State Water Resources Control Board. As part of this permit, SMUD shall prepare and implement a Storm Water Pollution Prevention Plan (SWPPP) that includes erosion control measures and construction waste containment measures to ensure that Waters of the State are protected during and after project construction. The SWPPP shall include site design to minimize off-site storm water runoff that might otherwise impact surrounding wetland habitat. The SWPPP shall be prepared with the following objectives: (a) to identify pollutant sources, including sources of sediment, that may affect the quality of storm water discharges from the construction of the project; (b) to identify best management practices (BMPs) to reduce or eliminate pollutants in storm water discharges and authorized non-storm water discharges, from the site during construction; (c) to outline and provide guidance for BMP monitoring; (d) to identify project discharge points and receiving waters; (e) to address post construction BMP implementation and monitoring; and (f) to address sedimentation, siltation, turbidity, and non-visually detectable pollutant monitoring, and outline a sampling and analysis strategy. c. Wetlands shall be fenced or flagged to alert construction personnel of their presence and the need for avoidance to the maximum extent practicable. d. Powerline construction shall occur only in the dry season (March through October). e. Where power poles are placed in upland areas, they shall be placed a minimum of 50 feet from wetlands. f. During construction all excavated materials shall be deposited or

	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (Date and Signature)</u>
stored in such a manner that the material cannot be washed into any watercourse, and excess supplies of certified weed free straw bales and/or sedimentation fencing shall be available at the construction site for use as needed. g. All excess spoils shall be removed from the site. h. No refueling, storage, servicing, or maintenance of equipment shall take place within 100 feet of wetland habitat. All machinery shall be properly maintained and cleaned to prevent spills and leaks. Any spills or leaks from construction equipment shall be reported to SMUD's Environmental Services Division and cleaned up in accordance with applicable local, state and/or federal regulations. i. Exposed soil around new poles shall be seeded with a native grassland seed mix. j. Construction vehicles shall avoid driving through wetland areas and if wetland areas cannot be avoided, then mats shall be used to minimize disturbance to the wetland areas.			
CR-1)	On-Going	SMUD	
Should any cultural or paleontological resources, such as structural features, unusual amounts of bone or shell, artifacts, human remains, architectural remains, or prehistoric remains be encountered during any development activities, work shall be suspended and the City of Rancho Cordova shall be immediately notified. The City of Rancho Cordova will coordinate any necessary investigations of the site with appropriate specialists, as needed. The project proponent shall be required to			

		<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (Date and Signature)</u>
	implement any mitigation deemed necessary for the protection of the cultural resources. In addition, pursuant to Section 5097.98 of the 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.			
N-1)	The following measures will be implemented to mitigate construction-related noise: a) Construction activities shall be limited to occur between the hours of 7:00 a.m. and 6:00 p.m., Monday through Saturday; and between 9:00 a.m. and 6:00 p.m. on Sundays. b) Construction activities shall be prohibited on federal- and state-recognized holidays. c) Construction equipment powered by an internal combustion engine shall be equipped with suitable exhaust and intake silencers, in accordance with manufacturers' specifications, and maintained in good working order. d) Stationary construction equipment (i.e., portable power generators, compressors) shall be located at the furthest distance possible from nearby residential units.	On-Going	SMUD	

**Sunrise – Douglas Neighborhood
Electric Distribution Project
Subsequent
Initial Study and
Mitigated Negative Declaration**

(State Clearinghouse # 2003122135)

Lead Agency:

Sacramento Municipal Utility District
P.O. Box 15830
Sacramento, CA 95852-1830
916-732-5114

Environmental Consultant:

Sackheim Consulting
5096 Cocoa Palm Way
Fair Oaks, California 95628
916-962-2271

July 2005

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Acronyms and Abbreviations

BMP	best management practices
CAAQS	California Ambient Air Quality Standards
Caltrans	California Department of Transportation
CARB	California Air Resources Board
CEQA	California Environmental Quality Act
CESA	California Endangered Species Act
CNDDDB	California Natural Diversity Database
CNPS	California Native Plant Society
CO	carbon monoxide
Corps	U.S. Army Corps of Engineers
dBA	decibels adjusted
DFG	California Department of Fish and Game
EIR	environmental impact report
EMF	electric and magnetic fields
EPA	U.S. Environmental Protection Agency
ESA	federal Endangered Species Act
HCP	Habitat Conservation Plan
IRCS	Integrated Resource and Customer Services
IS	initial study
IS/MND	initial study/mitigated negative declaration
kV	kilovolt (1,000 volts)
mG	milligauss (0.001 Gauss)
Mg/m ³	micrograms per cubic meter
MVA	million volt ampere
NIEHS	National Institutes of Environmental Health Services
NAAQS	national ambient air quality standards
NOA	Notice of Availability
NOC	Notice of Compliance
NOx	oxides of nitrogen
PG&E	Pacific Gas & Electric Company
PM10	inhalable particulate matter of 10 microns or less
ppd	pounds per day
ROG	reactive organic gases
RWQCB	Regional Water Quality Control Board
SMAQMD	Sacramento Metropolitan Air Quality Management District
SMUD	Sacramento Municipal Utility District
SWPPP	Storm Water Pollution Prevention Plan
USGS	U.S. Geological Survey
USFWS	U.S. Fish and Wildlife Service

Chapter 1.

Project Overview and Background

Initial Study/Mitigated Negative Declaration

The Sacramento Municipal Utility District (SMUD) prepared an Initial Study/Mitigated Negative Declaration (IS/MND) for the proposed Sunrise-Douglas Neighborhood Electric Distribution Project (March 2004) (State Clearinghouse Number 2003122135). The IS/MND was circulated for a 30-day public review period on December 26, 2003 and a public meeting was held for the project on January 22, 2004. Comments on the IS/MND were received from the City of Rancho Cordova Planning Department and Lennar Communities. Issues raised included the location of the proposed bulk substation, aesthetics of proposed facilities, consistency with adopted plans and policies, and air quality and noise concerns. Responses to these comments were provided in Attachment C of the IS/MND. After careful consideration of the environmental analysis for the proposed project, the SMUD Board of Directors adopted the Mitigated Negative Declaration and approved the Sunrise-Douglas Neighborhood Electric Distribution Project on March 4, 2004.

During and after the approval of the proposed project, SMUD staff continued to meet with the City of Rancho Cordova Planning Department staff and area developers to align the elements of the proposed neighborhood electric distribution project with development proposals in the area. This coordination has led SMUD to substantially modify the location of some facilities proposed in the Sunrise-Douglas Neighborhood Electric Distribution Project.

CEQA Provisions for Subsequent Environmental Documents

As provided in Section 15162 of the State California Environmental Quality Act (CEQA) Guidelines, once a negative declaration has been adopted by a lead agency, the lead agency should prepare a subsequent negative declaration when the following occur:

- ◆ Substantial changes are proposed to the project, or the circumstances under which the project is undertaken, which will require major revisions to the previous negative declaration due to the involvement of significant environmental effects or a substantial increase in the severity of previously identified significant effects;
- ◆ New information of substantial importance, which was not known at the time the negative declaration was adopted shows:
 - ◆ one or more new significant effects not previously identified,
 - ◆ an increase in the severity of a previously identified effect,
 - ◆ mitigation measures or alternatives previously found to be infeasible would in fact be feasible and would substantially reduce significant effects, or

- ♦ the project proponent declines to adopt new mitigation measures or alternatives which would substantially reduce significant effects.

SMUD, the Lead Agency with principal responsibility for approving the project, has determined that the proposed changes in the Sunrise-Douglas Neighborhood Electric Distribution Project require major revisions to the previous mitigated negative declaration. SMUD has prepared this Subsequent IS/MND to evaluate the revised project to determine if it would potentially result in new significant impacts or increase the severity of previously identified significant impacts.

SMUD has prepared this Subsequent IS/MND consistent with the provisions of Section 15162 of the State CEQA Guidelines, as follows:

- ♦ A Subsequent IS/MND shall be given the same kind of notice and public review as required for the previous IS/MND.
- ♦ A Subsequent IS/MND shall state where the previous document is available and can be reviewed.
- ♦ This Subsequent IS/MND is a complete IS/MND that focuses on the changes in the proposed project.

Organization of the Subsequent Initial Study/Mitigated Negative Declaration

This Subsequent IS/MND is organized into the following chapters:

CHAPTER 1 – PROJECT OVERVIEW AND BACKGROUND: Provides summary background information about the project name, location and sponsor.

CHAPTER 2 – PROJECT DESCRIPTION: Provides a detailed description of the proposed project.

CHAPTER 3 – ENVIRONMENTAL CHECKLIST: Contains the Environmental Checklist together with a discussion of the checklist questions. For ease of comparison, this Subsequent IS/MND uses the same Environmental Checklist form used as the basis of the environmental analysis in the previous IS/MND. The Environmental Checklist is used to determine the following for the proposed project:

- ♦ “No Impact”, identifying areas in which the project would have no impact.
- ♦ “Less Than Significant Impact”, which identifies impacts that are considered less than significant and do not require the implementation of mitigation measures.
- ♦ “Less Than Significant Impact with Mitigation”, which identifies impacts that could be mitigated with the incorporation of mitigation measures which SMUD has agreed to implement as part of the proposed project.
- ♦ “Potentially Significant Impact”, which identifies impacts that need additional study and require analysis in an environmental impact report (EIR).

The Environmental Checklist concludes with a determination as to whether additional environmental

documentation is required.

CHAPTER 4 – LIST OF PREPARERS: Identifies the individuals who contributed to the environmental document.

CHAPTER 5 – REFERENCES CITED: Identifies the information sources used in preparing this environmental document.

Technical Appendices are found at the end of this report.

Background

Project Name: Sunrise-Douglas Neighborhood Electric Distribution Project

Project Location: City of Rancho Cordova, Sacramento County

Project Sponsor and Contact Person:

Sacramento Municipal Utility District
P.O. Box 15830
Sacramento, CA 95852-1830

Ron Scott, Safety, Health and Environmental Specialist III - Project Manager
916-732-5114 or rscott@smud.org

Project Overview

SMUD proposes to construct the Sunrise-Douglas Neighborhood Electric Distribution Project located in City of Rancho Cordova, primarily in the Sunrise Douglas Community, Sunridge Specific Plan Area (Figure 1). The purpose of the project is to provide a reliable source of electricity to meet the electric demand created by approved development in the Sunrise-Douglas Community, Sunridge Specific Plan Area. The Sunrise-Douglas Neighborhood Electric Distribution Project consists of the construction of four new neighborhood distribution substations that step down 69,000-volt (69 kV) to 12,000-volt (12 kV), a new bulk transmission substation that steps down 230,000-volt (230 kV) to 69 kV, and 69 kV overhead powerlines that link the distribution substations to their power source(s).

As noted previously, SMUD has substantially modified the location of some facilities proposed in the Sunrise-Douglas Neighborhood Electric Distribution Project to better align project elements with development proposals in the area. The proposed project (revised project), including the location of the revised substations and interconnecting powerlines, is depicted in Figure 1, Revised Sunrise-Douglas Project and Area Overview. For comparison with the revised project, the previously approved project is depicted in Figure 2, Previously Approved Sunrise-Douglas Project and Area Overview.

Previous Environmental Documents

CEQA allows the use of program EIRs to provide the basis in an Initial Study (IS) for determining whether later activity may have any significant effects. It can also be incorporated by reference to deal with regional influences, secondary effects, cumulative impacts, broad alternatives, and other factors that apply to the program as a whole. Where a lead agency determines that a cumulative effect has been adequately addressed in the prior EIR, that effect is not treated as significant for the purposes of the later EIR or negative

declaration, and need not be discussed in detail (State CEQA Guidelines, Section 15152(f)(1)).

SMUD has determined that a Subsequent IS/MND shall be prepared in order to determine whether the potential exists for unmitigatable impacts resulting from the proposed project. Relevant analysis from certified program EIRs, and other project-specific studies and reports that have been generated to date were used as the database for the Subsequent IS/MND.

The following documents serve as program-level EIRs from which tiering and incorporation by reference can occur and site-specific studies relevant to the proposed project (copies of these documents are available for review during normal business hours at SMUD, 6201 S Street, Sacramento, CA 95817-1899):

- ◆ Sunrise Douglas Community Plan/Sunrise Douglas Specific Plan EIR;
- ◆ City of Ranch Cordova, Interim General Plan;
- ◆ Anatolia Subdivisions and Development Agreement IS/MND; and
- ◆ Sunridge Park and Sunridge Lot J IS/MND.

Previous Initial Study/Mitigated Negative Declaration

SMUD prepared an IS/MND for the proposed Sunrise-Douglas Neighborhood Electric Distribution Project in March 2004 (State Clearinghouse Number 2003122135). This document is available for public review at:

SMUD
6201 S Street
Sacramento, CA 95817-1899

Attachment A of the previous IS/MND contains a detailed Mitigated Project Description that reflects the measures adopted to reduce project impacts to less-than-significant levels for any environmental factors affected by the Sunrise-Douglas Neighborhood Electric Distribution Project. These adopted measures are applicable to all components of the proposed project, including the revised locations of some project features as analyzed in this Subsequent IS/MND.

Additionally, Attachment B of the previous IS/MND provides detailed information and analysis of project effects on biological environmental factors and the mitigation measures that will be implemented with the project to ensure that the impacts of this project are less than significant as defined by CEQA. This information is still applicable to the proposed project as revised, with additional information provided in this Subsequent IS/MND for site-specific impacts.

Purpose of this Document

The purpose of this Subsequent IS/MND is to address specific impacts that may occur due to the proposed project. The document relies on a number of site-specific studies and previous environmental documents prepared to address in detail the effects or impacts associated with the project.

This Subsequent IS/MND is a public document that assesses the environmental effects of the Sunrise-Douglas Neighborhood Electric Distribution Project, as required by CEQA and in compliance with State CEQA Guidelines (14 California Code of Regulations 1500 et seq.), which requires that all state and local government agencies consider the environmental consequences of projects over which they have discretionary authority before acting on those projects.

SMUD, the Lead Agency with principal responsibility for approving the project, has determined that the

proposed changes in the Sunrise-Douglas Neighborhood Electric Distribution Project require major revisions to the previous mitigated negative declaration. SMUD has prepared this Subsequent IS/MND to evaluate the revised project to determine if it would potentially result in new significant impacts or increase the severity of previously identified significant impacts.

An IS is an analysis prepared by the Lead Agency (SMUD), in consultation with other relevant agencies to determine whether a mitigated negative declaration is needed or an EIR should be prepared. If an IS concludes that the impacts of the project are either less than significant or can be reduced to a less-than-significant level with mitigation that is either incorporated into the project or agreed to by the project sponsor (SMUD), the lead agency can prepare a mitigated negative declaration. If, after preparing and issuing an IS for public review, the lead agency determines that there is substantial evidence that any aspect of the project, either individually or cumulatively, may cause a significant effect on the environment, it must prepare an EIR.

In reviewing the site specific information provided for the proposed project, SMUD has analyzed the potential environmental impacts created by this project and has prepared a Subsequent Mitigated Negative Declaration.

Public Review Process

This Subsequent IS/MND was circulated for a 30-day public review period beginning on April 4, 2005 and closing on May 3, 2005 and distributed to all individuals who commented on the Notice of Preparation (NOP) or commented on the previous IS/MND for the project. A copy of the Subsequent IS/MND distribution list is contained in Appendix D. Additionally, this Subsequent IS/MND was distributed to the appropriate resource agencies. A Notice of Availability (NOA) for this Subsequent IS/MND was also distributed to all property owners of record identified by the County Assessor's office within 500 feet of the project boundaries, and anyone who had previously requested being on the project mailing list. The NOA identified where the document was available for public review and invited interested parties to provide written comments for incorporation into the Subsequent IS/MND. The NOA also invited interested parties to attend a public meeting on the project. A copy of the NOA is contained in Appendix E.

Reviewers of the Subsequent IS/MND were advised to focus on the sufficiency of the document in identifying and analyzing possible impacts on the environment and ways in which the significant impacts of the project might be avoided or mitigated. The only written comments on the Subsequent IS/MND were received from the State Clearinghouse, which acknowledged that SMUD complied with the requirements of CEQA for draft environmental documents. The letter from the State Clearinghouse is contained in Appendix F.

A public meeting on the Subsequent IS/MND was held on April 20, 2005 at SMUD's headquarters in Sacramento. Notice of the public meeting was included in the NOA and published in the Sacramento Bee on April 3, 2005. One individual attended the public meeting and noted that the location of an existing substation, north of Douglas Road, was incorrectly identified on Figures 1, 2, and 5 of the Subsequent IS/MND. This Subsequent IS/MND contains revised Figures 1, 2, and 5 and identifies the American River Aggregate Distribution Substation in its proper location. This Subsequent IS/MND is being circulated to the individual who commented on the Subsequent IS/MND before a decision on the project is made.

SMUD Board Approval Process

The SMUD Board of Directors must adopt the Subsequent IS/MND before it can approve the project. The project and environmental documentation pertaining thereto will be formally presented to the SMUD Board of Directors for information at an Integrated Resource and Customer Services (IRCS) Committee meeting.

The SMUD Board of Directors will then consider adoption of the final Subsequent IS/MND at the next Board of Director's meeting. The IRCS Committee meetings and Board of Directors meetings are held at SMUD's Headquarters (6201 S Street, Sacramento, CA, 95817-1899) and are open to the public. The public may comment at both meetings. Once the IS/MND has been adopted, the SMUD Board of Directors may render a decision on project approval or defer such a decision to a later date.

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

DETERMINATION: (To be completed by the Lead Agency)

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 revisions in the project have been made by or agreed to by the project proponent. 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 "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. 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, because all potentially significant effects (1) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Ronald Scott
Signature
RONALD SCOTT
Printed Name

3/28/05
Date

For

Chapter 2.

Project Description

Project Location

The proposed Sunrise-Douglas Neighborhood Electric Distribution Project is located within the City of Ranch Cordova, primarily in the Sunrise Douglas Community Plan Area (Figure 1). The project site is generally bounded by Sunrise Boulevard on the west, Grant Line Road on the east, Kiefer Boulevard on the south, and extends north of Douglas Road to the point where the existing 230 kV transmission corridor intersects Grant Line Road (Figure 1).

Project Objectives

SMUD proposes to develop a neighborhood electric distribution project in the City of Rancho Cordova that consists of the construction of four new neighborhood distribution substations that step down 69 kV to 12 kV, a new bulk transmission substation that steps down 230 kV to 69 kV, and 69 kV overhead powerlines that link the distribution substations to their power source(s) (Figure 1). The purpose of the project is to provide a reliable source of electricity to meet the electric demand created by approved development in the Sunrise Douglas Community Plan/Sunridge Specific Plan Area. The project is needed to ensure that approved development in the Sunrise Douglas Community Plan/Sunridge Specific Plan Area has an adequate and reliable source of electricity.

Project Area Land Use Description

Current land use in the project area including the proposed overhead 69 kV powerline locations and proposed substation locations is primarily rangeland and open space. Along a portion of the western edge of the project area, the Anatolia Developments are currently under construction. Rough grading of this area has been completed, including the location of the previously approved proposed neighborhood distribution substations.

Project Background

Sunrise Douglas Community Plan/Sunridge Specific Plan

On July 12, 1995, the Sacramento County Board of Supervisors adopted Resolution No. 95-0835 that initiated a Community Plan for the Sunrise Douglas area. Subsequently, the single Specific Plan process was reconfigured to provide for a series of smaller Specific Plan areas. The intent was to implement the Community Plan through a series of consistent, coordinated Specific Plans. The Sunridge Specific Plan is the first in the Sunrise Douglas Community Plan Area. Electrical infrastructure needs for the Sunrise Douglas Community/Sunridge Specific Plan Area were based on projected land use and development for the area as outlined in the Sunrise Douglas Community

Plan/Sunridge Specific Plan Environmental Impact Report (EIR), November 2001, and the Sunridge Specific Plan, July 17, 2002, prepared by Sacramento County. SMUD prepared the "Sunrise Douglas Community Plan/Sunridge Specific Plan SMUD Electrical Plan" based on the Specific Plan and the EIR. SMUD determined that their existing electrical infrastructure would be insufficient to service new electrical demands from proposed development in the Sunrise Douglas area. SMUD's most recent engineering design has determined that four neighborhood distribution substations and one bulk transmission substation would be required to meet future power demands of the Sunrise Douglas Community Plan Area (the Sunridge Specific Plan Area is part of the Sunrise Douglas Community Plan Area).

Prior to incorporation on July 1, 2003, the City of Rancho Cordova was part of un-incorporated Sacramento County, and as such, growth and development in the area was governed by the goals, objectives, and policies of the Sacramento County General Plan. Sacramento County completed a lengthy planning process for the Rancho Cordova area that led to the creation of the Cordova Community Plan. The Cordova Community Plan implemented the policies of the Sacramento County General Plan at a detailed level, but did not address all areas currently included in the City of Rancho Cordova, and specifically did not address the area south of Douglas Road.

City of Rancho Cordova Interim General Plan

On August 2, 2004, the Rancho Cordova City Council adopted a Vision Book and Interim General Plan to serve as both the basis to prepare a draft General Plan and to guide new development proposals in the interim.

On January 20, 2005, the City of Rancho Cordova adopted a Draft Land Use Policy Map. In addition to the Sunrise Douglas Community Plan/Sunridge Specific Plan Area, the proposed Sunrise Douglas Neighborhood Electric Distribution Project crosses the following planning areas as identified on the January 20, 2005 Draft Land Use Policy Map:

- ◆ Grant Line West Planning Area,
- ◆ Rio del Oro Planning Area, and
- ◆ Suncreek/Preserve Planning Area.

Specific project proposals within these planning areas and their relationship to the proposed project are discussed below under "Related Projects".

Project Description

The proposed Sunrise-Douglas Neighborhood Electric Distribution Project contains three elements: the construction of four neighborhood distribution substations, the construction of one bulk transmission substation, and the construction and installation of overhead 69 kV powerlines that link the distribution substations to their power source(s). The location of these facilities is depicted in Figure 1.

The four neighborhood distribution substations would each step down 69 kV to 12 kV and include:

- ◆ Douglas-Security Distribution Substation,
- ◆ Grant Line-Creek Distribution Substation,

- ◆ Kiefer-Jaeger Distribution Substation, and
- ◆ Sunrise-Chrysanthy Distribution Substation

The Douglas Bulk Transmission Substation would step down 230 kV to 69 kV. This facility would be co-located within the Douglas-Security Distribution Substation site, southwest of the existing 230 kV transmission corridor (Figure 1).

Overhead 69 kV powerlines are proposed along the following:

- ◆ Douglas Road between Sunrise Boulevard and Grant Line Road,
- ◆ Grant Line Road extending north from Kiefer Boulevard to an existing distribution substation located north of the existing 230 kV transmission corridor,
- ◆ along the north side of Kiefer Road between the existing 230 kV transmission corridor and Sunrise Boulevard, and
- ◆ within or adjacent to the existing 230 kV transmission corridor between Sunrise Boulevard and Grant Line Road.

Additionally, SMUD's standard design practice is to connect every substation to a 69 kV powerline loop that links the neighborhood distribution substations to their bulk transmission substation power source(s), rather than only one radial "tap" that ends at a neighborhood distribution substation. This design standard creates a minimum of two 69 kV sources to a distribution substation that enables restoration of services to all customers in the event that one source is interrupted. SMUD's design practices significantly reduce the length of service interruptions because an incident that affects only one 69 kV line can be isolated and the load served from alternate 69 kV lines. The Kiefer-Jaeger Distribution Substation, would be connected to the 69 kV powerline loop through a new 69 kV powerline extending from the revised Kiefer-Jaeger Distribution Substation to the 230 kV corridor right-of-way (ROW) either north along the west side of Jaeger Boulevard or northwest through Open Space Wetland Preserve (Figure 3).

As noted previously, SMUD has substantially modified the location of some facilities originally proposed in the Sunrise-Douglas Neighborhood Electric Distribution Project IS to better align project elements with development proposals in the area. In a collaborative effort with the City of Rancho Cordova and area developers, SMUD has revised the location of the proposed Kiefer-Jaeger Distribution Substation to avoid conflicts with a potential gateway entrance into the approved Anatolia Subdivision project. Additionally, SMUD has revised the location of the Douglas Bulk Transmission Substation and the Douglas-Security Distribution Substation, deciding to co-locate them on a single parcel near the intersection of Douglas Road and Americanos Boulevard (but slightly southwest of the intersection) to reduce the visibility of this facility from major community roadways.

The proposed project (revised project) that is the subject of this Subsequent IS, including the revised location of the Kiefer-Jaeger Substation, the Douglas-Security Distribution Substation, the Douglas Bulk Transmission Substation and interconnecting powerlines, is depicted in Figure 1, Revised Sunrise-Douglas Project and Area Overview. For comparison with the revised project, the previously approved project is depicted in Figure 2, Previously Approved Sunrise-Douglas Project and Area Overview.

As is evident from a comparison of Figures 1 and 2, no changes are proposed to the following project facilities:

- ◆ location of Sunrise-Chrysanthy Distribution Substation and Grant Line-Creek Distribution Substation,
- ◆ location of overhead 69 kV powerlines along Grant Line Road, and
- ◆ location of overhead 69 kV powerlines along Douglas Road between Sunrise Boulevard and Grant Line Road.

The potential impacts of construction and operation of the Sunrise-Chrysanthy Distribution Substation, the Grant Line-Creek Distribution Substation, and the overhead 69 kV powerlines along Douglas Road and Grant Line Road were analyzed in the previous IS/MND (State Clearinghouse Number 2003122135) that was adopted by SMUD Board of Directors in March 2004. Although part of the Sunrise-Douglas Neighborhood Electric Distribution Project, because no changes to these facilities are proposed, the previous impact analysis of these facilities is incorporated by reference, and no additional analysis of these facilities is presented in this Subsequent IS.

Neighborhood Distribution Substations

Kiefer-Jaeger Distribution Substation

The Kiefer-Jaeger Distribution Substation would be located just east of the existing 230 kV electrical transmission corridor west of Jaeger Road (Figures 1 and 3). This neighborhood distribution substation would occupy approximately 0.5 acre to 1 acre, and the substation would ultimately contain two transformers with a total capacity of up to 50 million volt amperes (MVA). The transformers would step down 69 kV electricity to 12 kV for distribution throughout nearby residential and commercial developments. A typical distribution substation is depicted in Figure 6

The substation would also house capacitors, metal clad switch gear, and switch poles. The Kiefer-Jaeger Distribution Substation would be enclosed in an 10-foot-high concrete block wall. Landscaping would be installed along the southern and eastern perimeter of the block wall. A new single circuit 69 kV tap line would be constructed extending from the Kiefer-Jaeger Distribution Substation to the 230 kV transmission corridor either north along the west side of Jaeger Boulevard or northwest through an Open Space Wetland Preserve (Figure 3).

Douglas-Security Distribution Substation

The Douglas-Security Distribution Substation would be co-located with the Douglas Bulk Transmission Substation just west of Americanos Boulevard and adjacent to the existing 230 kV transmission corridor (Figures 1 and 4). The distribution substation site would be located within the 10-acre bulk transmission substation site. Security fencing would be installed around the bulk transmission substation perimeter. The distribution substation would ultimately contain two transformers with a total capacity of up to 50 MVA and would also house capacitors, metal clad switch gear, and switch poles. This substation would also function to step down 69 kV electricity to 12 kV for distribution to commercial and residential users. The distribution substation would be fed by a 69 kV tap line within the bulk transmission substation (Figure 4).

Bulk Transmission Substation

The proposed Douglas Bulk Transmission Substation would occupy an approximately 10-acre site south of Douglas Road along the existing 230 kV electrical transmission line corridor, west of Americanos Boulevard. The Douglas-Security Distribution Substation would be located within this approximately 10-acre site. An 8-foot-high chain link fence topped with razor wire would enclose the substation site. Landscaping would be installed along the northwest side of the parcel. Two 230 kV tap lines would be looped in and out of this site from the 230 kV transmission line corridor. The substation would contain two transformers that would step down the 230 kV electricity to 69 kV that would supply power to the proposed 69 kV powerline loop and existing 69 kV powerlines. Each transformer would have a 224 MVA capacity.

The Douglas Bulk Transmission Substation site would also house an above ground rigid metal framework (rigid buss) approximately 450 feet long and 250 feet wide. The top of the rigid buss would range in height from 16 to 30 feet above ground. A typical bulk transmission substation is depicted in Figure 7.

69 kV Powerlines

Proposed overhead 69 kV powerlines include single circuit, double circuit, and five circuit segments.

Single circuit - A single circuit 69 kV powerline consists of three conductors (wires). The height of a single circuit wood pole is approximately 45 feet above ground. Steel pole construction may be used to lessen the number of needed poles for any route. The height of a steel pole is approximately 54 feet.

Double circuit - A double circuit consists of six conductors. The height of the top wires on a double-circuit pole is approximately 54 feet. Again, steel pole construction may be used to lessen the number of needed poles for any route.

Five circuit - A five circuit segment consists of 15 conductors. Three pole lines consisting of two double circuits and one single circuit are proposed to create the 5-circuit segment.

Single circuit lines are proposed in the following locations:

- ◆ Within the 230 kV transmission corridor between the Douglas Bulk Transmission Substation/Douglas-Security Distribution Substation and Sunrise Boulevard, either on the southeast side of the existing 230 kV towers or between the existing 230 kV towers (Figure 1). A portion of this segment, from Kiefer Boulevard south to Sunrise Boulevard along the 230kV corridor may instead be constructed along the north side of Kiefer Boulevard from the 230 kV corridor ROW west to Sunrise Boulevard (Figure 3). Both options are analyzed in this Subsequent IS.
- ◆ From the Kiefer-Jaeger Distribution Substation to the 230 kV corridor either along the west side of Jaeger Road or northwest through an Open Space Wetland Preserve (Figure 3).

Double circuit lines are proposed in the following location:

- ◆ Along the 230 kV transmission corridor (to be placed either on the southeast side of the existing 230 kV towers or between the existing 230 kV towers) between Douglas Road and Grant Line Road (Figure 1).

Five circuit lines are proposed in the following location:

- ◆ Along the 230 kV corridor between the Douglas Bulk Transmission Substation/Douglas-Security Distribution Substation and Douglas Road. This segment would be installed within the existing 230 kV ROW. Two pole lines would be installed between the existing 230 kV towers and one pole line would be installed on the southeast side of the existing 230 kV towers (Figure 1).

Additionally, two 230 kV tap lines are proposed from the northwest side of the Douglas Bulk Transmission Substation/Douglas-Security Distribution Substation west to the existing 230 kV corridor (Figure 4).

Construction Information

Neighborhood Distribution Substations

Construction of the proposed neighborhood distribution substations would include site grading and the installation of two transformers, capacitors, metal clad switch gear, and switch poles. During a February 2005 site visit, it was noted that rough site grading for the Kiefer-Jaeger Distribution Substation site had been completed as part of approved development activities in the area. The Kiefer-Jaeger Distribution Substation would be enclosed in a 10-foot-high concrete block wall, with landscaping installed around the southern and eastern perimeter. The Douglas-Security Distribution Substation would be co-located inside the Douglas Bulk Transmission Substation site. The maximum depth of construction associated with neighborhood distribution substation construction is estimated to be 4 feet. All equipment and material storage associated with the construction of the proposed substations would occur within the existing SMUD ROW or on private property subject to landowner approval.

Bulk Transmission Substation

Construction of the proposed Douglas Bulk Transmission Substation would include site grading and the installation of two transformers. The Douglas Bulk Transmission Substation site would also house an above ground rigid metal framework (rigid buss) approximately 450 feet long and 250 feet wide. The top of the rigid buss would range in height from 16 to 28 feet above ground. The bulk transmission substation site would be enclosed by an 8-foot-high chain link fence with landscaping installed along the northwest side of the enclosure. The maximum depth of construction associated with bulk transmission substation construction is estimated to be 10 feet. Soil test and equipment design will determine the final depth. All equipment and material storage associated with the construction of the proposed substations would occur within the existing SMUD ROW or property or on private property subject to landowner approval.

69 kV Powerlines

Construction of single, double, or five circuit overhead 69 kV powerlines would be similar; differing only in the number of poles and circuits (lines) required to achieve the necessary circuit level. The maximum depth of construction activity, associated with the installation of new poles, is estimated to be 11 feet for steel poles and 8 feet for wood poles. A portion of the existing 230 kV transmission corridor, where additional overhead lines are proposed, serves as an Open Space Wetland Preserve for adjacent approved development. Construction in this area would include the following measures to minimize impacts to wetland resources:

- ◆ Construction will occur in the dry season.
- ◆ Poles will be placed in upland areas at least 50 feet from wetlands.
- ◆ Excess spoils will be removed from the site.
- ◆ Bare soil around poles will be seeded with appropriate native grassland seed.
- ◆ Construction vehicles will avoid driving through delineated wetland areas.
- ◆ If wetland areas cannot be avoided, then mats will be used to minimize disturbance to the wetland areas.

All equipment and material storage for the installation of the overhead powerlines would occur within the SMUD ROW or property, outside of preserved wetland features, or on private property subject to landowner approval.

Construction of the two 230 kV tap lines between the Douglas Bulk Transmission Substation and the adjacent 230 kV transmission corridor would require the placement of steel poles outside the substation site.

Traffic Handling

Single lane closures along Grant Line Road may be required for overhead 69 kV powerline construction within the 230 kV transmission ROW where the 230 kV transmission corridor crosses Grant Line Road. This would result in temporary restricted access and/or delays. Actual construction plans will not be known until design drawings are prepared. As with all roadway projects, an encroachment permit from the City of Rancho Cordova Department of Public Works must be obtained prior to construction within a public street right-of-way. Road closures and traffic handling would be conducted to minimize disruption of business and residential access. A traffic management plan would be developed for the project, outlining specific measures to be implemented during construction to minimize delays and provide access.

Related Projects

The Sunrise Douglas Community Plan Area currently consists of two specific plan areas: the Sunridge Specific Plan Area and the Suncreek Specific Plan Area (Figure 5). Development proposals in each of these Specific Plan areas include the existing 230 kV transmission corridor in Open Space

Wetland Preserves. Although SMUD's easement allows the development of additional electrical facilities within the ROW, coordination with resource agencies would be necessary to develop a construction strategy that avoids or minimizes impacts to preserved wetlands while accommodating the construction requirements of the proposed neighborhood electric distribution project.

Projects within the Sunridge Specific Plan Area include:

- ◆ Anatolia Subdivisions I, II, III, and IV;
- ◆ Montelena;
- ◆ Sunridge Park and Lot J;
- ◆ Sunridge East; and
- ◆ North Douglas I and II.

The proposed neighborhood electric distribution project does not traverse either the North Douglas I or North Douglas II project areas.

A formal application for development of the Suncreek Specific Plan Area has been submitted to the City of Rancho Cordova. A joint EIR/EIS will be prepared for the development proposal; no timeframe has been established for this process.

Additionally, the proposed neighborhood electric distribution project crosses the following areas within the Sunrise Douglas Community Plan Area but outside of any defined Specific Plan Area:

- ◆ The Preserve at Sunridge, a Special Planning Area.

Outside of the Sunrise Douglas Community Plan Area, the proposed neighborhood electric distribution project traverses the following areas:

- ◆ Rio del Oro Planning Area, and
- ◆ Grant Line West Planning Area.

Planning areas and development proposals within the planning areas are depicted in Figure 5.

Sunridge Specific Plan Area

Anatolia Subdivisions

An IS/MND for the Anatolia Subdivisions and Development Agreement was prepared and adopted by the Sacramento County Department of Environmental Review and Assessment in March 2003. The IS/MND noted that construction and operation of new electrical facilities could create potentially significant impacts and included mitigation measures to reduce the impact to less-than-significant levels. Mitigation included requiring close coordination between developers and SMUD related to the planning of electrical facilities and the granting to SMUD of all necessary right-of-way for the installation of electrical facilities.

With respect to the Sunrise-Douglas Neighborhood Electric Distribution Project, this subdivision project proposes residential development around an extensive Open Space Wetland Preserve area to serve as on-site mitigation for wetland impacts from the residential development. A portion of SMUD's existing 230 kV transmission corridor bisects Anatolia II between Sunrise Boulevard and Jaeger Road, within the designated Open Space Wetland Preserve (Figure 3). Additionally, the

proposed Kiefer-Jaeger Neighborhood Distribution Substation would be located on three residential lots just southeast of the 230 kV transmission corridor (Figure 3). As of a February 2005, these residential lots have already been rough-graded. The developer has agreed to the use of these lots for the purpose of constructing a neighborhood electric distribution substation.

Montelena

This project proposes to develop approximately 250 acres in the City of Rancho Cordova as residential development in accordance with the Sunridge Specific Plan (Figure 5). The applicant is working on final site designs and the IS/MND is anticipated for public release summer of 2005.

With respect to the Sunrise-Douglas Neighborhood Electric Distribution Project, the impacts related to construction of overhead 69 kV powerlines along the south side of Douglas Road adjacent to this proposed residential development, were analyzed in the previous IS/MND (State Clearing House Number 2003122135) that was adopted by SMUD in March 2004. Although 69 kV powerlines along Douglas Boulevard are a part of the Sunrise-Douglas Neighborhood Electric Distribution Project, because no changes to these facilities are proposed, the previous impact analysis of these facilities is incorporated by reference, and no additional analysis of these facilities is presented in this Subsequent IS/MND.

Sunridge Park and Lot J

This project proposes residential development on an approximately 244-acre site south of Douglas Road in the City of Rancho Cordova (Figure 5). The City of Rancho Cordova released an IS/MND for the Sunridge Park and Lot J project in November 2003 and a Subsequent MND for the activities in the Remainder Lot portion of the project site in June 2004. Another Subsequent MND is being prepared for Phase II of the project with an anticipated public release date of April 2005. Site designs are currently being finalized for the Lot J project, and the project is presently on hold.

The Douglas Bulk Transmission Substation/Douglas-Security Neighborhood Distribution Substation would be located southeast of the existing 230 kV transmission corridor that bisects the Sunridge Park project and additional overhead 69 kV powerlines are proposed within or adjacent to the existing 230 kV transmission corridor (Figure 4). The effects of the development of the proposed Douglas Bulk Transmission Substation/Douglas-Security Neighborhood Distribution Substation and additional overhead 69 kV powerlines are addressed in the Biological Opinion (U.S. Fish and Wildlife Service file Number 1-1-02-F-0150) issued for this project in January 2005. The Biological Opinion identifies reasonable and prudent measures along with their implementing terms and conditions that are required to be incorporated as part of the Sunridge Park project to minimize effects to federally listed vernal pool species (i.e., fairy shrimp and tadpole shrimp).

As discussed above for "Montelena" the impacts related to construction of overhead 69 kV powerlines along the south side of Douglas Road adjacent to this proposed residential development, were analyzed in the previous IS/MND, no changes have been made to this aspect of the proposed neighborhood electric distribution project, and therefore no additional analysis of these facilities is presented in this Subsequent IS/MND.

Sunridge East

The Sunridge East project encompasses approximately 610 acres within the Sunridge Specific Plan area and would include up to 3,042 dwelling units in various residential densities. Final site and drainage designs are currently being prepared. An IS/MND is being prepared for this project; however, no public release date has been established for this document.

With respect to the Sunrise-Douglas Neighborhood Electric Distribution Project, additional overhead 69 kV powerlines are proposed within and adjacent to the 230 kV transmission corridor that bisects this project site. Additionally, the impacts related to construction of overhead 69 kV powerlines along the south side of Douglas Road and along Grant Line Road adjacent to this proposed residential development, were analyzed in the previous IS/MND, no changes have been made to this aspect of the proposed neighborhood electric distribution project, and therefore no additional analysis of these facilities is presented in this Subsequent IS/MND.

Sunrise Douglas Community Plan Area – Outside of a Specific Plan Area

Preserve at Sunridge

This approximately 530-acre project would create a mixed-use development of residential, commercial, recreational, and Open Space Wetland Preserve. An IS/Notice of Preparation of an EIR was issued in September 2004. A Subsequent Notice of Preparation for the project was released on January 26, 2005, due to site design changes and an increase in dwelling units. The release of the draft EIR is tentatively scheduled for June 2005.

With respect to the Sunrise-Douglas Neighborhood Electric Distribution Project, this proposed development project includes re-routing a portion of Morrison Creek within the existing 230 kV transmission corridor. No Biological Opinion or Section 404 permit has been issued for this project. SMUD has commented to the U.S. Army Corps of Engineers (Corps) that re-routing of Morrison Creek can only occur if it does not affect SMUD's ability to utilize the transmission line corridor according to its ROW agreement. Additional overhead 69 kV powerlines are proposed within the 230 kV transmission corridor that bisects this development area. As noted previously, SMUD's easement allows the development of additional electrical facilities within the ROW.

Rio del Oro Planning Area

A Notice of Preparation of an EIR for the Rio del Oro project was issued December 12, 2003. The approximately 3,800-acre project area is located north of Douglas Road in the City of Rancho Cordova. The development proposal includes residential, commercial, industrial, open space and recreation uses. A draft EIR/EIS for the Rio del Oro project is currently in preparation with an anticipated release date of June 2005.

With respect to the Sunrise-Douglas Neighborhood Electric Distribution Project, the impacts related to construction of overhead 69 kV powerlines along Douglas Road would not affect this proposed development, because coordination between the City of Rancho Cordova and SMUD has identified the placement of these powerlines within the landscaped corridor along the south side of Douglas Road. The effects of constructing 69 kV overhead powerlines along the south side of Douglas Road were analyzed in the previous IS/MND, no changes have been made to this aspect of the proposed neighborhood electric distribution project, and therefore no additional analysis of these facilities is presented in this Subsequent IS/MND.

Grant Line West Planning Area

No development proposals have been submitted for this planning area. With respect to the Sunrise-Douglas Neighborhood Electric Distribution Project, 69 kV powerlines would be proposed within or adjacent to the existing 230 kV transmission corridor.

Project Schedule

The Douglas Bulk Transmission Substation is scheduled to start construction in the fall of 2005. Construction would be completed by May 2007. The Kiefer-Jaeger Distribution Substation would be constructed in the summer of 2006 and would take approximately four months to complete. Construction of the 69 kV overhead powerlines would occur over several years during the dry season. Construction would start after appropriate permitting is obtained from resource agencies. The Grant Line-Creek Distribution Substation would not be constructed until future development is approved in the area.

Mitigation Monitoring Program

CEQA allows a lead agency to adopt a mitigated negative declaration when all the impacts identified in the initial study are reduced to a less-than-significant level with mitigation measures. The project proponent must agree, before release of the initial study, to implement all the mitigation measures identified in the initial study to qualify for the mitigated negative declaration.

As the project proponent and lead agency, SMUD has reviewed all the mitigation measures identified in this Subsequent IS/MND and agreed to implement all of the measures.

When approving a MND, the lead agency must also adopt a mitigation monitoring program for mitigation measures included in the IS/MND that would avoid or mitigate significant environmental effects. SMUD has chosen to prepare a mitigation monitoring program so that members of the public, responsible agencies and others can review the program before it is adopted (Appendix A). The mitigation monitoring program is required to ensure compliance with the mitigation measures identified in this Subsequent IS/MND, pursuant to Section 21081.6 of the Public Resources Code.

Required Permits and Approvals

The following are the permits and approvals anticipated for the proposed project and the responsible agencies for the approval process. The permits would be obtained once SMUD adopts the negative declaration and approves the plans and specifications.

- ◆ Adoption of Subsequent Mitigated Negative Declaration and Project Approval – SMUD Board of Directors,
- ◆ Grading Permit – City of Rancho Cordova,
- ◆ Design Review Application for siting transmission facilities greater than 100,000-volts – City of Rancho Cordova, and
- ◆ General Permit for Discharges of Storm Water Associated with Construction Activity – State Water Resources Control Board.

If impacts to wetland resources and special status species cannot be avoided through project construction techniques, the following permits and approvals may also be necessary:

- ◆ Section 404 of the Clean Water Act Permit –Corps,
- ◆ Section 401 Water Quality Certification – Regional Water Quality Control Board (RWQCB),
- ◆ Section 7 or Section 10 Consultation –U.S. Fish and Wildlife Service (USFWS), and
- ◆ 2081 Take Permit – California Department of Fish and Game (DFG).

Chapter 3.

Environmental Checklist

This chapter of the Subsequent IS/MND incorporates the Environmental Checklist contained in Appendix G of the CEQA Guidelines. Impact questions and responses are included for each environmental topic area.

I. AESTHETICS. Would the project:	Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less than Significant Impact	No Impact
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?			√	

Environmental Setting

Views of the project area encompass agricultural rangeland, occasional rural residences, and open space. Large areas within the project vicinity have been graded for approved development. The tall towers associated with the 230 kV transmission corridor bisect views of the project site from adjacent roadways. No state designated scenic highways are located adjacent to the project route or proposed substation locations.

Answers to Checklist Questions

Question a)

The project site is a rural area with primarily rural visual elements including grazing animals and associated agricultural structures and occasional rural residences. The existing transmission powerlines encroach on the rural character of this viewshed. Although views of the project site have a rural character, the lack of diversity in landscape elements and encroaching nature of the existing transmission corridor combined to reduce the memorability or scenic quality of these views. The proposed project would not have a substantial adverse effect on a scenic vista. This impact would be considered **less than significant**.

Question b)

The proposed overhead 69 kV powerline and proposed substation sites are not located adjacent to a state scenic highway. There would be **no impact**.

Question c)

The proposed project would introduce additional overhead 69 kV powerlines within or adjacent to the existing 230 kV transmission corridor. The maximum height of the proposed overhead powerlines within or adjacent to the existing transmission corridor would be subordinate to the height of the existing 230 kV towers. Construction of additional overhead powerlines within or adjacent to the existing transmission corridor would serve to concentrate similar visual elements into a single corridor thereby reducing the visual encroachment of overhead powerlines.

SMUD's policy regarding the undergrounding of 69 kV powerlines is to only do so when the requesting parties fund the additional cost. Otherwise, ratepayers outside the area would be forced to absorb the costs for what would only benefit a few. Undergrounding 69 kV powerlines costs 10 to 12 times the normal cost of equivalent overhead lines and is time consuming to troubleshoot. If the City of Rancho Cordova approves pending development proposals in the Sunrise Douglas Community Plan Area with a requirement for developers to pay for the cost differential between the construction of overhead and underground 69 kV powerlines, SMUD would underground the proposed 69 kV powerlines if it did not conflict with its operational requirements.

The proposed Kiefer-Jaeger distribution substation and the Douglas Bulk Transmission Substation/Douglas-Security Distribution Substation would also be constructed adjacent to the existing 230 kV transmission corridor, concentrating electrical facilities along this ROW. SMUD worked closely with project developers and the City of Rancho Cordova to identify suitable substation locations that avoided potential visual conflicts with planned gateways into approved future residential communities. Additionally, proposed substation construction includes the construction of a 10-foot-high concrete block wall around the perimeter of the Kiefer-Jaeger distribution substation with landscaping installed along the southern and eastern site boundary to shield views of the substation from adjacent residential lots and from Jaeger Road. An 8-foot-high chain link fence would be constructed around the perimeter of the Douglas Bulk Transmission Substation/Douglas-Security Distribution Substation site with landscaping installed along the northwest side of the parcel to partially screen views of substation facilities from residential lots located northwest and adjacent to the 230 kV transmission corridor. Because the proposed project incorporates measures to reduce the visual impacts of facility siting and screen facilities from adjacent residential lots, construction of the proposed project is unlikely to substantially degrade the visual quality or visual character of the area. This impact would be considered **less than significant**.

Question d)

The only lighting proposed as part of the project is at the entrances to the storage buildings at the bulk transmission substation. This lighting would be limited to the minimum extent necessary to provide for security and nighttime access. This limited extent of lighting is not anticipated to encroach on adjacent land uses. No nighttime construction activities are proposed. Because lighting would be limited to the minimum necessary for security purposes and nighttime access, this impact would be considered **less than significant**.

II. AGRICULTURE RESOURCES	Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less than Significant Impact	No Impact
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 nonagricultural use?			√	
b) Conflict with existing zoning for agricultural use or a Williamson Act contract?			√	
c) Involve other changes in the existing environment that, due to their location or nature, could result in conversion of Farmland, to nonagricultural use?			√	

Environmental Setting

The project area is either currently rangeland or has been rough graded for approved development projects.

Answers to Checklist Questions

Questions a), b), and c)

The proposed project includes the construction of overhead 69 kV powerlines within the existing 230 kV transmission corridor. Construction of overhead 69 kV powerlines within an existing utility ROW would not require the conversion of farmland to non-agricultural uses and would not conflict with existing zoning for agriculture or lands under Williamson Act contract.

The site of the proposed Kiefer-Jaeger distribution substation has already been rough graded as part of the Anatolia Subdivision project within which the substation would be located; any conversion of previous agricultural land to non-agricultural uses on this parcel would have occurred before implementation of the proposed neighborhood electric distribution project.

The Douglas Bulk Transmission Substation/Douglas-Security Distribution Substation parcel is depicted on the Large Lot/Small Lot Tentative Subdivision Map for Sunridge Phase II as a SMUD substation (Figure 4). According to the IS/MND prepared for the Sunridge Park and Sunridge Park Lot J Projects (City of Rancho Cordova 2003), soils of the Sunridge Park projects are classified as either grazing land or farmland of local importance on the California Department of Conservation's Farmland Mapping and Monitoring Program. Farmland of local importance are generally cropland or irrigated pasture and do not qualify as Prime or

Unique Farmland. Additionally, the Sunridge Park and Sunridge Park Lot J Projects IS/MND noted that no lands in that project area are currently under Williamson Act contract. Development of the proposed Douglas Bulk Transmission Substation/Douglas-Security Distribution Substation would require the conversion of approximately 10 acres of agricultural land to non-agricultural uses. Compared to the conversion of a majority of the remaining approximately 6,000 acres in the Sunrise Douglas Community Plan area to non-agricultural uses, the construction of the bulk transmission substation would have a negligible effect on the conversion of farmland to non-agricultural uses.

Because the proposed neighborhood electric distribution project would not result in the conversion of prime farmland, unique farmland, or farmland of statewide importance to non-agricultural uses, would not conflict with Williamson Act contracts, and would have a negligible effect on the conversion of farmland to non-agricultural uses, this impact would be considered **less than significant**.

III. AIR QUALITY	Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less than Significant Impact	No Impact
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 nonattainment 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?				√

Environmental Setting

The U.S Environmental Protection Agency (EPA) and the California Air Resources Board (CARB) have designated each county within California as either in attainment or non-attainment for the National Ambient Air Quality Standards (NAAQS) and the California Ambient Air Quality Standards (CAAQS). Under the federal Clean Air Act, the EPA has designated Sacramento County as severe non-attainment for ozone, moderate non-attainment for particulate matter less than 10 microns in diameter (PM10) and a moderate maintenance area for carbon monoxide (CO), with respect to the NAAQS. CARB has designated Sacramento County as serious non-attainment for ozone, non-attainment for PM10 and attainment for CO with respect to the CAAQS.

The Sacramento Metropolitan Air Quality Management District (SMAQMD) is the regional agency that establishes and administers air quality regulations in the project area. SMAQMD regulates air pollution from stationary sources through rules, regulations, and permits. In 1994 the SMAQMD established a Clear Air Plan or State Implementation Plan for attaining the federal 1-hour ozone standard in the Sacramento Air Basin. This plan includes assumptions and allowances for growth and development in the region and details the control measures and best management practices that must be employed for the region to make progress towards attainment. The 1994 Clean Air Plan has been updated numerous times since its promulgation and SMAQMD has adopted a series of significance thresholds applicable to this project.

Under SMAQMD thresholds, a construction project is considered to have a significant short-term impact if it would:

- ◆ Generate more than 85 pounds per day (ppd) of oxides of nitrogen (NO_x); or
- ◆ The project substantially contributes to an existing or projected violation of a CAAQS, where a substantial contribution is defined as 5 percent of the CAAQS.

For construction projects, the pollutant of concern that could potentially exceed 5 percent of the CAAQS is PM₁₀. The CAAQS for 24-hour average PM₁₀ is 50 micrograms per cubic meter (Mg/m³). Consequently, if a construction project increases PM₁₀ concentrations by more than 2.5 Mg/m³ then the impact is considered significant.

The SMAQMD has not established construction-related, emission significance thresholds for reactive organic gasses (ROG) and no NAAQS or CAAQS have been established for this group of air pollutants.

A project is considered to have a significant long-term operational impact if it would generate more than 65 ppd of either ROG or NO_x.

Answers to Checklist Questions

Question a)

The proposed project would result in temporary minor emissions from construction equipment. The proposed project would not conflict with or obstruct implementation of the applicable air quality plan. This impact would be considered **less than significant**.

Question b)

Construction Impacts

Short-term exhaust emissions would be generated by construction equipment and dust would result from grading and site preparation work for the substations. The Kiefer-Jaeger Distribution Substation footprint is approximately 0.5 to 1 acre. The size of the Douglas Bulk Transmission Substation/Douglas-Security Distribution Substation site is approximately 10 acres. In addition, approximately 100 power poles will be installed along 4.5 miles of ROW and easement. The installation of the power poles will occur over a number of years as the need for electrical service in the area warrants. Construction of the Douglas Bulk Transmission Substation would conclude in May 2007 with two months devoted to site grading and preparation and the remaining period for substation construction. Construction of the substations would require the use of off-road heavy-duty construction equipment for grubbing, grading, and paving. Installation of the power poles would require less heavy-duty equipment and generate less fugitive dust than the construction of the substations since grading and paving are not required. Heavy-duty construction equipment would generate exhaust emissions and fugitive dust from the operation of equipment on exposed soils. Construction of the substations would result in the temporary generation of ROG, NO_x, and PM₁₀ emissions.

URBEMIS2002 v. 7.5.0 was used to estimate the maximum emission rates associated with substation construction of the bulk transmission substation and the distribution substations since these activities will generate the maximum potential emission rates of ROG, NO_x, and PM₁₀. Installation of the power poles will be stretched out over time and will require less equipment and land clearing than the substations. Table

A-1 and Table A-2 display the maximum potential emission rates for the proposed project. These estimates assume the following types and number of equipment are used during each phase:

- ◆ Grubbing/Land Clearing/Grading/Excavation: 1 crane, 1 excavator, 1 tractor/loader, and 1 scraper; and
- ◆ Paving/Substation Construction: 1 crane, 1 paver, and 1 piece of additional equipment.

As shown in Table A-1 and A-2, construction-related emissions of NO_x are less than the SMAQMD's significance thresholds. The SMAQMD has not established construction emission thresholds for ROG and no NAAQS or CAAQS exist for ROG. Consequently, both NO_x and ROG emissions associated with substation construction would be considered less than significant.

The SMAQMD has not established an emission threshold for PM₁₀, but SMAQMD requires that an assessment be conducted to determine whether a project would lead to an existing or projected violation of the CAAQS for PM₁₀.

The SMAQMD Guide to Air Quality Assessment defines a significant impact of PM₁₀ from a construction project as 5 percent of the CAAQS for 24-hour average PM₁₀. However, Appendix B, Table B-1 of the guide gives screening levels for construction projects to determine if an ambient air quality assessment using a computer model is required. If the project matches one of the screening level categories and can use the mitigation requirements, the project is considered less than significant for the 24-hour average PM₁₀ CAAQS.

The Douglas Bulk Transmission Substation/Douglas-Security Distribution Substation site is 10 acres, which matches the screening interval in Table B-1 of SMAQMD's guide (between 8.1 and 12 acres) and the proposed PM₁₀ mitigation (Mitigation Measure A-1) can be implemented. Therefore, construction of the Douglas Bulk Transmission Substation/Douglas-Security Distribution Substation would be less than significant for PM₁₀ with mitigation incorporated and would not cause or contribute to a violation of the CAAQS for PM₁₀. The Kiefer-Jaeger Distribution Substation is less than 5 acres and no mitigation is required.

The URBEMIS model output (Appendix B) shows that construction of the Douglas Bulk Transmission Substation/Douglas-Security Substation would generate unmitigated PM₁₀ emissions of 102.27 ppd (Table A-1), and construction of the Kiefer-Jaeger Distribution Substation would generate unmitigated PM₁₀ emissions of 12.27 ppd (Table A-2). The potential impact of PM₁₀ emissions is considered potentially significant without incorporation of mitigation.

The URBEMIS model output (Appendix B) shows that construction of the Douglas Bulk Transmission Substation/Douglas-Security Substation would generate unmitigated NO_x emissions of 52.19 ppd during the first year and 33.83 ppd during the second year (Table A-1). The construction of the Kiefer-Jaeger Distribution Substation would also generate unmitigated NO_x emissions of 52.19 ppd during the first year and 33.83 ppd during the second year (Table A-2). The maximum ppd of NO_x emissions is equivalent in both cases since the construction of both substations will require the same construction equipment which include:

- ◆ 1 crane,
- ◆ 1 excavator,
- ◆ 1 scraper, and
- ◆ 1 tractor/loader/backhoe.

The maximum potential level of NO_x emissions would be less than the SMAQMD threshold of 85 ppd since construction of the two substations would not occur simultaneously.

SMUD will implement Mitigation Measure A-1 to reduce fugitive dust emissions during the peak periods of site grading, to comply with SMAQMD Rule 403 – Fugitive Dust. SMUD will also implement Mitigation Measure A-2 to reduce visible emissions from diesel-powered equipment. Implementation of Mitigation Measures A-1 and A-2, presented below, would reduce construction air emissions to a less-than-significant-level. Therefore, construction emissions resulting from substation construction would be considered **less than significant with mitigation incorporated**.

Table A-1. Douglas Bulk Transmission/Douglas-Security Distribution Substation Construction

Emission Estimates for Bulk Transmission Substation Construction			
Project Phases	ROG (pounds/day)	NO _x (pounds/day)	PM10 (pounds/day) without mitigation
2005			
Grubbing/Land Clearing/Grading/Excavation	7.63	52.19	102.27
Paving/Substation Construction	4.89	34.95	1.54
Maximum (pounds/day)	7.63	52.19	102.27
SMAQMD Construction Threshold	None	85	Exceeded
2006			
Grubbing/Land Clearing/Grading/Excavation	0	0	0
Paving/Substation Construction	4.89	33.83	1.42
Maximum (pounds/day)	4.89	33.83	1.42
SMAQMD Construction Threshold	None	85	Not Exceeded

Table A-2. Kiefer-Jaeger Distribution Substation Construction

Emission Estimates for Neighborhood Distribution Substation Construction			
Project Phases	ROG (pounds/day)	NO _x (pounds/day)	PM10 (pounds/day) without mitigation
2005			
Grubbing/Land Clearing/Grading/Excavation	7.63	52.19	12.27
Paving/Substation Construction	4.89	34.95	1.54
Maximum (pounds/day)	7.63	52.19	12.27
SMAQMD Construction Threshold	None	85	Not Exceeded
2006			
Grubbing/Land Clearing/Grading/Excavation	0	0	0
Paving/Substation Construction	4.89	33.83	1.42
Maximum (pounds/day)	4.89	33.83	1.42
SMAQMD Construction Threshold	None	85	Not Exceeded

Operational Impacts

No operational emissions are associated with the proposed project.

Question c)

As described above under “Questions a and b”, construction of the proposed project with the incorporation of Mitigation Measures A-1 and A-2, would reduce air quality impacts resulting from substation construction to a less-than-significant-level. Additionally, the proposed project has no stationary source emissions, so no operational air quality impacts would occur. Periodic maintenance would be conducted on the substations during project operation, which would require regular vehicle trips to the project site. These routine trips would be for a single vehicle and would represent only an additional stop on an existing multi-stop trip. Emissions from these vehicle trips would be minimal. With the incorporation of Mitigation Measures A-1 and A-2, presented below, the proposed project’s cumulative net increase to the level of criteria air pollutants would be less than significant. Therefore, this impact would be considered **less than significant with mitigation incorporated**.

Question d)

Certain residents, such as the very young, the elderly, and those suffering from certain illnesses or disabilities, are particularly sensitive to air pollution and are considered “sensitive receptors.” Examples of land uses where significant numbers of sensitive receptors are often found are schools, day care centers, parks, recreational areas, medical facilities, and rest homes and convalescent care facilities. Land use conflicts can arise when sensitive receptors are located next to major sources of air pollutant emissions. Although the proposed project is located within a proposed residential area, as indicated above under “Question b,” the proposed project would not generate substantial pollutant concentrations. Consequently, this impact would be considered **less than significant**.

Question e)

The proposed project is not anticipated to generate any objectionable odors affecting a substantial number of people. There would be **no impact**.

Mitigation Measures

A-1 The following measures shall be implemented to reduce fugitive dust:

- a) Apply water or suitable soil stabilizers to inactive areas or other areas that can give rise to airborne dusts.*
- b) Water exposed surfaces up to three times daily to prevent fugitive dust from migrating beyond the project's boundaries.*
- c) Cover all inactive stockpiles with tarps or water to prevent airborne dust.*
- d) Water all haul roads as needed to prevent airborne dust.*
- e) Limit speeds on any unpaved roads to less than 15 mph.*
- e) Replace ground cover in disturbed areas quickly.*
- f) Maintain two feet of freeboard space on haul trucks.*

g) *Water soil piles three times daily.*

A-2 *Controlling visible emissions from off-road diesel-powered equipment.*

The project shall ensure that emissions from all off-road diesel-powered equipment used on the project site do not exceed 40 percent opacity for more than 3 minutes in any one hour. Any equipment found to exceed 40 percent opacity (or Ringelmann 2.0) shall be repaired immediately, and the City of Rancho Cordova and SMAQMD shall be notified within 48 hours of identification of non-compliant equipment. A visual survey of all in-operation equipment shall be made at least weekly, and a monthly summary of the visual survey results shall be submitted to the City of Rancho Cordova and SMAQMD throughout the duration of the project, except that the monthly summary shall not be required for any 30-day period in which no construction activity occurs. The monthly summary shall include the quantity and type of vehicles surveyed as well as the dates of each survey. The SMAQMD and/or other officials may conduct periodic site inspections to determine compliance. Nothing in this section shall supercede other SMAQMD or state rules or regulations.

IV. BIOLOGICAL RESOURCES. Would the project:	Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less than Significant Impact	No Impact
a) Have a substantial adverse effect, either directly or through habitat modifications, of 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, 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, 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 a tree preservation policy or ordinance?				√
f) Conflict with the provisions of an adopted Habitat Conservation Plan or other approved local, regional, or state habitat conservation plan?				√

Environmental Setting

Information regarding the biological resources present in the project study area was primarily obtained from the following documents:

- ◆ Sunrise Douglas Community Plan/Sunridge Specific Plan EIR (County of Sacramento 2001),
- ◆ USFWS Biological Opinion for the Anatolia Development (USFWS 1996),
- ◆ Corps Individual Permit for the Anatolia Development (Corps 1996),
- ◆ USFWS Biological Opinion for the Sunridge Park Development (USFWS 2005), and

- ◆ A Conceptual-Level Strategy for Avoiding, Minimizing, & Preserving Aquatic Resource Habitat in the Sunrise-Douglas Community Plan Area (Corps/USFWS 2004).

The location of the neighborhood distribution substations, the bulk transmission substation, and a majority of the overhead 69 kV powerlines proposed as part of the neighborhood electric distribution project are encompassed in the biological resource study area identified in the Sunrise Douglas Community Plan/Sunridge Specific Plan EIR. A small portion of the proposed 69 kV powerlines would be located within the segment of the existing 230 kV transmission corridor that bisects the southeastern corner of the adjacent Rio del Oro Planning Area.

The project area consists primarily of annual grassland and wetland habitats. A large portion of the project area is an Open Space Wetland Preserve developed as part of the Anatolia Subdivision Project (Figure 8). Southeast and adjacent to the Douglas Bulk Transmission/Douglas-Security Distribution Substation location, a wetland preserve is being established as part of the Sunridge Park Development. Portions of the annual grassland and wetland habitats in the project area, outside of the open space and wetland preserves, have been graded for approved development projects. These habitats, as well as the locations of graded areas, are described below.

Annual Grassland Habitat

The proposed substation locations and overhead 69 kV powerline locations are predominately covered by annual grassland habitat. Non-native grasses and herbs dominate the annual grassland. This habitat supports a moderate diversity of wildlife species such as:

- ◆ Small mammals (field voles, jackrabbits, deer mice, and pocketed gophers),
- ◆ Predators attracted by the small mammals (northern harriers, red-tailed hawks, American kestrels, gopher snakes, rattlesnakes, and coyotes), and
- ◆ Songbirds (horned lark, mourning dove, western meadowlark, Brewer's blackbird, and western kingbird).

No trees exist within or immediately adjacent to the proposed substations or powerlines, therefore there are no nesting trees for birds within the project area. A number of species including western kingbird, red-tailed hawk, and great horned owl may, however, use the area for foraging.

Wetland Habitat

Within the project area's annual grassland habitat, three general types of wetlands have been mapped by consultants performing studies for the surrounding development projects. These wetland habitat types include: ephemeral drainage/creek, vernal pool, and seasonal wetland (Figure 8).

During a majority of the year, the wetland areas provide habitat similar to that of the annual grassland. During the wet season however, these wetlands provide breeding and/or foraging habitat for amphibians and reptiles such as Pacific chorus frog, western toad, western spadefoot toad, and common garter snake. Birds such as the common snipe, greater yellowlegs, mallards, cinnamon teal, great blue herons, snowy egret, and killdeer may also use the wetlands for foraging and resting. Other wildlife inhabiting the adjacent annual grasslands also use these areas for watering and foraging. Vegetation in the wetlands is consistent with seasonally inundated wetlands in the Central Valley and includes such species as perennial ryegrass, Mediterranean barley, coyote thistle, cat's ear, hyssop loosestrife, spikerush, popcorn flower, woolly marbles, and downingias.

Additionally, the seasonally inundated pools (i.e., seasonal wetlands and vernal pools) provide habitat for a variety of aquatic invertebrates that include the federally listed vernal pool fairy shrimp and tadpole shrimp.

Graded Areas

Grading for new development has begun within the Anatolia and Sunridge Park Developments. Areas that have been graded have removed vegetation and leveled the ground surface. These areas are under construction and no longer contain sensitive habitats (i.e., wetlands have been removed) or provide habitat for special-status species. Some common species may still forage within the areas actively under construction.

Regulatory Protection of Species and Habitats

Clean Water Act Sections 404 and 401

Section 404 of the Clean Water Act protects Waters of the United States, including wetlands and drainages, by requiring projects that would discharge dredge or fill material into them to obtain a permit or authorization from the Corps. The permitting program is designed to minimize the fill of Waters of the United States and when impacts cannot be avoided, require compensatory mitigation.

Section 401 of the Clean Water Act requires any applicant for a federal license or permit that could result in any discharge into a navigable water (i.e., Corps permit to fill wetlands), to obtain certification from the State Regional Water Quality Control Board.

California Fish and Game Code Sections 1600-1607

A Streambed Alteration Agreement must be issued under Sections 1600-1607 of the Fish and Game Code to obtain authorization from DFG if a project would divert, obstruct, or change the natural flow of the bed, channel, or bank of any river, stream, or lake. A Streambed Alteration Agreement must also be issued if the project would use material from the streambeds designated by DFG in which there is at any time an existing fish or wildlife resource or from which these resources derive benefit.

Migratory Bird Treaty Act and California Fish and Game Code Sections 3503.5, 3511, and 3513

The Migratory Bird Treaty Act of 1918 (MBTA) and various sections of the California Fish and Game Code (3503.5, 3511, and 3513) prohibit the "take" of individual birds, active bird nests, or eggs of most common and special-status avian species. Special permits are generally required for the take of any species protected under these regulations.

Federal and State Endangered Species Act

The USFWS and the DFG are the federal and state agencies responsible for the protection of endangered and threatened plants, fish, and wildlife and for the regulation of activities that could affect those species. The regulatory vehicles that protect sensitive species are administered by these two agencies and include the Federal Endangered Species Act (ESA) and the California Endangered Species Act (CESA).

Section 7 of the ESA provides a means for authorizing incidental take of federally endangered or threatened species that result from federally conducted, permitted, or funded projects. Similarly, Section 10 authorizes incidental take of federally endangered or threatened species by non-federal agencies.

Section 2081 of CESA authorizes the incidental take of state-listed species.

Special-Status Species

Special-status species include:

- ◆ Wildlife and plant species that are listed or proposed for listing as threatened or endangered under the ESA (50 CFR 17.11 for wildlife and 50 CFR 17.12 for plants; various notices in the Federal Register for proposed species);
- ◆ Wildlife and plant species that are candidates for listing as threatened or endangered under the ESA (64 FR 205, 57533-57547; October 25, 1999);
- ◆ Wildlife species that are federal species of concern (these species receive no legal protection under the Federal ESA and use of the term does not necessarily mean that the species will eventually be proposed for listing as threatened or endangered but they are being monitored);
- ◆ Species that are listed or proposed for listing by the State of California as threatened or endangered under the CESA (California Code of Regulations, Title 14, Section 670.5);
- ◆ Wildlife species identified by DFG as species of concern;
- ◆ Wildlife species that are designated as fully protected by DFG (California Code of Regulations, Title 14, Section 670.5);
- ◆ Plants considered by the California Native Plant Society (CNPS) to be rare, threatened, or endangered in California and elsewhere (Skinner and Pavlik 1994); and,
- ◆ Plant species that meet the definition of rare or endangered under CEQA (1970).

South Sacramento County Habitat Conservation Plan

The Sacramento County Planning Department is coordinating with various stakeholders to develop a Habitat Conservation Plan (HCP) for South Sacramento County. The HCP would include the project area. The HCP is intended to streamline the current endangered species and wetland permitting processes. Once an HCP is in place, project proponents would be obligated to follow procedures designated in the HCP that in turn would result in compliance with some or all of the other resource protection regulations described above.

Current Permit Status

Kiefer-Jaeger Distribution Substation

The proposed Kiefer-Jaeger Distribution Substation site, just east of the existing 230 kV transmission corridor and west of Jaeger Road would be located within the Anatolia III Development.

A Clean Water Act, Section 404 permit from the Corps (ID. No. 190110021) and a Biological Opinion (1-1-96-F-0062) from the USFWS were issued for the Anatolia Development. Rough grading of the Kiefer-Jaeger Distribution Substation site has been completed as part of the construction of the Anatolia Development. Biological resources at the substation site have already been disturbed as part of this development and mitigation for these effects has been undertaken.

Douglas Bulk Transmission Substation/Douglas-Security Distribution Substation

The Douglas-Security Distribution Substation would be co-located within the Douglas-Bulk Transmission Substation site located west of Americanos Boulevard and adjacent to the existing 230 kV transmission corridor within the Sunridge Park Development. The proponent for Sunridge Park Development has

submitted a permit request to the Corps (ID. No. 200100252) to fill wetlands at the site. The permit request included the location of SMUD's proposed substation site and identified the wetlands that would be lost as a result of site development for the substation and 69 kV powerline construction. A Public Notice was issued on February 2, 2005 and the public comment period on the Public Notice closed on February 28, 2005.

A Biological Opinion (1-1-02-F-0150) from the USFWS was issued for the Sunridge Park Development that analyzed the effects from the substation and 69 kV powerline construction. Wetland and biological resources impacts at the substation site would be mitigated as part of this development.

SMUD would not begin construction at this site until the Corps permit is issued and the developer applicant has completed compensatory mitigation.

Special-Status Species in the Project Area

A California Natural Diversity Database (CNDDDB) search was performed to identify special-status species known from the Buffalo Creek U.S. Geological Survey 7.5 minute quadrangle and species within 5 miles of the project area (Figure 9) (CNDDDB 2004). Special-status species known to occur within 5 miles of the project area are listed in Tables B-1 and B-2.

Table B-1. Special-Status Plant Species Potentially Occurring in the Project Area

Common Name/ Scientific Name	Federal Status*	State Status*	CNPS Status*	Habitat Description	Comments
Boggs Lake hedge-hyssop <i>Gratiola heterosepala</i>	--	CE	1B	Vernal pools	Known to occur within the project area, therefore this species could be affected by the project
Ahart's dwarf rush <i>Juncus leiostermus</i> var. <i>ahartii</i>	--	--	1B	Vernal pools	Known to occur within the project area, therefore this species could be affected by the project
Greene's legenere <i>Legenere limosa</i>	--	--	1B	Vernal pools	Known to occur within 100 feet of the project area, because potential supporting habitat occurs within the project area, this species could be affected by the project
Slender orcutt grass <i>Orcuttia tenuis</i>	FT	CE	1B	Vernal pools	Not known to occur in the project area (known to occur approx. 1 mile to the northwest), however potential supporting habitat occurs within the project area, this species could be affected by the project
Sacramento orcutt grass <i>Orcuttia viscida</i>	FE	CE	1B	Vernal pools	Known to occur within the project area, therefore this species could be affected by the project

* Status Codes:

- FE = Federally listed, endangered.
- FT = Federally listed, threatened.
- CE = California listed, endangered.
- 1B = Rare, threatened, or endangered in California and elsewhere.
- = No listing.

Table B-2. Special-Status Wildlife Species Potentially Occurring Project Area

Common Name/ Scientific Name	Federal Status*	State Status*	Habitat Description	Comments
Invertebrates				
Vernal pool fairy shrimp <i>Branchinecta lynchi</i>	FT	--	Vernal pools/wetlands	Known to occur within the project area, therefore this species could be affected by the project
Midvalley fairy shrimp <i>Branchinecta mesoallensis</i>	FSC	--	Vernal pools/wetlands	Not known to occur in the project area, however potential supporting habitat occurs, this species could be affected by the project
Vernal pool tadpole shrimp <i>Lepidurus packardii</i>	FE	--	Vernal pools/wetlands	Known to occur within the project area, therefore this species could be affected by the project
Valley elderberry longhorn beetle <i>Desmocerus californicus dimorphus</i>	FT	--	Elderberry shrubs	The host plant for this species (elderberry shrub) does not occur in the project area
Amphibians				
Western spadefoot toad <i>Scaphiopus hammondi</i>	FSC	CSC	Vernal pools, wetlands/adjacent grassland	Not known to occur in the project area (known from approx. 150 feet to the southeast), however potential supporting habitat occurs within the project area, this species could be affected by the project
Reptiles				
Northwestern pond turtle <i>Clemmys marmorata marmorata</i>	FSC	CSC	Creeks, ponds	Not known to occur in the project area (known from approx. 1 mile to the east), however potential supporting habitat occurs within the project area, this species could be affected by the project
Birds				
White-tailed kite <i>Elanus leucurus</i>	MNBM C	CFP	Woodland, grassland	No nest sites occur within the project area, potential foraging habitat does occur
Northern harrier <i>Circus cyaneus</i>	--	CSC	Marsh, grassland	No nest sites occur within the project area, potential foraging habitat does occur
Swainson's hawk <i>Buteo swainsoni</i>	BCC	CT	Grassland, riparian	No nest sites occur within the project area, potential foraging habitat does occur
Ferruginous hawk <i>Buteo regalis</i>	BCC	CSC	Grassland	No nest sites occur within the project area, potential foraging habitat does occur
Golden eagle <i>Aquila chrysaetos</i>	BCC	CSC	Grassland	No nest sites occur within the project area, potential foraging habitat does occur
Merlin <i>Falco columbarius</i>	--	CSC	Woodland, grassland	No nest sites occur within the project area, potential foraging habitat does occur
Prairie falcon <i>Falco mexicanus</i>	BCC	CSC	Grassland	No nest sites occur within the project area, potential foraging habitat does occur

Table B-2. Special-Status Wildlife Species Potentially Occurring Project Area

Common Name/ Scientific Name	Federal Status*	State Status*	Habitat Description	Comments
Mountain plover <i>Charadrius montanus</i>	BCC	CSC	Grassland, pasture	No nest sites occur within the project area, potential foraging habitat does occur
Long-billed curlew <i>Numenius americanus</i>	BCC	CSC	Grassland, pasture	May nest and forage within the project area
Western burrowing owl <i>Athene cunicularia hypugaea</i>	BCC	CSC	Grassland	May nest and forage within the project area
Short-eared owl <i>Asio flammeus</i>	--	CSC	Marsh, grassland	May nest and forage within the project area
Loggerhead shrike <i>Lanius ludovicianus</i>	BCC	CSC	Grassland, woodland	No nest sites occur within the project area, potential foraging habitat does occur
Tricolored blackbird <i>Agelaius tricolor</i>	BCC	CSC	Marsh, grassland	No nest sites occur within the project area, potential foraging habitat does occur

* Status Codes:

BCC	=	Birds of Conservation Concern
MNBMC	=	Migratory nongame bird of management concern
FE	=	Federally listed, endangered.
FT	=	Federally listed, threatened.
FSC	=	U.S. Fish and Wildlife Service species of concern.
CT	=	California listed, threatened.
CLP	=	DFG fully protect species.
CSC	=	DFG species of special concern.
--	=	No listing.

Special-status plants likely to occur in the project area include Boggs Lake hedge-hyssop, Green's legenere, slender orcutt grass, and Sacramento orcutt grass. All of these species are found in seasonal wetlands, especially vernal pools.

Vernal pool fairy shrimp, vernal pool tadpole shrimp, and midvalley fairy shrimp are dependant on seasonal wetlands, especially vernal pools, where cysts remain dormant until appropriate conditions trigger their life cycle. The Western spadefoot toad is also dependant on seasonal wetlands, especially vernal pools.

Northwestern pond turtles are found near a variety of wetlands, including ponds, marshes, lakes, streams, irrigation ditches, and vernal pools. Aquatic habitats with adequate vegetative cover and exposed basking sites are used daily while upland areas adjacent to the wetlands are used for nest sites.

Although raptors may forage within the project area, no suitable nest habitat exists within the project area. The exception to this is the burrowing owl, which nests in burrows. Suitable habitat for the burrowing owl does occur within the project area.

The project area also supports suitable habitat for tricolored blackbird and long-billed curlew.

Answers to Checklist Questions

Question a)

Project-related impacts to candidate, sensitive, or special-status species could occur as a result of the following activities:

- ◆ Soil compaction and dust from heavy equipment could cover special-status species eggs or cysts.
- ◆ Special-status amphibians, reptiles, birds or mammals could be temporarily disturbed by the increased human activity and construction noise.
- ◆ Runoff of construction waste, materials, or eroded soils into project area wetlands or waterways could contaminate or fill portions of the site's wetlands.
- ◆ Removal of vegetation could remove special-status plant species. Construction could also compact soil, disturb, and crush burrows or dens of special status wildlife. The removal of vegetation could change habitat conditions to preclude special-status plants and special-status burrowing wildlife.
- ◆ Grading activities could remove vernal pool shrimp cysts and change the wetland hydrology or inundation patterns of the habitat. Grading activities could disturb or crush northwestern pond turtle adults, their nests, and their eggs. Grading activities could also crush adults, burrows, and larvae or tadpoles of western spadefoot toads. Grading could crush the nests of the long-billed curlew, and mountain plover. Grading could also crush the burrows and eggs of the western burrowing owl.
- ◆ The operation of new 69 kV powerlines and associated poles could increase the risk of avian powerline collisions. Special-status birds and birds of prey could use new power poles to perch while searching for prey and could collide with transmission lines en route to foraging areas. Research indicates that hundreds of thousands of birds die each year in California from collisions with powerlines (California Energy Commission 2002). Most of these occurrences occur on 12 kV and 21 kV distribution lines.
- ◆ The operation of new powerlines and poles could increase the risk of electrocution. Large raptors (i.e., Swainson's hawk and golden eagle) are at particular risk of electrocution from power pole structures and power lines because of their size. Large raptors are able to contact two electrified wires simultaneously and, therefore, complete a circuit. Raptors could also use power poles and their associated structures (cross-arms) for perching while they search for prey.

Project construction and operation has the potential to affect candidate, sensitive, or special-status species and their habitat. This impact would be considered potentially significant without incorporation of mitigation. Implementation of Mitigation Measure B-1, described below, would reduce project impacts to candidate, sensitive, or special-status species to a less-than-significant level. Therefore, this impact would be considered **less than significant with mitigation incorporated**.

Question b)

No riparian habitat was identified within the project area; therefore the proposed project would not have an adverse affect on riparian habitat. The project area does, however, support vernal pool grassland habitat

which is a sensitive natural community. As described above under Question a), project construction could affect special-status species habitat and as a result, this impact would be considered potentially significant without incorporation of mitigation. Implementation of Mitigation Measure B-1, described below, would reduce project impacts to sensitive natural communities to a less-than-significant level. Therefore, this impact would be considered **less than significant with mitigation incorporated**.

Question c)

Wetlands in and around the Keifer-Jaeger Distribution Substation have been permitted and removed as a result of rough grading for the Anatolia III Development. Impacts to wetland habitats within the Douglas Bulk Transmission/Douglas-Security Distribution Substation site and the 230 kV transmission corridor within the Sunridge Park Development are being assessed by the Corps as part of the Sunridge Park Development. SMUD would not begin construction of the Douglas Bulk Transmission/Douglas-Security Distribution Substation or the 69 kV powerlines within the Sunridge Park Development until a Corps permit is issued for the Sunridge Park Development and the developer applicant has completed compensatory mitigation.

Many federally protected wetlands as defined by Section 404 of the Clean Water Act are present within the existing 230 kV transmission corridor where overhead 69 kV lines are proposed. Placement of poles and the associated construction activity in wetlands could drain wetlands, runoff of construction wastes or eroded soils could contaminate or fill portions of wetlands, and construction equipment movement through wetlands when the site is not dry could compact soils and reduce the productivity of the soils. These effects would have a substantial adverse effect on wetlands.

Wetland impacts resulting from construction of the 69 kV powerlines in areas outside of the Anatolia Development and the Sunridge Park Development would be considered potentially significant without incorporation of mitigation. Implementation of Mitigation Measure B-2, described below, would reduce wetland impacts to a less-than-significant level. Therefore, this impact would be considered **less than significant with mitigation incorporated**.

Question d)

Substation and powerline construction and operation are unlikely to interfere with the movement of any native resident or migratory fish or wildlife species. No known established native resident or migratory wildlife corridors or wildlife nursery sites would be affected by either substation or powerline construction or operation. Therefore, there would be **no impact**.

Question e)

The proposed project would not conflict with local policies or ordinances protecting biological resources. There is **no impact**.

Question f)

The proposed project is not located in an area covered by an adopted HCP or other approved local, regional, or state habitat conservation plan. There would be **no impact**.

Mitigation Measures

B-1 *The following measures shall be implemented to minimize impacts to special-status species:*

- a. *Surveys for special-status species with potential to occur in the project area shall be conducted where SMUD has determined that it will not assume presence of the species. Surveys shall use protocols acceptable to the regulatory agencies with authority over the species. Surveys shall be completed at the appropriate time of year by a qualified biologist provided by SMUD. Preconstruction survey results shall be documented by the biologist in a report submitted to the USFWS or DFG depending upon the status of the species. If necessary, the report will detail additional mitigation required for compliance with the state and federal ESAs. These measures may include the establishment of buffer zones around active nests and/or burrows, which may preclude construction during critical seasons for a particular species.*

When project impacts include incidental taking of a federally listed species, a Section 10 Incidental Take Permit or a Biological Opinion (resulting from Section 7 Consultation with another federal agency) shall be obtained from the USFWS and permit conditions implemented, pursuant to the federal ESA.

When project impacts include incidental taking of a state listed species, an Incidental Take Permit shall be obtained from DFG and permit conditions implemented pursuant to the California ESA.

- b. *All construction personnel shall participate in environmental awareness training regarding special-status species and habitats present within the project area. Construction personnel and equipment movement in the area of special-status species habitat shall be limited to only that which is essential for project construction. No material storage shall be permitted within special-status species habitats.*
- c. *A qualified biologist shall be retained on-call during construction in the event that a special-status species is identified. The biologist shall be available to direct construction activities away from the species or temporarily move the species out of the construction zone.*
- d. *Electrified wires will be spaced at adequate distances to minimize the likelihood of special-status bird and other bird of prey electrocution. Adequate spacing will also lessen the possibility of avian collisions by providing enough distance between the wires for birds to fly through. SMUD shall install conductors (wires) so they are consistent with General Order 95, Rules for Overhead Electric Construction, which requires a minimum of 60 inches between conductors (California Public Utilities Commission 1998).*

B-2 *The following measures shall be implemented to minimize impacts to wetlands:*

- a. *A wetland delineation shall be conducted by SMUD where existing wetland data is not available. Where existing wetland data is available, SMUD shall compile the data to determine the location of wetlands. If required, SMUD shall obtain and comply with the conditions of a Section 404 permit from the Corps, Section 401 water quality certification from the RWQCB, and a Streambed Alteration Agreement from DFG.*
- b. *For construction of the Douglas Bulk Transmission/Douglas-Security Distribution Substation, SMUD shall obtain a General Permit for Discharges of Storm Water Associated with Construction Activity from the State Water Resources Control Board. As part of this permit, SMUD shall prepare and implement a Storm Water Pollution Prevention Plan (SWPPP) that includes erosion control measures and construction waste containment measures to ensure that Waters of the State are protected during and after project construction. The SWPPP shall include site design to minimize off-site storm water runoff that might otherwise impact surrounding wetland habitat.*

The SWPPP shall be prepared with the following objectives: (a) to identify pollutant sources, including sources of sediment, that may affect the quality of storm water discharges from the construction of the project; (b) to identify best management practices (BMPs) to reduce or eliminate pollutants in storm water discharges

and authorized non-storm water discharges, from the site during construction; (c) to outline and provide guidance for BMP monitoring; (d) to identify project discharge points and receiving waters; (e) to address post-construction BMP implementation and monitoring; and (f) to address sedimentation, siltation, turbidity, and non-visually detectable pollutant monitoring, and outline a sampling and analysis strategy.

- c. Wetlands shall be fenced or flagged to alert construction personnel of their presence and the need for avoidance to the maximum extent practicable.*
- d. Powerline construction shall occur only in the dry season (March through October).*
- e. Where powerpoles are placed in upland areas, they shall be placed a minimum of 50 feet from wetlands.*
- f. During construction all excavated materials shall be deposited or stored in such a manner that the material cannot be washed into any watercourse, and excess supplies of certified weedfree straw bales and/or sedimentation fencing shall be available at the construction site for use as needed.*
- g. All excess spoils shall be removed from the site.*
- h. No refueling, storage, servicing, or maintenance of equipment shall take place within 100 feet of wetland habitat. All machinery shall be properly maintained and cleaned to prevent spills and leaks. Any spills or leaks from construction equipment shall be reported to SMUD's Environmental Services Division and cleaned up in accordance with applicable local, state and/or federal regulations.*
- i. Exposed soil around new poles shall be seeded with a native grassland seed mix.*
- j. Construction vehicles shall avoid driving through wetland areas and if wetland areas cannot be avoided, then mats shall be used to minimize disturbance to the wetland areas.*

V. CULTURAL RESOURCES. Would the project:	Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less than Significant Impact	No Impact
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 geologic feature?		√		
d) Disturb any human remains, including those interred outside of formal cemeteries?		√		

Environmental Setting

A records search conducted as part of the Sunrise Douglas Community Plan/Sunridge Specific Plan EIR indicated that no persons or events of historic significance are associated with the Community Plan Area. The records search encompassed the entire Community Plan Area including the proposed locations of the distribution substations, bulk transmission substation, and overhead 69 kV powerlines. Limited field surveys were also conducted as part of the Sunrise Douglas Community Plan/Sunridge Specific Plan EIR. These field surveys encompassed the site of the proposed Kiefer-Jaeger Distribution Substation and proposed overhead 69 kV powerlines to be located within the existing 230 kV transmission corridor within the Anatolia Subdivision project. The limited field surveys found no prehistoric resources or archaeological deposits in the surveyed area. Because few structures exist in the Community Plan Area, the field survey was able to evaluate every standing structure and determine the potential for its historic significance. The two historic structures (one standing and one collapsed) identified in the cultural resources field survey have no demonstratable public interest and no consequential research could be aided by their study (Sacramento County 2001).

Answers to Checklist Questions

Questions a)

No historical resources are located along the project route or within the proposed substation locations. There would be **no impact**.

Questions b), c), and d)

Because only a portion of the Sunrise-Douglas Neighborhood Electric Distribution Project area was field surveyed, a possibility exists that construction activities could unearth previously undetected cultural deposits, paleontological resources, or human remains. If SMUD takes possession of a site before grading begins or makes a discovery during installation of poles or other earthmoving activities, SMUD will implement mitigation measure CR-1 described below. Implementation of the mitigation measure would reduce the project's impacts to cultural resources to a less- than-significant level. Therefore, this impact would be considered **less than significant with mitigation incorporated**.

Mitigation Measures

- CR-1 *Should any cultural or paleontological resources, such as structural features, unusual amounts of bone or shell, artifacts, human remains, architectural remains, or prehistoric remains be encountered during any development activities, work shall be suspended and the City of Rancho Cordova shall be immediately notified. The City of Rancho Cordova will coordinate any necessary investigations of the site with appropriate specialists, as needed. The project proponent shall be required to implement any mitigation deemed necessary for the protection of the cultural resources. In addition, pursuant to Section 5097.98 of the 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.*

VI. GEOLOGY AND SOILS. Would the project:	Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less than Significant Impact	No Impact
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury or death involving:				
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.				√
Strong seismic groundshaking?				√
Seismic-related ground failure, including liquefaction?				√
Landslides?				√
b) Result in substantial soil erosion or the loss of topsoil?		√		
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or offsite landslide, lateral spreading, subsidence, liquefaction, or collapse?			√	
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?				√
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?				√

Environmental Setting

The project area consists of relatively level terrain with scattered wetlands and vernal pools. No unique geologic features occur in the project area. The project route and proposed substation locations are not located within the Alquist-Priolo Earthquake Fault Zone. Additionally, according to the Sunrise Douglas Community Plan/Sunridge Specific Plan EIR, the plan area has an infrequent seismic history and a low potential for seismic ground shaking.

The project area is underlain by the Tertiary Laguna Formation and the Mehrten Formation. The soils associated with these consolidated alluvial deposits range from fine sandy loams to silt loams, with a smaller percentage of clay soils in the area. These soils have only slight erosion hazard owing to the generally flat topography of the area (Sacramento County 2001).

Answers to Checklist Questions

Question a)

The project is not located within or adjacent to an active fault zone as delineated in the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area. The project is not subject to strong seismic ground shaking, seismic-related ground failure including liquefaction, and landslides. There would be **no impact**.

Question b)

The proposed project would result in a minor and temporary potential for soil erosion. The minimal ground disturbance required for pole installation would not result in substantial soil erosion. The proposed Kiefer-Jaeger distribution substation has already been rough graded and stabilized with an erosion control seed mix. The bulk transmission substation may require disturbance of an area greater than 1 acre if the site is not graded before being acquired by SMUD. If the site is acquired by SMUD prior to final grading and the area disturbed for construction of the building pad is greater than 1 acre, short-term erosion and topsoil loss could result. Following the completion of construction activities, non-developed areas within the substation site would be stabilized (i.e. pavement, gravel). A portion of the perimeter of the substation sites would be landscaped following completion of construction activities. No soil erosion or topsoil loss would be expected from operation of the overhead 69 kV powerlines or substations.

Overall, the accelerated erosion and topsoil loss could result from the construction of the bulk transmission substation. Implementation of Mitigation Measure *B-2b*, presented in Section IV. Biological Resources would reduce accelerated erosion and topsoil loss impacts from construction of this facility to less than significant levels. Therefore, impacts from accelerated erosion and topsoil loss would be considered **less than significant with mitigation incorporated**.

Question c)

The proposed project is not located on soil that would likely become unstable as a result of project construction. The limited extent of site grading for substation construction and pole installation is not likely to result in offsite landslides, lateral spreading, liquefaction, or collapse. This impact would be considered **less than significant**.

Question d)

The project site is not located on expansive soils. There would be **no impact**.

Question e)

The proposed project does not include the use of septic tanks or alternative wastewater disposal systems. There would be **no impact**.

VII. HAZARDS AND HAZARDOUS MATERIALS. Would the project:	Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less than Significant Impact	No Impact
a) Create a significant hazard to the public or the environment through the route 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 that is included on a list of hazardous materials sites compiled pursuant to Government Code Section 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 or, where such a plan has not been adopted, within two miles of a public airport or 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?				√

Environmental Setting

The proposed project does not include the use or production of hazardous materials or hazardous waste. The neighborhood distribution substations and the bulk transmission substation will cool the transformers with non-PCB mineral oil. Mineral oil is not categorized as a hazardous material or hazardous waste. The design of the substations incorporates features to contain the cooling oil if a leak should occur. Remote alarm monitoring equipment alerts SMUD Energy Dispatch Operators in case of high temperatures or low oil

levels. Substations are constructed with sumps, curbs, or berms to contain any spilled oil, and cleanup activities begin immediately if there is a leak.

Electric and Magnetic Fields (EMF) – Power frequency (60Hz cycles per second) EMF are invisible fields of force created by electric voltage (electric fields) and by electric current (magnetic fields). These fields are associated with all powerlines, electric appliances, and with the wiring in buildings of homes, school, and work structures. Voltage on any wire produces an electric field in the area surrounding the wire. Magnetic fields are produced from the flow of electricity (current) in a conductor (wire) and can be calculated and measured.

SMUD's Board of Director's adopted Resolution No. 91-04-18 on April 18, 1991, approving an EMF policy statement and authorizing the implementation of an EMF program. Since 1991, SMUD has followed studies on EMF, adopted practices where practicable, that minimized potential EMF exposure from new transmission and distribution facilities, and included a practice of prudent avoidance in designing and building future facilities. SMUD has also contributed funds to the National EMF Research program and the California Department of Health Services EMF Program (EMF Risk Assessment completed in October 2002). The results from many research studies have been reported by both national and California EMF programs that were initiated to determine if EMF poses any health risk.

The medical and scientific communities generally agree that the available research evidence has not demonstrated that EMF creates a health risk. However, they also agree that the evidence has not dismissed the possibility of such a risk. Finally, they agree that while this is an important issue that needs resolution, it is uncertain when such a resolution will occur. The present scientific uncertainty means that public health officials cannot establish any standard or level of exposure that is known to be either safe or harmful.

In written testimony presented to the California Public Utilities Commission, Dr. Patricia Buffler, Professor of Epidemiology at the School of Public Health, University of California, Berkeley, and an EMF health effects expert, stated:

There is an emerging consensus among the medical and scientific communities that there is insufficient evidence to conclude that EMF causes adverse health effects. Hundreds of EMF studies have been conducted over the last 20 years in the areas of epidemiology, animal research, molecular biology, and exposure assessment. Neither the medical nor the scientific communities have been able to provide the foundation upon which regulatory bodies could establish a standard or level of exposure that is known to be either safe or harmful.

A number of nationally and internationally recognized multi-disciplinary expert panels have performed comprehensive reviews of the body of scientific knowledge on EMF. None of these groups has concluded that EMF causes adverse health effects or that the development of standards was appropriate or would have a scientific basis.

Reports by the National Research Council/National Academy of Sciences, American Medical Association, American Cancer Society, National Institute of Environmental Health Sciences, World Health Organization – International Agency for Research on Cancer, and the California EMF Program conclude that insufficient scientific evidence exists to warrant the adoption of specific health-based EMF mitigation measures.¹

As a result of this uncertainty, SMUD implements no-cost and low-cost steps to reduce EMF levels for new

¹ Pacific Gas and Electric Company's Comments on the Proposed Alternate Decision of President Peevey Granting a Certificate of Public Convenience and Necessity for the Jefferson-Martin 230 kV Transmission Project; California Public Utilities Commission Application No. A-02-09-043.

electric facilities. SMUD also encourages the public to use prudent avoidance when they are near EMF.

Description of Electric and Magnetic Fields – Generation of electric and magnetic fields and exposure to such fields is described separately. The electric fields from powerlines are relatively stable because line voltage has little variation, yet magnetic fields can fluctuate greatly with changing loads (changing current level). Magnetic fields in this report are described as averages (statistical means).

Electric and magnetic fields occur throughout nature. Electric fields are created between two objects that have a different voltage potential. Magnetic fields are created only when there is current flowing through a conductor or device. For example, when you plug a lamp into a wall socket, an electric field is created around the cord to the lamp. A magnetic field is only present when the lamp is turned on and current flows through the light bulb. The electric field is proportional to the difference in voltage between the two objects – the greater the difference in voltage, the greater the electric field. A magnetic field is proportional to the amount of current flowing through the device or conductor – the greater the current, the greater the magnetic field. All household appliances that use electricity produce electric and magnetic fields.

Although overhead electric powerlines produce electric fields, these electric fields are not a subject of concern. Electric fields can easily be diverted, or shielded, by almost any object such as trees, shrubs, walls, fences, the human body, and other conductors. A house will shield most of the electric field from outside sources before it reaches occupants. Underground power lines do not produce electric fields, because the earth shields the electric field. In fact, care has to be exercised when you are measuring electric fields so that your body does not distort the measurement.

Magnetic fields, on the other hand, are much more difficult to screen or divert. All magnetic fields attenuate or diminish at a rate that is inversely proportional to the distance from the source squared and for transformers they diminish inversely proportional to the distance from the source cubed. In other words, if you take a magnetic field reading at some certain distance away from the source (for example, you initially measure 36 milligauss (mG) at 10 feet from the source), if you were to go twice as far away from the source, the field will be one-fourth as strong ($36/4=9$ mG at 20 feet). If the source were a transformer then the field would be one-eighth as strong ($36/8=4.5$ mG at 20 feet). If you went three times the distance, the field will be one-ninth as strong ($36/9=4$ mG at 30 feet). From a transformer, the field would be one-twenty-seventh as strong ($36/27=1.33$ mG at 30 feet). Typically, the source of measurable magnetic fields at the substation boundary will be from the overhead 69 kV or 230 kV lines entering the substation.

Average Magnetic Field Exposures in the United States – In June 2002, the National Institute of Environmental Health Sciences (NIEHS) of the National Institutes of Health prepared a “Questions & Answers” booklet on EMF, Electric and Magnetic Fields Associated with the Use of Electric Power (the NIEHS report). The estimated average magnetic field exposure of the United States population presented in the NIEHS report is presented as the percentage of the population that is exposed to an average 24-hour field (mG) that exceeds specified levels. For example, 76.3% of the population is exposed to an average 24-hour field that exceeds 0.5 mG, and 43.6% of the population is exposed to an average 24-hour field that exceeds 1 mG. The exposure to >2 mG average drops to 14.3% of the population, and only 0.17% of the population is exposed to >15 mG average. A study by Electric Power Research Institute found that a mean resultant alternating current (AC) magnetic field in residential United States homes was about 0.9 mG (at 1-meter aboveground level).

Sources of magnetic fields that contribute to these exposure levels are presented in Table H-1

Table H-1. Sources of Magnetic Fields (mG)

	6 Inch	1 Foot	2 Feet	4 Feet		6 Inch	1 Foot	2 Feet	4 Feet
Living Areas					Bedrooms				
Ceiling fans					Digital clock				
Lowest					Lowest		1		
Median		3			Median		8	2	1
Highest		50	6	1	Highest				
Color Television					Analog clock				
Lowest					Lowest		1		
Median		7	2		Median		15	2	
Highest		20	8	4	Highest		30	5	3
Kitchen Sources					Baby monitor				
Blenders					Lowest	4			
Lowest	30	5			Median	6	1		
Median	70	10	2		Highest	15	2		
Highest	100	20	3		Bathroom				
Cab openers					Hair dryer				
Lowest	500	40	3		Lowest	1			
Median	600	150	20	2	Median	300	1		
Highest	1,500	300	30	4	Highest	700	70	10	1
Coffee makers					Electric razor				
Lowest	4				Lowest	4			
Median	7				Median	100	20		
Highest	10	1			Highest	600	100	10	1
Dishwashers					Laundry				
Lowest	10	6	2		Electric dryer				
Median	20	10	4		Lowest	2			
Highest	100	30	7	1	Median	3	2		
Food processors					Highest	10	3		
Lowest	20	5			Washing machine				
Median	30	6	2		Lowest	4	1		
Highest	130	20	3		Median	20	7	1	
Garbage disposals					Highest	100	30	6	
Lowest	60	8	1		Iron				
Median	80	10	2		Lowest	6	1		
Highest	100	20	3		Median	8	1		
Microwave ovens					Highest	20	3		
Lowest	100	1	4		Miscellaneous				
Median	200	4	10	2	Vacuum cleaner				
Highest	300	200	30	20	Lowest	100	20	4	
Electric ovens					Median	300	60	15	1
Lowest	4	1			Highest	700	200	50	10
Median	9	4			Portable heater				
Highest	20	5	1		Lowest	5	1		
Electric ranges					Median	100	20	4	
Lowest	20				Highest	150	40	8	1
Median	30	8	2		Power saws				
Highest	200	30	9	6	Lowest	50	9	1	
Refrigerators					Median	200	40	5	
Lowest					Highest	1,000	300	40	4
Median	2	2	1		Tools				
Highest	40	20	10	10	Lowest	100	20	3	
Toasters					Median	150	30	4	
Lowest	5				Highest	200	40	6	
Median	10	3			Computer monitor				
Highest	20	7			Lowest	7	1	1	
					Median	14	5	2	
					Highest	20	6	3	

Table Notes:

1. Some appliances produce both 60-Hz and higher frequency fields. For example, televisions and computer screens produce field at 10,000-30,000 Hz as well as 60-Hz fields.
2. Microwave ovens produce 60-Hz fields of several hundred Mg but they also create microwave energy inside the appliance that is at a much higher frequency.
3. Most digital clocks have low magnetic fields. In some analog clocks, however, higher magnetic fields are produced by the motor that drives the hands.
4. Blank cells equal no measurable magnetic field.

Answers to Checklist Questions

Questions a) and b)

The proposed neighborhood distribution substation and the bulk transmission substation would cool the transformers with mineral oil. Mineral oil is not categorized as a hazardous material or hazardous waste. The design of the substations incorporates features to contain the oil if a cooling oil leak should occur. Remote alarm monitoring equipment alerts SMUD Energy Dispatch Operators in the case of high temperatures or low oil levels. Substations would be constructed with sumps, curbs, or berms to contain any spilled oil, and cleanup activities would begin immediately if there was a leak.

The substations would have small battery backups that would contain diluted sulfuric acid. Sulfuric acid is considered a hazardous substance by the EPA. Battery backups would be changed when required as part of routine substation maintenance to reduce the incidence of battery failure and any subsequent leakage of diluted sulfuric acid. Because the proposed project involves only a limited amount of diluted sulfuric acid, a hazardous substance, and because the project incorporates prudent measures to reduce the possibility of exposure of people to this hazardous substance, this impact would be considered **less than significant**.

Question c)

No CEQA standards or any health-based standards exist that indicate that EMF emissions should be considered a "significant" impact of this project. The proposed project would not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school. There would be **no impact**.

Question d)

The project site has historically been rangeland. It is unlikely that the project site would encompass a hazardous materials site. There would be **no impact**.

Question e)

At its closest location, the proposed project route and substation locations are located within approximately 2 miles of Sacramento Mather Airport but outside of the Comprehensive Land Use Plan for this facility. The proposed project would not impede the navigability of the airspace, nor does the project increase the exposure of people to noise from aircraft operations. Additionally, the construction and operation of the proposed project would not substantially increase the exposure of persons on the ground to hazards related to aircraft operations and accidents. There would be **no impact**.

Question f)

The proposed project is not located within the vicinity of a private airstrip. There would be **no impact**.

Question g)

Construction of proposed overhead 69 kV powerlines at the intersection of the 230 kV transmission corridor and Grant Line Road could result in temporary restricted access or delays along this roadway. Construction within the ROW of a public street would require an encroachment permit for the City of Rancho Cordova Department of Public Works. The encroachment permit requires the preparation and implementation of a Traffic Management Plan. The Traffic Management Plan requires identification of alternate access routes for emergency services. Additionally, the encroachment permit requires work to be conducted in such a manner

as to minimize interference with traffic. Compliance with the requirements of the encroachment permit would effectively reduce the potential impacts to emergency services, emergency response plans, or emergency evacuation plans. Therefore, this impact would be considered **less than significant**.

Question h)

The proposed project would not expose people or property to a wildland fire. There would be **no impact**.

VIII. HYDROLOGY AND WATER QUALITY. Would the project:	Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less than Significant Impact	No Impact
a) Violate any water quality standards or waste discharge requirements?		√		
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level that 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 that would result in substantial erosion or siltation on- or offsite?		√		
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on-or offsite?			√	
e) Create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?				√
f) Otherwise substantially degrade water quality?				√
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?				√
h) Place within a 100-year flood hazard area structures that would impede or redirect flood flows?				√
i) Expose people or structures to a significant risk of loss, injury, or death involving flooding, including flooding as a result of the failure of a levee or dam?				√
j) Inundation by seiche, tsunami, or mudflow?				√

Environmental Setting

The project area is located within the watersheds of Morrison Creek and Laguna Creek. Both of these creeks traverse the Sunrise Douglas Community Plan area and convey storm water south of the plan area. Numerous tributaries to these waterways cross the project area. According to the Sunrise Douglas Community Plan/Sunridge Specific Plan EIR (Sacramento County 2001), the project route and proposed substation locations are outside of the 500-year flood plain of these waterways.

Answers to Checklist Questions

Question a)

The proposed project would include pole installation and grading for the development of the substation pads and facilities. The extent of ground disturbance required for pole installation and the construction of the neighborhood distribution substations is limited and therefore unlikely to result in the violation of any water quality standards. Construction of the proposed Douglas Bulk Transmission Substation, however, would require ground disturbance of up to 10 acres. Short-term impacts to water quality could result from the construction of the bulk transmission substation. Implementation of Mitigation Measure B-2b, presented in Section IV. Biological Resources, would reduce water quality impacts from construction of this facility to a less than significant level. Therefore, impacts to water quality would be considered **less than significant with mitigation incorporated**.

Question b)

The proposed project would result in an increase of impervious surface area of up to approximately 10.5 acres. The limited extent of increased impervious surface area would not result in the depletion of any groundwater supplies, nor would it interfere with groundwater recharge. Therefore, this impact would be considered **less than significant**.

Questions c) and d)

The proposed project would not substantially alter the existing drainage pattern of the area in a manner that would result in substantial erosion, siltation or flooding on- or off-site. Implementation of Mitigation Measure B-2b, described in Section IV. Biological Resources would minimize the potential for on- or off-site soil erosion and sedimentation. Therefore, this impact would be considered **less than significant with mitigation incorporated**.

Question e)

The proposed project would not create or contribute runoff water that exceeds the capacity of the existing storm water drainage system. There would be **no impact**.

Question f)

The proposed project would not otherwise substantially degrade water quality. There would be **no impact**.

Question g)

The proposed project does not include housing. There would be **no impact**.

Question h)

The proposed project is located outside of the 500-year floodplain. There would be **no impact**.

Question i)

The proposed project would not expose people or structures to risk of loss or injury related to flooding. There would be **no impact**.

Question j)

No portion of the project site is subject to inundation by seiche, tsunami, or mudflow. There would be **no impact**.

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

Environmental Setting

The proposed project is located primarily in the Sunrise Douglas Community Plan Area. The Sunrise Douglas Community Plan Area currently consists of two specific plan areas: the Sunridge Specific Plan Area and the Suncreek Specific Plan Area. Within the Sunridge Specific Plan Area, the proposed project that is the subject of this Subsequent IS/MND would site electrical facilities in the following proposed development areas:

- ◆ Anatolia Subdivisions I, II, II, and IV,
- ◆ Sunridge Park and Lot J, and
- ◆ Sunridge East.

Additionally, the proposed neighborhood electric distribution project crosses The Preserve at Sunridge, a Special Planning Area located within the Sunrise Douglas Community Plan Area but outside of any defined Specific Plan Area. Outside of the Sunrise Douglas Community Plan Area, the proposed neighborhood electric distribution project traverses a portion of the Rio del Oro Planning Area and the Grant Line West Planning Area (Figure 5).

The only approved development in the project area is the Anatolia Subdivisions I, II, II, and IV project. For an overview of pending development proposals in the project area refer to Chapter 2 "Related Projects".

Current land use in the project area, including the locations of proposed substations and overhead 69 powerlines, is primarily rangeland and open space. A portion of the western edge of the project area, the Anatolia Subdivisions, is currently under construction. Rough grading of this area has been completed, including the location of the Kiefer-Jaeger Distribution Substation.

Zoning for the proposed Kiefer-Jaeger Distribution Substation and the co-located Douglas Bulk Transmission Substation/Douglas-Security Distribution Substation is RD-5 Residential Development and LC Limited Commercial, respectively (Young pers. com.). Zoning for the proposed overhead 69 kV powerlines within SMUD's existing 230 kV ROW is generally depicted on the tentative maps for approved and pending development projects as Open Space Wetland Preserve.

Answers to Checklist Questions

Question a)

The Sunrise-Douglas Neighborhood Electric Distribution Project would provide a reliable source of electricity to meet the electric demand created by approved development in the Sunrise Douglas Community Plan/Sunridge Specific Plan Area. SMUD has worked closely with the City of Rancho Cordova and developers in the Community Plan Area to identify locations for proposed electrical facilities that are compatible with current development plans in the area. The project's proposed substations and overhead 69 kV powerlines would be located adjacent to the existing 230 kV transmission corridor. Construction and operation of the proposed Sunrise-Douglas Neighborhood Electric Distribution Project would not physically divide the Sunrise Douglas Community Plan Area. There would be **no impact**.

Question b)

The Sunrise Douglas Community Plan/Sunridge Specific Plan EIR (Sacramento County 2001) identified the need for approximately six new substations in the Community Plan Area. The EIR also identified the locations of three of the new electrical substations to include a site near the intersection of Sunrise Boulevard and Douglas Road, near the intersection of Sunrise Boulevard and Pyramid Boulevard (subsequently renamed Chrysanthy Boulevard), and near the intersection of Douglas Road and Americanos Boulevard. SMUD's most recent engineering design has determined that four distribution substations and one bulk transmission substation will be required to meet the future power demands of the Sunrise Douglas Community Plan Area. SMUD's previous IS/MND for the Sunrise-Douglas Neighborhood Electric Distribution Project (State Clearinghouse Number 2003122135, March 2004) included the Sunrise-Chrysanthy Distribution Substation, to be located near the Sunrise Boulevard/Chrysanthy Boulevard intersection. No change has been made to the location of this facility, which is consistent with the Sunrise Douglas Community Plan and the Sunridge Specific Plan.

Since adoption of the Sunrise Douglas Community Plan/Sunridge Specific Plan EIR, and the approval of previous IS for the Sunrise-Douglas Neighborhood Electric Distribution Project (State Clearinghouse Number 2003122135, March 2004), SMUD has been working closely with the City of Rancho Cordova and local developers to better align project elements with development proposals in the area. In a collaborative effort with the City of Rancho Cordova and area developers, SMUD has revised the location of the proposed Kiefer-Jaeger Distribution Substation to avoid conflicts with a potential gateway entrance into the approved Anatolia Subdivision project. Additionally, SMUD has revised the location of the Douglas Bulk Transmission Substation and the Douglas-Security Distribution Substation, deciding to co-locate them on a single parcel near the intersection of Douglas Road and Americanos Boulevard (but slightly southwest of the intersection) to reduce the visibility of this facility from major community roadways. The revised location of these substations is consistent with the substation locations identified in the Sunrise Douglas Community Plan/Sunridge Specific Plan and the spirit and intent of corresponding mitigation presented in the Sunrise Douglas Community Plan/Sunridge Specific Plan EIR that requires developers to coordinate closely with SMUD during project development and planning to resolve project-related electrical facility issues.

The Sunrise Douglas Community Plan/Sunridge Specific Plan EIR identified the need for additional overhead 69 kV lines in the community plan areas as additional development occurs. SMUD's most recent engineering design for proposed overhead 69 kV powerlines reflects its overall guidelines for routing 69 kV powerlines that includes the following:

- ♦ Preference for most compatible adjacent land uses where multiple options exist between two end-points;
- ♦ Consideration of compatibility with potential future expansion;

- ◆ Use of existing overhead circuit routes and other utility corridors that could include drainage corridors, parkways, open space, freeways and railroad alignments;
- ◆ Use of arterial streets;
- ◆ Avoidance of freeway controlled access areas and airport approach/departure flight zones;
- ◆ Minimization of residential communities' visual and EMF exposure; and
- ◆ Community input.

Although the Sunrise Douglas Community Plan/Sunridge Specific Plan EIR does not identify locations for required additional overhead 69 kV powerlines, SMUD's guidelines for routing 69 kV powerlines, along with SMUD's close coordination with the City of Rancho Cordova and developers in the Community Plan Area is consistent with the intent of the Sunrise Douglas Community Plan/Sunridge Specific Plan EIR that requires developers to coordinate closely with SMUD during project development and planning to resolve project-related electrical facility issues.

The Rancho Cordova Vision Book and Interim General Plan adopted by the City of Rancho Cordova (August 2, 2004), presents the following vision statements related to Sunrise-Douglas Neighborhood Electric Distribution Project:

- ◆ infrastructure to meet the needs of existing and new development, in place at the time of the need;
- ◆ new development pays its full share of the cost to build and maintain needed infrastructure; and
- ◆ utilities which are placed underground to improve the appearance of the community.

The Sunrise-Douglas Neighborhood Electric Distribution Project would provide a reliable source of electricity to meet the electric demand created by approved development in the Sunrise Douglas Community Plan/Sunridge Specific Plan Area, and is consistent with the City of Rancho Cordova's vision of having infrastructure in place to meet the demands of new development.

As noted previously, SMUD has worked closely with the City of Rancho Cordova staff to better align project elements with approved and proposed development in the Sunrise Douglas Community Plan area. City Planning Department staff have the authority to interpret the Vision Statements contained in the Rancho Cordova Vision Book and Interim General Plan to best achieve the overall goals and objectives of the City. Through discussions with the City, SMUD has conveyed the operational requirements of the multi-circuit 69 kV interconnecting loop as proposed for this project that necessitates the overhead placement of these powerlines. City staff have indicated the Vision Statement related to the undergrounding of utilities applies to the undergrounding of 12 kV distribution lines and at a minimum would not preclude the installation of overhead 69 kV powerlines where environmentally and economically feasible within the Sunrise Douglas Community Plan area. Therefore, the placement of overhead 69 kV powerlines would be consistent with the City's interpretation of guidelines related to the undergrounding of utilities. Overall, the proposed project is consistent with the City of Rancho Cordova's Vision Book and Interim General Plan.

The proposed project is consistent with both the Sunrise Douglas Community Plan/Sunridge Specific Plan and the City of Rancho Cordova Vision Book and Interim General Plan in that it provides infrastructure and

utility service required to meet the approved development in the Sunrise Douglas Community Plan Area, while minimizing the intrusiveness of utility facilities. Therefore, there would be **no impact**.

Question c)

The proposed project is not located in an area covered by an adopted HCP or other approved local, regional, or state habitat conservation plan. There would be **no impact**.

X. MINERAL RESOURCES. Would the project:	Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less than Significant Impact	No Impact
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?			√	

Environmental Setting

The U.S. Geological Survey (USGS) 2002 Minerals Yearbook identifies construction sand and gravel and common clay as the mineral resources known from the Sacramento area. No known mineral resources have been identified on the project site or in the project area.

Answers to Checklist Questions

Questions a) and b)

According to the Sunrise Douglas Community Plan/Sunridge Specific Plan EIR (Sacramento County 2001), although mineral resources (sand and gravel) have the potential to occur in the area, the plan area has not been identified as a high quality resource area. Therefore, this impact would be considered **less than significant**.

XI. NOISE. Would the project result in:	Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less than Significant Impact	No Impact
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance or applicable standards of other agencies?				
- Construction noise?		√		
- Operation noise?		√		
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 or, where such a plan has been adopted, within two miles of a public airport or 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?				√

Environmental Setting

The existing noise environment in and surrounding the proposed substations sites and the overhead 69 kV powerline locations is influenced primarily by surface transportation noise emanating from vehicular traffic on area roadways. To a somewhat lesser extent, additional noise sources, such as people talking, planes flying overhead, and new home construction and related equipment, also contribute to the existing background noise levels. At the Douglas Bulk Transmission Substation/Douglas-Security Distribution Substation, the nearest noise-sensitive land use would be residential dwellings, the nearest of which would be located in the Sunridge Park Project, approximately 275-feet northeast of the proposed substation site (Figure 4). The nearest noise-sensitive land use to the Kiefer-Jaeger Distribution Substation would be a single-family residential parcel within the Anatolia Subdivision, located adjacent to the proposed substation site (Figure 3). The closest airport to the study area is Mather Field, which is located adjacent to the study area along Sunrise Boulevard. The nearest runway is approximately 2 miles from the intersection of Douglas Road and Sunrise Boulevard.

To document the existing noise environment, ambient noise surveys were conducted during the evening and nighttime hours at the Kiefer-Jaeger Distribution Substation site (Appendix C). Based on the measurements

conducted, ambient noise levels at this location ranged from 44.3 dBA L_{50} during the nighttime hours to 47.3 dBA L_{50} during the daytime hours. Though not measured, ambient noise levels in the vicinity of the Douglas Bulk Transmission Substation/Douglas- Security Distribution Substation are anticipated to be slightly higher than those measured at the Kiefer-Jaeger Distribution Substation due to increased proximity to vehicle traffic on Douglas Road.

This noise analysis addresses the potential impacts from construction and operation of three substations: the Douglas-Security Distribution Substation co-located with the Douglas Bulk Transmission Substation and the Kiefer-Jaeger Substation, along with the proposed overhead 69 kV powerlines.

The proposed Douglas Bulk Transmission Substation would occupy a portion of an approximately 10-acre site south of Douglas Road along the existing 230 kV electrical transmission line corridor on the west side of Americanos Boulevard (Figure 4). Two 230 kV tap lines would be looped in and out of this site from the existing 230 kV transmission corridor. The Douglas Bulk Transmission Substation would contain two 224 million volt amperes (MVA) transformers that would step down the 230 kV transmission line voltage to 69 kV for supplying power to the proposed 69 kV power line loop and existing 69 kV lines. The Douglas-Security Distribution Substation would also be located within this 10-acre site. It would house two transformers that step down the 69 kV electricity to 12 kV for distribution throughout nearby residential and commercial developments.

SMUD's current specifications for the 224 MVA transformers establish a maximum allowable noise level of 80 dBA, measured at a distance of one foot; while the 69 kV to 12 kV transformers have a maximum noise level of 60 dBA in accordance with the SMUD transformer specifications. It should be noted that this is a maximum allowable noise level at full load and that actual noise levels will likely be less. Noise levels will likely be highest during the daytime summer hours, due to the increased need for cooling fans. Noise levels would be anticipated to decrease during the cooler evening and nighttime hours, when cooling fans are not required, due to decreased loading on the transformers and reductions in ambient temperatures. Likewise, daytime noise levels during off-peak seasonal months (i.e., September through May) are typically less than daytime noise levels that may occur during the peak seasonal months (i.e., June through August).

The proposed Kiefer-Jaeger Distribution Substation would be located east of the existing 230 kV electrical transmission corridor and west of Jaeger Road (Figure 3). The distribution substation would occupy approximately 0.5 to 1-acre. At build-out, the substation would contain 2 transformers with a total capacity of up to 50 MVA. SMUD's current specifications for 69 kV to 12 kV transformers establish a maximum noise level of 60 dBA at one foot, with all cooling fans operational.

Noise Regulations

City of Rancho Cordova Noise Ordinance

The City of Rancho Cordova has adopted the Sacramento County noise ordinance standards (Sacramento County 1993). These standards set limits for exterior noise levels on designated agricultural and residential property. The ordinance limits daytime (7:00 a.m. to 10:00 p.m.) exterior noise to a maximum of 55 dBA during any cumulative 30-minute period. Noise events occurring during the nighttime hours (10:00 p.m. to 7:00 a.m.) are limited to a maximum exterior level of 50 dBA during any cumulative 30-minute period in any hour. For continuous noise events that generate simple tone noise (such as electrical transformers), the ordinance decreases the maximum 5 dBA. Compliance with the noise standards is measured immediately within the property line of any affected residentially designated lands or residential land use.

Construction activities occurring between the daytime hours of 7:00 a.m. to 6:00 p.m., Monday through Saturday, and from 9:00 a.m. to 6:00 p.m. on Sunday are conditionally exempt from the City's noise ordinance

standards. However, the operation of construction equipment powered by an internal combustion engine are not considered exempt if the engine is not equipped with suitable exhaust and intake silencers or maintained in good working order.

Answers to Checklist Questions

Question a)

Construction Noise

Activities conditionally exempt from the City of Rancho Cordova's noise standards include construction activities that occur during the daytime hours of 7:00 a.m. to 6:00 p.m., Monday through Saturday, and from 9:00 a.m. to 6:00 p.m. on Sunday. Mitigation Measure N-1, presented below, which applies to all construction activities, would ensure compliance with this requirement. Therefore, construction noise impacts would be considered **less than significant with mitigation incorporated**.

Operational Noise

Transmission Lines

Audible power line noise occurs due to corona discharge, characterized as a random crackling or hissing sound and is most noticeable with extra-high voltage lines of 345 kV, or above. Corona is the breakdown of air very near conductors and occurs when the electric field is locally intensified by irregularities on the conductor surface, such as the accumulation of moisture. Consequently, corona noise is most notable during inclement weather conditions (e.g., fog and rain). The highest noise levels typically generated by 230 kV lines during fair weather conditions would be below ambient noise level at ground level. During rain or fog, however, corona noise levels generated by 230 kV line average approximately 46 dBA at approximately 50 feet from the power line (PG&E 2002). Low-voltage (i.e., 69 kV) subtransmission lines, such as those proposed for this project, do not typically result in noticeable increases in ambient noise levels due to corona discharge.

Douglas Bulk Transmission Substation/Douglas-Security Distribution Substation

Predicted operational noise levels at the nearest noise-sensitive land use were estimated assuming four transformers and a noise attenuation rate of 6 dBA per doubling of distance from the source (Peterson 1980). In accordance with the City's noise ordinance, applicable noise standards were decreased by 5 dBA to account for potential increases in levels of annoyance, due to project-generated simple tone noise. Predicted maximum operational noise levels at the nearest residential dwelling units are summarized in Table N-1. Based on the modeling conducted, predicted maximum operational noise levels at the nearest noise-sensitive land use would not exceed the City's daytime or nighttime noise standards of 50 and 45 dBA L50, respectively (Ambient 2004).

Table N-1. Predicted Maximum Operational Noise Levels, Douglas Bulk Transmission Substation/Douglas-Security Substation

Nearest Receptor	Distance From Substation (feet)	Projected Maximum Noise Level (dBA L ₅₀) ¹	Maximum Permissible Noise Levels (dBA L ₅₀) ¹	
			Daytime (7 am-10 pm)	Nighttime (10 pm-7 am)
Residential Parcel (Sunridge Park Subdivision)	275	34	50	45
¹ Projected noise level is based on noise generated by four transformers operating simultaneously under peak load conditions. Includes corona-generated noise from the 230 kV transmission line during inclement weather conditions. Does not include any shielding due to intervening terrain or structures. ² Based on City of Rancho Cordova Noise Standards, reduced by 5 dBA for simple-tone noise. Source: Ambient 2004				

Kiefer-Jaeger Distribution Substation

Predicted operational noise levels for the Kiefer-Jaeger Distribution Substation were estimated assuming two transformers operating under peak load conditions (with fans operating). Predicted noise levels at the nearest noise-sensitive land use were estimated, based on distance from the source and assuming a noise attenuation rate of 6 dBA per doubling of distance from the source. To be conservative, maximum operational noise levels at the nearest noise-sensitive land use were assumed to occur during inclement weather conditions, taking into account corona noise generated by the existing 230 kV transmission lines, located approximately 200 feet northwest of the adjacent residential parcel. In accordance with the City's noise ordinance, noise standards were decreased by 5 dBA to account for potential increases in levels of annoyance, due to project-generated simple tone noise. Predicted maximum operational noise levels are summarized in Table N-2.

Table N-2. Predicted Maximum Operational Noise Levels, Kiefer-Jaeger Distribution Substation

Nearest Receptor	Distance from Substation Property Line	Projected Maximum Noise Level (dBA L ₅₀) ¹		Maximum Permissible Noise Levels (dBA L ₅₀) ³	
		Without Soundwall	With 8-foot Soundwall ²	Daytime (7am-10pm)	Nighttime (10pm-7am)
Residential Parcel (Anatolia II Subdivision)	Shared Property Line.	49	41	50	45
¹ Projected noise level are based on noise generated by two transformers, with fan units operating, and corona generated noise from the 230 kV transmission line during inclement weather conditions. Does not include any shielding due to intervening terrain or structures (other than soundwall noted above). ² Assumes minimum 8 dBA reduction in operational noise levels. ³ Based on City of Rancho Cordova Noise Standards, reduced by 5 dBA for simple-tone noise. Source: Ambient 2004					

Without construction of a 10-foot block wall around the perimeter of the substation site, predicted maximum operational noise levels at the nearest noise-sensitive land use would be 49 dBA L₅₀ (Ambient 2004). As indicated in Table N-2, operational activities occurring between the hours of 10:00 p.m. and 7:00 a.m. could potentially exceed the applicable noise standard of 45 dBA L₅₀. Under this same scenario, projected maximum daytime (i.e., 7:00 a.m. to 10:00 p.m.) noise levels would approach, but would not be anticipated to exceed the City's standard of 50 dBA L₅₀. It should be noted, however, that actual noise levels during the evening and nighttime hours would likely be less than those predicted in Table N-2, due to decreasing load demands and decreased ambient temperatures typically experienced during these hours. However, because predicted maximum noise levels during the nighttime hours could potentially exceed the City's noise standard

of 45 dBA L_{50} , operational noise levels associated with the proposed Kiefer-Jaeger Distribution Substation would be considered potentially significant.

However, the addition of a 10-foot-high block wall and moving the location of the transformers the furthest possible distance from the nearest residential dwellings (Mitigation Measure *N-2*) would reduce maximum operational noise levels at the nearest noise-sensitive receptor to 41 dBA L_{50} , or less. With implementation of the proposed mitigation measures, predicted maximum operational noise levels would not exceed the City's noise standards.

Overall, with implementation of the mitigation measures identified below, noise impacts resulting from operation of the project's substations and overhead 69 kV powerlines would be considered **less than significant with mitigation incorporated**.

Question b)

There are no state or city regulatory standards pertaining to ground-borne vibration and noise. The architectural damage risk level typically suggested by most agencies is 0.2 inches per second for continuous vibration, which is one-tenth the maximum safe level for single events, such as blasting. Below this level there is virtually no risk of building damage (Caltrans 1996).

Construction of the proposed substations or overhead 69 kV powerlines would not involve the use of major equipment that would result in high levels of ground vibration, such as impact pile drivers. Construction equipment typically required for substation construction, including concrete trucks, tractors, jack hammers, and portable power generators and boring equipment used for the placement of utility poles, do not typically exceed 0.2 inches per second (Caltrans 1996). Likewise, operational equipment and activities associated with the proposed substation would not involve the use of any equipment anticipated to generate ground-borne vibration of sufficient duration to result in an impact to nearby structures or sensitive receptors. As a result, increased ground-borne vibration and noise levels would be considered **less than significant**.

Question c)

In addition to comparison of operational noise levels with applicable noise standards, another consideration in defining noise impacts is based on the degradation of the existing noise environment. In general, the more a new noise exceeds the previously existing ambient noise level, the less acceptable the new noise will be judged by the receiving individual.

For the Douglas Bulk Transmission Substation/Douglas-Security Distribution substation, the nearest receptor would be located 275 feet from the substation. Based on the modeling conducted (refer to "Question a"), predicted operational noise levels at this nearest residence would be 34 dBA L_{50} , substantially less than the ambient noise levels at this location. Therefore, no discernible increase in ambient noise levels would be expected.

For the Kiefer-Jaeger Distribution Substation, the nearest residential receptor would be adjacent to the substation site. With implementation of Mitigation Measure *N-2*, described below, the predicted operational noise level at the adjacent property would be 41 dBA L_{50} . As previously discussed, ambient noise levels in the vicinity of the proposed Kiefer-Jaeger Distribution Substation currently range from the mid- to upper-40s. Therefore, no discernible increase in ambient noise levels would be expected. Degradation of the existing noise environment would be considered **less than significant with mitigation incorporated**.

Question d)

Implementation of Mitigation Measure N-1 would reduce the short-term increase in ambient noise levels resulting from construction activities. Additionally, SMUD would use best available control technology, including the use of mufflers and exhaust/intake silencers, to further reduce construction-related noise.

As discussed above under "Question a)," operation of the Kiefer-Jaeger Distribution Substation would result in an increase in ambient noise levels. Increases in ambient noise levels occurring during the more noise-sensitive evening and nighttime hours are of particular concern, due to increased potential for annoyance and sleep disruption to occupants of nearby residential dwellings. As a result, this impact would be considered potentially significant without incorporation of mitigation. However, with implementation of Mitigation Measure N-2, noise impacts would be minimal. Therefore, this impact is considered **less than significant with mitigation incorporated**.

Question e)

The nearest airport to the project site, Mather Field, is located adjacent to the project site with the nearest runway approximately 2 miles west of the project. As described in the response to Questions a) and c), the construction and operation of these substations would not subject nearby residents or those working in the project area to excessive noise levels. Additionally, the proposed project would not affect airport operations, and thus, would not result in an increase in aircraft noise levels. Therefore, this impact is considered **less than significant**.

Question f)

The proposed project site is not located within the vicinity of a private airstrip. There would be **no impact**.

Mitigation Measures

N-1 *The following measures will be implemented to mitigate construction-related noise:*

- a) *Construction activities shall be limited to occur between the hours of 7:00 a.m. and 6:00 p.m., Monday through Saturday; and between 9:00 a.m. and 6:00 p.m. on Sundays.*
- b) *Construction activities shall be prohibited on federal- and state-recognized holidays.*
- c) *Construction equipment powered by an internal combustion engine shall be equipped with suitable exhaust and intake silencers, in accordance with manufacturers' specifications, and maintained in good working order.*
- d) *Stationary construction equipment (i.e., portable power generators, compressors) shall be located at the furthest distance possible from nearby residential units.*

N-2 *The following measures will be implemented at the Kiefer-Jaeger Distribution Substation to reduce operational noise:*

- a) *A 10-foot-high block wall will be placed around the Kiefer-Jaeger Distribution Substation.*
- b) *Transformers and cooling fans shall be located at the furthest possible distance from the nearest residential dwelling.*

XII. POPULATION AND HOUSING. Would the project:	Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less than Significant Impact	No Impact
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?				√

Environmental Setting

The proposed neighborhood electric distribution project would serve approved development in the Sunrise Douglas Community Plan Area. The project site is located in an area initially identified for urban growth by Sacramento County and subsequently identified as such by the City of Rancho Cordova through their adopted Draft Land Use Policy Map (City of Rancho Cordova 2005). SMUD is obligated to provide electricity to whatever new development may be approved by the City of Rancho Cordova.

Answers to Checklist Questions

Question a)

The proposed project does not include the construction of new homes. The proposed project is necessary to serve approved development in the Sunrise Douglas Community Plan Area. Therefore, there would be **no impact**.

Questions b) and c)

The proposed project would not displace existing housing or people. There would be **no impact**.

XIII. PUBLIC SERVICES	Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less than Significant Impact	No Impact
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, to maintain acceptable service ratios, response times, or other performance objectives for any of the public services:				
a) Fire protection?			√	
b) Police protection?			√	
c) Schools?				√
d) Parks?				√
e) Other public facilities?				√

Environmental Setting

SMUD will operate and maintain the proposed substations and overhead 69 kV powerlines.

Answers to Checklist Questions

Questions a) and b)

The proposed project has the potential to affect response times of emergency service providers. Single lane closures along Grant Line Road may be required for overhead 69 kV powerline construction within the 230 kV transmission ROW where the 230 kV transmission corridor crosses Grant Line Road. This would result in temporary restricted access and/or delays. Actual construction plans will not be known until design drawings are prepared. As with all roadway projects, an encroachment permit from the City of Rancho Cordova Department of Public Works must be obtained prior to construction within a public street right-of-way. The encroachment permit requires the preparation and implementation of a Traffic Management Plan that must identify alternate access routes for emergency services. Additionally, the encroachment permit requires work to be conducted in such a manner as to minimize interference with traffic. Compliance with the requirements of the encroachment permit would effectively reduce the potential impacts to emergency services response times. Consequently, this impact would be considered **less than significant**.

Questions c), d), and e)

The proposed project would not adversely impact the provision of public schools, parks, or other public services. SMUD would operate and maintain the proposed electric facilities. No additional schools, parks, or other public services would be required. There would be **no impact**.

XIV. RECREATION. Would the project:	Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less than Significant Impact	No Impact
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 that might have an adverse physical effect on the environment?				√

Environmental Setting

The proposed project is a neighborhood electric distribution project that would serve approved development in the Sunrise Douglas Community Plan Area.

Answers to Checklist Questions

Questions a) and b)

The project would not affect the use of neighborhood or regional parks or recreational facilities. There would be **no impact**.

XV. TRANSPORTATION/TRAFFIC. Would the project:	Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less than Significant Impact	No Impact
a) Cause an increase in traffic that is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume-to-capacity ration 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 as a result of 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)?				√

Environmental Setting

Access to the proposed substation locations and overhead 69 kV powerline locations would be gained via the existing roadway system including Douglas Road, Grant Line Road, Kiefer Boulevard, Jaeger Road, and Sunrise Boulevard. Additionally, access would be provided by the roadway network associated with approved developments in the Sunrise Douglas Community Plan Area, including Chrysanthy Boulevard and Americanos Boulevard (Figure 1). Access for construction of the proposed Kiefer-Jaeger Distribution Substation would be directly from Jaeger Road. Access for the construction of the proposed Douglas Bulk Transmission Substation/Douglas-Security Distribution Substation would be either from the existing 230 kV transmission corridor or from roads constructed as part of the Sunridge Park project (Figure 4). Construction of the proposed substations and overhead 69 kV powerlines would generate a minor amount of short-term construction traffic. Operation of the substations would require an estimated one to two vehicle visits to each substation site per week for operation and maintenance purposes. Operation of the overhead 69 kV powerlines would also require periodic inspection.

Answers to Checklist Questions

Question a)

The proposed project would not result in a substantial increase in traffic in the project vicinity. There would be **no impact**.

Question b)

The proposed project would not exceed a level of service standard for any roads or highways. There would be **no impact**.

Question c)

The proposed project would not result in air traffic changes. There would be **no impact**.

Question d)

The proposed project would locate overhead 69 kV powerlines within an existing 230 kV transmission corridor. Additionally, proposed substations would be located adjacent to the existing 230 kV transmission corridor. No public or private roadways are proposed as part of the project. The proposed project would not increase hazards due to a design feature or incompatible use. There would be **no impact**.

Question e)

The proposed project has the potential to result in inadequate emergency access. Single lane closures along Grant Line Road may be required for overhead 69 kV powerline construction within the 230 kV transmission ROW where the 230 kV transmission corridor crosses Grant Line Road. This would result in temporary restricted access and/or delays. Actual construction plans will not be known until design drawings are prepared. As with all roadway projects, an encroachment permit from the City of Rancho Cordova Department of Public Works must be obtained prior to construction within a public street right-of-way. The encroachment permit requires the preparation and implementation of a Traffic Management Plan that must identify alternate access routes for emergency services. Additionally, the encroachment permit requires work to be conducted in such a manner as to minimize interference with traffic. Compliance with the requirements of the encroachment permit would effectively reduce the potential impacts to emergency services response times. Consequently, this impact would be considered **less than significant**.

Question f)

The proposed project does not include parking. There would be **no impact**.

Question g)

The proposed project would not conflict with adopted plans, policies, or programs supporting alternative transportation. There would be **no impact**.

XVI. UTILITIES AND SERVICE SYSTEMS. Would the project:	Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less than Significant Impact	No Impact
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?				√
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?				√
c) Require or result in the construction of new stormwater 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?				√

Environmental Setting

The proposed substation project is part of SMUD's requirement as a public agency to provide the necessary electrical infrastructure to support electrical service to the Sunrise Douglas Community Plan Area. No demands will be placed on non-SMUD utility and service systems. The only water requirement of the proposed project is associated with the irrigation of proposed landscaping.

Answers to Checklist Questions

Questions a), b), c), and e)

The proposed project would not result in the exceedance of any wastewater treatment requirements. Neither would the project require new or expanded water or wastewater facilities. There would be **no impact**.

Question d)

The project has a minor water requirement associated with site landscaping; this requirement can be accommodated by the water supply of approved development projects in the Sunrise Douglas Community Plan Area. Therefore, this impact is considered **less than significant**.

Questions f) and g)

The proposed project would not generate any solid waste. There would be **no impact**.

XVII. MANDATORY FINDINGS OF SIGNIFICANCE	Potentially Significant Impact	Less than Significant Impact with Mitigation Incorporated	Less than Significant Impact	No Impact
a) Does the project have the potential to substantially 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 an endangered, rare, or threatened species, 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?				√

If an IS concludes that the impacts of the project are either less than significant or can be reduced to a less-than-significant level with mitigation that is either incorporated into the project or agreed to by the project sponsor (SMUD), the lead agency can prepare a mitigated negative declaration.

Answers to Checklist Questions

Question a)

The proposed project includes mitigation measures to minimize impacts to sensitive natural communities and special-status plant and wildlife species. If necessary, SMUD would obtain and implement all the terms and conditions of permits issued under Sections 401 and 404 of the Clean Water Act and Sections 1600-1607 of DFG Code for impacts to wetland habitats. Additionally, if required, SMUD would also obtain and implement all terms and conditions of a Section 10 Incidental Take Permit or a Biological Opinion (resulting from Section 7 Consultation with another federal agency) pursuant to the federal ESA and a DFG Incidental Take Permit pursuant to the CESA. These permits would include compensatory mitigation and timing restrictions. Adherence to the terms and conditions of all permits determined to be required would minimize the potential of the proposed project to degrade the quality of the environment or substantially reduce the habitat or population of a plant, wildlife, or fish species. Therefore, this impact would be considered **less than significant with mitigation incorporated**.

Question b)

The proposed project is to provide a reliable source of electricity to meet the electric demand of approved development in the Sunrise Douglas Community Plan/Sunridge Specific Plan area. SMUD is coordinating closely with resource agencies that have identified conceptual-level strategies for avoiding, minimizing, and preserving aquatic resource habitat in the Sunrise Douglas Community Plan area. Therefore, the project does not have the potential to meet short-term environmental goals to the disadvantage of long-term environmental goals. There would be **no impact**.

Question c)

The proposed project would not result in any cumulative impacts. The project's incremental contribution to short term air quality emissions during project construction would be temporary and minor and not cumulatively considerable. Additionally, the operation of the proposed project would not result in noise impacts that are cumulatively considerable. Mitigation measures have been incorporated into the project to maintain operational noise within adopted noise standards. Therefore, this impact would be considered **less than significant with mitigation incorporated**.

Question d)

The proposed project does not have environmental effects that would cause direct or indirect adverse effects on humans. There would be **no impact**.

Chapter 4.

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Chapter 5.

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Appendix A.

Mitigation Monitoring Program

Sunrise–Douglas Project

Mitigation Monitoring Program

Introduction

Section 15097 of the California Environmental Quality Act (CEQA) Guidelines requires all state and local agencies to establish monitoring or reporting programs for projects approved by a public agency whenever approval involves the adoption of either a “mitigated negative declaration” or specified environmental findings related to environmental impact reports.

The mitigation monitoring program (MMP) contained herein is intended to satisfy the requirements of CEQA as they relate to the Subsequent Initial Study/Mitigated Negative Declaration (IS/MND) for the Sacramento Municipal Utility District (SMUD) Sunrise-Douglas Neighborhood Electric Distribution Project. This MMP is intended for use by SMUD staff, resource agency personnel, and Contractor personnel to ensure compliance with mitigation measures during project implementation. Mitigation measures identified in this MMP were identified in the Subsequent IS/MND prepared for the proposed project.

The Subsequent IS/MND presents a detailed set of mitigation measures that will be implemented throughout the lifetime of the project. Mitigation is defined by CEQA as a measure which:

- ♦ Avoids the impact altogether by not taking a certain action or parts of an action.
- ♦ Minimizes impacts by limiting the degree or magnitude of the action and its implementation.
- ♦ Rectifies the impact by repairing, rehabilitating, or restoring the impacted environment.
- ♦ Reduces or eliminates the impact over time by preservation and maintenance operations during the life of the project.
- ♦ Compensates for the impact by replacing or providing substitute resources or environments.

Note: Sections 21083 and 21087, Public Resources Code; Reference: Sections 21002, 21002.1, 21081, and 21100(c), Public Resources Code.

The intent of the MMP is to ensure the effective implementation and enforcement of adopted mitigation measures and permit conditions. The MMP will provide for monitoring of construction activities as necessary and in-the-field identification and resolution of environmental concerns.

Compliance Checklist

SMUD will coordinate monitoring and document the implementation of mitigation measures. SMUD will be responsible for fully understanding and effectively implementing the mitigation measures contained within the MMP. Table 1 of this report identifies the mitigation measure, the monitoring action for the mitigation measure, the responsible party for the monitoring action, and timing of the monitoring action.

Field Monitoring of Mitigation Measure Implementation

SMUD's design engineer will be responsible for ensuring the mitigation measures are included in the design of the project. During construction of the project, SMUD will be responsible for ensuring the Contractor has adequate resources to implement the mitigation measures. The Contractor will report to SMUD and will be thoroughly familiar with any permit conditions and the MMP. In addition, the Contractor will be familiar with construction contract requirements, construction schedules, standard construction practices, and mitigation techniques. In order to track the status of mitigation measure implementation, field monitoring activities will be documented on compliance monitoring report worksheets. The resource commitment of the Contractor will vary depending on the intensity and location of construction. Aided by Table 1, the Contractor will be responsible for the following activities:

- ♦ On-site, day-to-day monitoring of construction activities.
- ♦ Reviewing construction plans and equipment staging/access plans to ensure conformance with adopted mitigation measures.
- ♦ Ensuring Contractor staff knowledge of and compliance with the MMP.
- ♦ Having the responsibility to correct activities that violate mitigation measures.
- ♦ Acting in the role of contact for property owners or any other affected persons who wish to register observations of violations of project permit conditions or mitigation. Upon receiving any complaints, the Contractor shall immediately contact the SMUD construction representative. The Contractor shall be responsible for verifying any such observations and for developing any necessary corrective actions in consultation with the SMUD construction representative.
- ♦ Obtaining assistance as necessary from technical experts, such as archaeologists or biologists, in order to develop site-specific procedures for implementing the mitigation measures.
- ♦ Maintaining a log of all significant interactions, violations of permit conditions or mitigation measures, and necessary corrective measures.

Table 1. Mitigation Monitoring Plan for the Sunrise-Douglas Neighborhood Electric Distribution Project

Air	Mitigation Measure	Implementation Timing	Monitoring Responsibility	Completion Signature	
				Initials	Date
A-1	The following measures shall be implemented to reduce fugitive dust: a) Apply water, asphalt oil, or suitable soil stabilizers to inactive areas or other areas that can give rise to airborne dusts. b) Water exposed surfaces up to 3 times daily to prevent fugitive dust from migrating beyond the project's boundaries. c) Cover all inactive stock piles with tarps or water to prevent airborne dust. d) Water all haul roads as needed to prevent airborne dust. e) Limit speeds on any unpaved roads to less than 15 mph. e) Replace ground cover in disturbed areas quickly. f) Maintain two feet of freeboard space on haul trucks. g) Water soil piles three times daily.	Include in Plans and Specifications, Construction	SMUD		
A-2	Controlling visible emissions from off-road diesel-powered equipment. The project shall ensure that emissions from all off-road diesel-powered equipment used on the project site do not exceed 40 percent opacity for more than 3 minutes in any one hour. Any equipment found to exceed 40 percent opacity (or Ringelmann 2.0) shall be repaired immediately, and the City of Rancho Cordova and SMAQMD shall be notified within 48 hours of identification of non-compliant equipment. A visual survey of all in-operation equipment shall be made at least weekly, and a monthly summary of the visual survey results shall be submitted to the City of Rancho Cordova and SMAQMD throughout the duration of the project, except that the monthly summary shall not be required for any 30-day period in which no construction activity occurs. The monthly summary shall include the quantity and type of vehicles surveyed as well as the dates of each survey. The SMAQMD and/or other officials may conduct periodic site inspections to determine compliance. Nothing in this section shall supersede other SMAQMD or state rules or regulations.	Include in Plans and Specifications, Construction	SMUD		

Mitigation Measure		Implementation Timing	Monitoring Responsibility	Completion Initials	Completion Signature Date
Biology					
B-1	The following measures shall be implemented to minimize impacts to special-status species: a. Surveys for special-status species with potential to occur in the project area shall be conducted where SMUD has determined that it will not assume presence of the species. Surveys shall use protocols acceptable to the regulatory agencies with authority over the species. Surveys shall be completed at the appropriate time of year by a qualified biologist provided by SMUD. Preconstruction survey results shall be documented by the biologist in a report submitted to the USFWS or DFG depending upon the status of the species. If necessary, the report will detail additional mitigation required for compliance with the state and federal ESAs. These measures may include the establishment of buffer zones around active nests and/or burrows, which may preclude construction during critical seasons for a particular species. When project impacts include taking of a federally listed species, a Section 10 Incidental Take Permit or a Biological Opinion (resulting from Section 7 Consultation with another federal agency) shall be obtained from the USFWS and permit conditions implemented, pursuant to the federal ESA. When project impacts include taking of a state listed species, an Incidental Take Permit shall be obtained from DFG and permit conditions implemented pursuant to the California ESA. b. All construction personnel shall participate in environmental awareness training regarding special-status species and habitats present within the project area. Construction personnel and equipment movement in the area of special-status species habitat shall be limited to only that which is essential for project construction. No material storage shall be permitted within special-status species habitats. c. A qualified biological monitor shall be retained on-call during construction in the event that a special-status species is identified. The monitor shall be available to direct construction activities away from the species or temporarily move the species out of the construction zone. d. The likelihood of special-status bird and other bird of prey electrocution can be minimized by spacing electrified wires at adequate distances to lessen the likelihood of electrocution and ensure space for birds to fly through. SMUD shall install conductors (wires) so they are spaced consistent with General Order 95, Rules for Overhead Electric Construction, which requires a minimum of 60 inches between conductors (California Public Utilities Commission 1998).	Include in Plans and Specifications, Pre-construction, Construction	SMUD		

	Mitigation Measure	Implementation Timing	Monitoring Responsibility	Completion Signature	
				Initials	Date
B-2	The following measures shall be implemented to minimize impacts to wetlands: a. A wetland delineation shall be conducted by SMUD where existing wetland data is not available. Where existing wetland data is available, SMUD shall compile the data to determine the location of wetlands. If required, SMUD shall obtain and comply with the conditions of a Section 404 permit from the Corps, Section 401 water quality certification from the RWQCB, and a Streambed Alteration Agreement from DFG. b. For construction of the Douglas Bulk Transmission/Douglas-Security Distribution Substation, SMUD shall obtain a General Permit for Discharges of Storm Water Associated with Construction Activity from the State Water Resources Control Board. As part of this permit, SMUD shall prepare and implement a Storm Water Pollution Prevention Plan (SWPPP) that includes erosion control measures and construction waste containment measures to ensure that Waters of the State are protected during and after project construction. The SWPPP shall include site design to minimize off-site storm water runoff that might otherwise impact surrounding wetland habitat. The SWPPP shall be prepared with the following objectives: (a) to identify pollutant sources, including sources of sediment, that may affect the quality of storm water discharges from the construction of the project; (b) to identify BMPs to reduce or eliminate pollutants in storm water discharges and authorized non-storm water discharges from the site during construction; (c) to outline and provide guidance for BMP monitoring; (d) to identify project discharge points and receiving waters; (e) to address post-construction BMP implementation and monitoring; and (f) to address sedimentation, siltation, turbidity, and non-visually detectable pollutant monitoring, and outline a sampling and analysis strategy. c. Wetlands shall be fenced or flagged to alert construction personnel of their presence and the need for avoidance to the maximum extent practicable. d. Powerline construction shall occur only in the dry season (March through October). e. Where powerpoles are placed in upland areas, they shall be placed a minimum of 50 feet from wetlands.	Include in Plans and Specifications, Pre-construction, Construction	SMUD		

	Mitigation Measure	Implementation Timing	Monitoring Responsibility	Completion	
				Initials	Signature Date
B-2 (cont.)	<i>f. During construction all excavated materials shall be deposited or stored in such a manner that the material cannot be washed into any watercourse, and excess supplies of certified weedfree straw bales and/or sedimentation fencing shall be available at the construction site for use as needed.</i> <i>g. All excess spoils shall be removed from the site.</i> <i>h. No refueling, storage, servicing, or maintenance of equipment shall take place within 100 feet of wetland habitat. All machinery shall be properly maintained and cleaned to prevent spills and leaks. Any spills or leaks from construction equipment shall be reported SMUD Environmental Services Division and cleaned up in accordance with applicable local, state and/or federal regulations.</i> <i>i. Exposed soil around new poles shall be seeded with a native grassland seed mix.</i> <i>j. Construction vehicles shall avoid driving through wetland areas and if wetland areas cannot be avoided, then mats shall be used to minimize disturbance to the wetland areas.</i>	Include in Plans and Specifications, Pre-construction, Construction	SMUD		
Cultural CR-1	<i>Should any cultural or paleontological resources, such as structural features, unusual amounts of bone or shell, artifacts, human remains, architectural remains, or prehistoric remains be encountered during any development activities, work shall be suspended and the City of Rancho Cordova shall be immediately notified. The City of Rancho Cordova will coordinate any necessary investigations of the site with appropriate specialists, as needed. The project proponent shall be required to implement any mitigation deemed necessary for the protection of the cultural resources. In addition, pursuant to Section 5097.98 of the 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.</i>	Include in Plans and Specifications, Construction	SMUD		

Mitigation Measure		Implementation Timing	Monitoring Responsibility	Completion	
Noise				Initials	Signature Date
N-1	<i>The following measures will be implemented to mitigate construction-related noise:</i> a) <i>Construction activities shall be limited to occur between the hours of 7:00 a.m. and 6:00 p.m., Monday through Saturday; and between 9:00 a.m. and 6:00 p.m. on Sundays.</i> b) <i>Construction activities shall be prohibited on federal- and state-recognized holidays.</i> c) <i>Construction equipment powered by an internal combustion engine shall be equipped with suitable exhaust and intake silencers, in accordance with manufacturers' specifications, and maintained in good working order.</i> d) <i>Stationary construction equipment (i.e., portable power generators, compressors) shall be located at the furthest distance possible from nearby residential units.</i>	Include in Plans and Specifications, Construction	SMUD		
N-2	<i>The following measures will be implemented at the Kiefer-Jaeger Distribution Substation to reduce operational noise:</i> a) <i>A 10-foot-high block wall will be placed around the Kiefer-Jaeger Distribution Substation.</i> b) <i>Transformers and cooling fans shall be located at the furthest possible distance from the nearest residential dwelling.</i>	Include in Plans and Specifications	SMUD		

Appendix B.

Air Quality Modeling Data

Bulk Transmission

URBEMIS 2002 For Windows 7.5.0

file Name: C:\Program Files\URBEMIS 2002 For Windows\Projects2k2\Sunrise-Douglas.urb
 Project Name: Douglas Security
 Project Location: Lower Sacramento Valley Air Basin
 n-Road Motor Vehicle Emissions Based on EMFAC2002 version 2.2

SUMMARY REPORT
 (Pounds/Day - Summer)

CONSTRUCTION EMISSION ESTIMATES

	ROG	NOx	CO	SO2	PM10 TOTAL	PM10 EXHAUST	PM10 DUST
*** 2005 ***							
TOTALS (lbs/day,unmitigated)	7.63	52.19	62.14	0.00	102.27	2.27	100.00
	ROG	NOx	CO	SO2	PM10 TOTAL	PM10 EXHAUST	PM10 DUST
*** 2006 ***							
TOTALS (lbs/day,unmitigated)	4.89	33.83	38.68	0.00	1.42	1.42	0.00

URBEMIS 2002 For Windows 7.5.0

File Name: C:\Program Files\URBEMIS 2002 For Windows\Projects2k2\Sunrise-Douglas.urb
 Project Name: Douglas Security
 Project Location: Lower Sacramento Valley Air Basin
 On-Road Motor Vehicle Emissions Based on EMFAC2002 version 2.2

DETAIL REPORT
 (Pounds/Day - Summer)

Construction Start Month and Year: June, 2005
 Construction Duration: 12
 Total Land Use Area to be Developed: 10 acres
 Maximum Acreage Disturbed Per Day: 10 acres
 Single Family Units: 0 Multi-Family Units: 0
 Retail/Office/Institutional/Industrial Square Footage: 0

CONSTRUCTION EMISSION ESTIMATES UNMITIGATED (lbs/day)

Source	ROG	NOx	CO	SO2	PM10 TOTAL	PM10 EXHAUST	PM10 DUST
*** 2005***							
Phase 1 - Demolition Emissions							
Fugitive Dust	-	-	-	-	0.00	-	0.00
Off-Road Diesel	0.00	0.00	0.00	-	0.00	0.00	0.00
On-Road Diesel	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Worker Trips	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Maximum lbs/day	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Phase 2 - Site Grading Emissions							
Fugitive Dust	-	-	-	-	100.00	-	100.00
Off-Road Diesel	7.57	52.10	60.56	-	2.27	2.27	0.00
On-Road Diesel	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Worker Trips	0.06	0.09	1.58	0.00	0.00	0.00	0.00
Maximum lbs/day	7.63	52.19	62.14	0.00	102.27	2.27	100.00
Phase 3 - Building Construction							
Bldg Const Off-Road Diesel	4.89	34.95	38.12	-	1.54	1.54	0.00
Bldg Const Worker Trips	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Arch Coatings Off-Gas	0.00	-	-	-	-	-	-
Arch Coatings Worker Trips	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Asphalt Off-Gas	0.00	-	-	-	-	-	-
Asphalt Off-Road Diesel	0.00	0.00	0.00	-	0.00	0.00	0.00
Asphalt On-Road Diesel	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Asphalt Worker Trips	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Maximum lbs/day	4.89	34.95	38.12	0.00	1.54	1.54	0.00
Max lbs/day all phases	7.63	52.19	62.14	0.00	102.27	2.27	100.00
*** 2006***							
Phase 1 - Demolition Emissions							
Fugitive Dust	-	-	-	-	0.00	-	0.00
Off-Road Diesel	0.00	0.00	0.00	-	0.00	0.00	0.00
On-Road Diesel	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Worker Trips	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Maximum lbs/day	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Phase 2 - Site Grading Emissions							
Fugitive Dust	-	-	-	-	0.00	-	0.00
Off-Road Diesel	0.00	0.00	0.00	-	0.00	0.00	0.00
On-Road Diesel	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Worker Trips	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Maximum lbs/day	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Phase 3 - Building Construction							
Bldg Const Off-Road Diesel	4.89	33.83	38.68	-	1.42	1.42	0.00
Bldg Const Worker Trips	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Arch Coatings Off-Gas	0.00	-	-	-	-	-	-
Arch Coatings Worker Trips	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Asphalt Off-Gas	0.00	-	-	-	-	-	-
Asphalt Off-Road Diesel	0.00	0.00	0.00	-	0.00	0.00	0.00
Asphalt On-Road Diesel	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Asphalt Worker Trips	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Maximum lbs/day	4.89	33.83	38.68	0.00	1.42	1.42	0.00
Max lbs/day all phases	4.89	33.83	38.68	0.00	1.42	1.42	0.00

age: 3

Phase 1 - Demolition Assumptions: Phase Turned OFF

Phase 2 - Site Grading Assumptions

Start Month/Year for Phase 2: Jun '05

Phase 2 Duration: 1 months

On-Road Truck Travel (VMT): 0

Off-Road Equipment

No.	Type	Horsepower	Load Factor	Hours/Day
1	Cranes	190	0.430	8.0
1	Excavators	180	0.580	8.0
1	Scrapers	313	0.660	8.0
1	Tractor/Loaders/Backhoes	79	0.465	8.0

Phase 3 - Building Construction Assumptions

Start Month/Year for Phase 3: Jul '05

Phase 3 Duration: 11 months

Start Month/Year for SubPhase Building: Jul '05

SubPhase Building Duration: 11 months

Off-Road Equipment

No.	Type	Horsepower	Load Factor	Hours/Day
1	Cranes	190	0.430	8.0
1	Other Equipment	190	0.620	8.0
1	Pavers	132	0.590	8.0

SubPhase Architectural Coatings Turned OFF

SubPhase Asphalt Turned OFF

*Neighborhood
Distribution*

URBEMIS 2002 For Windows 7.5.0

File Name: C:\Program Files\URBEMIS 2002 For Windows\Projects2k2\Sunrise-Douglas.urb
Project Name: Douglas Security
Project Location: Lower Sacramento Valley Air Basin
On-Road Motor Vehicle Emissions Based on EMFAC2002 version 2.2

SUMMARY REPORT
(Pounds/Day - Summer)

CONSTRUCTION EMISSION ESTIMATES

	ROG	NOx	CO	SO2	PM10 TOTAL	PM10 EXHAUST	PM10 DUST
*** 2005 ***							
TOTALS (lbs/day,unmitigated)	7.63	52.19	62.14	0.00	12.27	2.27	10.00

	ROG	NOx	CO	SO2	PM10 TOTAL	PM10 EXHAUST	PM10 DUST
*** 2006 ***							
TOTALS (lbs/day,unmitigated)	4.89	33.83	38.68	0.00	1.42	1.42	0.00

URBEMIS 2002 For Windows 7.5.0

File Name: C:\Program Files\URBEMIS 2002 For Windows\Projects2k2\Sunrise-Douglas.urb
 Project Name: Douglas Security
 Project Location: Lower Sacramento Valley Air Basin
 On-Road Motor Vehicle Emissions Based on EMFAC2002 version 2.2

DETAIL REPORT
 (Pounds/Day - Summer)

Construction Start Month and Year: June, 2005
 Construction Duration: 12
 Total Land Use Area to be Developed: 1 acres
 Maximum Acreage Disturbed Per Day: 1 acres
 Single Family Units: 0 Multi-Family Units: 0
 Retail/Office/Institutional/Industrial Square Footage: 0

CONSTRUCTION EMISSION ESTIMATES UNMITIGATED (lbs/day)

Source	ROG	NOx	CO	SO2	PM10 TOTAL	PM10 EXHAUST	PM10 DUST
*** 2005***							
Phase 1 - Demolition Emissions							
Fugitive Dust	-	-	-	-	0.00	-	0.00
Off-Road Diesel	0.00	0.00	0.00	-	0.00	0.00	0.00
On-Road Diesel	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Worker Trips	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Maximum lbs/day	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Phase 2 - Site Grading Emissions							
Fugitive Dust	-	-	-	-	10.00	-	10.00
Off-Road Diesel	7.57	52.10	60.56	-	2.27	2.27	0.00
On-Road Diesel	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Worker Trips	0.06	0.09	1.58	0.00	0.00	0.00	0.00
Maximum lbs/day	7.63	52.19	62.14	0.00	12.27	2.27	10.00
Phase 3 - Building Construction							
Bldg Const Off-Road Diesel	4.89	34.95	38.12	-	1.54	1.54	0.00
Bldg Const Worker Trips	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Arch Coatings Off-Gas	0.00	-	-	-	-	-	-
Arch Coatings Worker Trips	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Asphalt Off-Gas	0.00	-	-	-	-	-	-
Asphalt Off-Road Diesel	0.00	0.00	0.00	-	0.00	0.00	0.00
Asphalt On-Road Diesel	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Asphalt Worker Trips	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Maximum lbs/day	4.89	34.95	38.12	0.00	1.54	1.54	0.00
Max lbs/day all phases	7.63	52.19	62.14	0.00	12.27	2.27	10.00
*** 2006***							
Phase 1 - Demolition Emissions							
Fugitive Dust	-	-	-	-	0.00	-	0.00
Off-Road Diesel	0.00	0.00	0.00	-	0.00	0.00	0.00
On-Road Diesel	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Worker Trips	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Maximum lbs/day	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Phase 2 - Site Grading Emissions							
Fugitive Dust	-	-	-	-	0.00	-	0.00
Off-Road Diesel	0.00	0.00	0.00	-	0.00	0.00	0.00
On-Road Diesel	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Worker Trips	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Maximum lbs/day	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Phase 3 - Building Construction							
Bldg Const Off-Road Diesel	4.89	33.83	38.68	-	1.42	1.42	0.00
Bldg Const Worker Trips	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Arch Coatings Off-Gas	0.00	-	-	-	-	-	-
Arch Coatings Worker Trips	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Asphalt Off-Gas	0.00	-	-	-	-	-	-
Asphalt Off-Road Diesel	0.00	0.00	0.00	-	0.00	0.00	0.00
Asphalt On-Road Diesel	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Asphalt Worker Trips	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Maximum lbs/day	4.89	33.83	38.68	0.00	1.42	1.42	0.00
Max lbs/day all phases	4.89	33.83	38.68	0.00	1.42	1.42	0.00

Phase 1 - Demolition Assumptions: Phase Turned OFF

Phase 2 - Site Grading Assumptions

Start Month/Year for Phase 2: Jun '05

Phase 2 Duration: 1 months

On-Road Truck Travel (VMT): 0

Off-Road Equipment

No.	Type	Horsepower	Load Factor	Hours/Day
1	Cranes	190	0.430	8.0
1	Excavators	180	0.580	8.0
1	Scrapers	313	0.660	8.0
1	Tractor/Loaders/Backhoes	79	0.465	8.0

Phase 3 - Building Construction Assumptions

Start Month/Year for Phase 3: Jul '05

Phase 3 Duration: 11 months

Start Month/Year for SubPhase Building: Jul '05

SubPhase Building Duration: 11 months

Off-Road Equipment

No.	Type	Horsepower	Load Factor	Hours/Day
1	Cranes	190	0.430	8.0
1	Other Equipment	190	0.620	8.0
1	Pavers	132	0.590	8.0

SubPhase Architectural Coatings Turned OFF

SubPhase Asphalt Turned OFF

Appendix C.

Noise Monitoring Data



1374 57th Street, Sacramento, CA 95819

Tel/Fax: 916.456.7006

ambient@surewest.net

NOISE MEASUREMENT SURVEY FORM

Date: 2/23/05

Project Number/Name: SMUD Sunrise Douglas Neighborhood Distribution Project

Site Address/Location: Proposed Keifer-Jaeger Substation Site

INSTRUMENTATION

Sound Level Meter: Larson Davis, Model 820

Microphone: Larson Davis, Model 2551

Sound Level Calibrator: Larson Davis, Model CAL250

Wind Screen: ☒ Yes ☐ No

WEATHER CONDITIONS

Precipitation: ☐ Yes ☒ No

Ground Wet: ☒ Yes ☐ No (Accumulated Puddles in Areas)

Temperature (Measurement 1): 61 °F (Measurement 2): 58 °F

Wind Speed: Variable <2 – 4 mph

Relative Humidity: 80 %

MEASUREMENT DATA

Calibration Performed: ☒ Yes ☐ No

Measurement Time (Start): 8:50 am (Completion): 9:10 am

Noise Sources Noted During Measurement:

Birds, Frogs; Vehicle Traffic on Sunrise Blvd. in Distance/Background; Occasional Aircraft Overflight

AMBIENT (RESIDUAL) SOUND LEVELS (Measurement 1)

LEQ	L _{MIN}	L _{MAX}	L ₁₀	L ₃₃	L ₅₀	L ₉₀	L _{DN} / C _{NEL}
47.8	41.6	54.1	Not Measured	Not Measured	47.3	Not Measured	Not Measured

Calibration Performed: ☒ Yes ☐ No

Measurement Time (Start): 10:10 pm (Completion): 10:30 pm

Noise Sources Noted During Measurement:

Birds, Frogs; Vehicle Traffic on Sunrise Blvd. in Distance/Background

AMBIENT (RESIDUAL) SOUND LEVELS (Measurement 2)

LEQ	L _{MIN}	L _{MAX}	L ₁₀	L ₃₃	L ₅₀	L ₉₀	L _{DN} / C _{NEL}
45.3	41.0	56.5	Not Measured	Not Measured	44.3	Not Measured	Not Measured

Survey Performed By: Kurt Legleiter, Air Quality & Noise Specialist

Appendix D.
Subsequent IS/MND Distribution List

Notice of Availability Distribution List

NAME	MAILING ADDRESS		
AEROJET GENERAL CORPORATION	P O BX 13222	SACRAMENTO	CA 95813
AKT DEVELOPMENT/MARK ENES/MARKOS KOUNALAKIS/ETAL	7700 COLLEGE TOWN DR 101	SACRAMENTO	CA 95826
ALBERT K/JOYCE W MINETA 1991 REV TRUST/ETAL	1905 UNIVERSITY WAY	SAN JOSE	CA 95126
ALICE M CALLAHAN GRANDCHILDRENS IRREV TRUST/ETAL	4163 RIVA RIDGE DR	FAIR OAKS	CA 95628
ANATOLIA	11700 HERODIAN DRIVE	RANCHO CORDOVA	CA 95742
BEAZER HOMES HOLDINGS CORPORATION	3721 DOUGLAS BLVD 100	ROSEVILLE	CA 95661
CDFG ATTN DAN GIFFORD	1701 NIMBUS ROAD	RANCHO CORDOVA	CA 95670
CITY OF RANCHO CORDOVA PLANNING DEPT	3121 GOLD CANAL DRIVE	RANCHO CORDOVA	CA 95870
SACRAMENTO COUNTY+M42 PLANNING DEPT	700 H STREET	SACRAMENTO	CA 95814
CONWY LLC/ANGELO K TSAKOPOULOS/WILLIAM C CUMMINGS	5241 ARNOLD AVE	MCCLELLAN	CA 95652
CORDOVA RECREATION AND PARK DIST	2197 CHASE DRIVE	RANCHO CORDOVA	CA 95670
COUNTY OF SACRAMENTO	5901 FLORIN PERKINS RD	SACRAMENTO	CA 95828
COUNTY OF SACRAMENTO	9850 GOETHE RD	SACRAMENTO	CA 95827
CRESLEIGH HOMES CORPORATION	433 CALIFORNIA ST 7TH	SAN FRANCISCO	CA 94104
CUMMINGS JEFFREY S/WILLIAM W/WILLIAM C/ETAL	1625 CREEKSIDE DR 201	FOLSOM	CA 95630
DONAHUE SCHRIEBER ASSET MGMT CORP/ETAL	555 CAPITOL MALL 9TH FLR	SACRAMENTO	CA 95814
DOUGLAS ROAD 98 LIMITED PARTNERSHIP	1205 LA SIERRA DR	SACRAMENTO	CA 95864
ELISABETH COVER YOUNG TESTAMENTARY TRUST	4163 RIVA RIDGE DR	FAIR OAKS	CA 95628
ELLIOTT WHITEROCK LLC	80 IRON POINT CIR 110	FOLSOM	CA 95630
GMAC MODEL HOME FINANCE INC	7204 GLEN FORREST DR 201	RICHMOND	VA 23226
GRANT LINE ROAD PROPERTIES LLC	3500 AMERICAN RIV DR	SACRAMENTO	CA 95864
GRANTLINE INVESTORS INC	7700 COLLEGE TOWN DR 215	SACRAMENTO	CA 95826
INTERSTATE PROPERTIES LLC	3915 SECURITY PARK DR B	RANCHO CORDOVA	CA 95742
JACK SIOUKAS REVOCABLE TRUST/ETAL	2277 FAIR OAKS BLVD 295	SACRAMENTO	CA 95825
JEAGER CORNER ENTERPRISES	4056 JAEGER RD	RANCHO CORDOVA	CA 95742
JOHN JAMES TRACY LIVING TRUST/TRACY LIVING TRUST	3601 GRANT LINE RD	RANCHO CORDOVA	CA 95742
JOSEPH HENRY GLIDE JR GRANDCHILDREN'S TRUST	8436 OLIVET CT	SACRAMENTO	CA 95826
LARNE ROBERT C/CHRIS KSIDAKIS	4560 OXBOW RIDGE PL	FAIR OAKS	CA 95628
LAUSEVIC LIVING TRUST	7018 GRANT AVE	CARMICHAEL	CA 95608
LENNAR RENAISSANCE INC	1075 CREEKSIDE RIDGE DR	ROSEVILLE	CA 95678
MICHAEL R/STEPHANIE A ST AMOUR REV TRUST/ETAL	2820 LIENO LN	SACRAMENTO	CA 95821
PAPPAS LOUIE J/VOULA L	5229 YORKVILLE PL	CARMICHAEL	CA 95608
PSL ENTERPRISES LLC	3920 SECURITY PARK DR	RNCHO CORDOVA	CA 95742
PSL ENTRPRS LLC	P O BX 13222	SACRAMENTO	CA 95813
RANCHO 80 LLC	1380 LEAD HILL BLVD 201	ROSEVILLE	CA 95661
RANCHO CORDOVA COMMUNITY LIBRARY	9845 FOLSOM BLVD	RANCHO CORDOVA	CA 95827

Notice of Availability Distribution List

SACRAMENTO CENTRAL LIBRARY	828 I STREET	SACRAMENTO	CA	95814
SACTO RENDERING CO	P O BX 276424	SACRAMENTO	CA	95827
SEABOURNE ENTERPRISES L P/ETAL	7637 VASOS WY	FAIR OAKS	CA	95628
SHALAKO INVESTORS	11290 PYRITES WY 100	GOLD RIVER	CA	95670
SIGNOROTTI GEORGE W/VIRGINIA C	13265 JACKSON RD	SLOUGHHOUSE	CA	95683
SLAGLE FAMILY REVOCABLE TRUST/ETAL	P.O. Box 41531	Sacramento	CA	95841
SOZZI SUSAN C/JOHN W BLAWAT/ROSIE M	P.O. Box 1350	Sloughhouse	CA	95683
SULLIVAN LOUIS B/BOYD C SMITH/TR	2560 MISSION COLL BL 101	SANTA CLARA	CA	95050
SUNRIDGE PARK LIMITED PARTNERSHIP	10535 E STOCKTON BLVD K	ELK GROVE	CA	95624
SUNRIDGE PARK LLC	111 WOODMERE RD 190	FOLSOM	CA	95630
SUNRIDGE PARK LLC	7700 COLLEGE TOWN DR 109	SACRAMENTO	CA	95826
TIESSEN-WAEGELL FAMILY LIMITED PARTNRSHIP	7700 EAGLES NEST RD	SACRAMENTO	CA	95830
U S HOME/KB NORTH DOUGLAS LLC	1075 CREEKSIDE RIDGE DR	ROSEVILLE	CA	95678
U.S. EPA REGION 9	75 HAWTHORNE STREET	SAN FRANCISCO	CA	94105
MATHER FIELD ECONOMIC DEVELOPMENT, COUNTY OF SACRAMEN	700 H STREET	SACRAMENTO	CA	95814
USACE	1325 J STREET 12TH FLOOR	SACRAMENTO	CA	95814
USFWS	2800 COTTAGE WAY W-2605	SACRAMENTO	CA	95825
USFWS	2800 COTTAGE WAY W-2605	SACRAMENTO	CA	95825

Appendix E.
Notice of Availability and
Public Meeting Sign-in Sheet

PUBLIC NOTICE

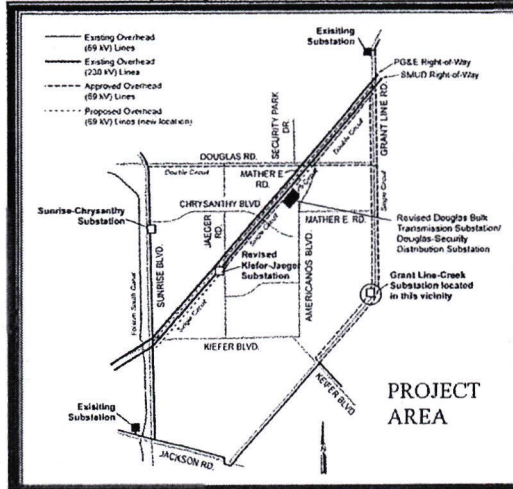
SUNRISE – DOUGLAS NEIGHBORHOOD ELECTRIC DISTRIBUTION PROJECT DRAFT SUBSEQUENT INITIAL STUDY AND MITIGATED NEGATIVE DECLARATION

The Sacramento Municipal Utility District (SMUD) proposes to modify the Sunrise-Douglas Neighborhood Electric Distribution Project (Project). The proposed changes to the project involve modifying the location of the Douglas-Security Substation, the Douglas Bulk Transmission Substation, the Kiefer-Jaeger Substation, and some of the overhead 69 kV powerline routing. After careful consideration of the environmental analysis, the SMUD Board of Directors adopted a mitigated negative declaration and approved the Project on March 4, 2004 (State Clearinghouse Number 2003122135). Throughout the planning process, SMUD staff has been working with the City of Rancho Cordova Planning Department staff and area developers to align the elements of the proposed neighborhood electric distribution project with development proposals in the area. This coordination has led SMUD to substantially modify the location of some facilities proposed in the Project.

A Draft Subsequent Initial Study and Mitigated Negative Declaration has been prepared on the proposed SMUD Sunrise-Douglas Neighborhood Electric Distribution Project (Project) in Sacramento County, California. This document was prepared in compliance with the California Environmental Quality Act (CEQA). SMUD is the CEQA lead agency.

SMUD proposes to construct and operate four new neighborhood distribution substations that step down 69 kV to 12 kV, a new bulk transmission substation that steps down 230 kV to 69 kV, and the 69 kV powerlines that link the distribution substations to their power source(s). The Project is located near Sunrise Blvd. and Douglas Road in the Sunrise Douglas Community Plan/Sunridge Specific Plan area.

This Draft Subsequent Mitigated Negative Declaration complies with CEQA, pursuant to Section 21159.2 of the California Public Resource code, to evaluate the environmental impacts associated with the construction and operation of subject Project. The Subsequent Mitigated Negative Declaration concludes that the Project will not cause a significant adverse environmental impact and an Environmental Impact Report is not required.



The Draft Subsequent Initial Study and Mitigated Negative Declaration was released for circulation on April 4, 2005, with the guidance and oversight of the State Clearinghouse to concerned resource agencies and to interested parties for a 30-day public review period that will end May 4, 2005. The entire document will be available on SMUD's web page at www.smud.org/about/reports and hardcopies may also be reviewed at the following locations:

- Rancho Cordova Community Library, 9845 Folsom Blvd., Rancho Cordova, CA 95827
- Sacramento Central Library, 828 I Street, Sacramento, CA 95814-2508
- Sacramento Municipal Utility District Office, 6201 S Street, Sacramento, CA 95817-1899
- State Clearinghouse, 1400 Tenth Street, Sacramento, CA 95814

Written comments should be submitted to Ron Scott, SMUD, P.O. Box 15830, MS B203, Sacramento, CA, 95852-1830 before 5 p.m., Wednesday, May 4, 2005. If you would like a copy or have questions please contact Ron Scott at (916) 732-5114 or at rscott@smud.org.

SMUD invites members of the public to attend a public meeting regarding the Draft Subsequent Initial Study and Mitigated Negative Declaration. The public meeting will be held on:

Wednesday, April 20, 2005 at 6 p.m.
Sacramento Municipal Utility District
6201 S Street, Rm.: HCC
Sacramento, CA 95817

The SMUD Board of Directors will consider adoption of the Subsequent Mitigated Negative Declaration for this Project at two meetings at which the public may make oral comments. The Board will take no action at the Integrated Resources and Customer Service Committee meeting.

Both public meetings will be held at
SMUD Headquarters Building
6201 S Street, Sacramento, CA 95819

SMUD's Integrated Resources and Customer
Service Committee Meeting
July 5, 2005, 4:30 p.m., Rm.: HCC

SMUD Board of Directors Meeting
July 7, 2005, 6:00 p.m., Rm.: Auditorium

Accommodations are available for disabled individuals. If you need a hearing assistance device or other aid, or have questions, please contact Ron Scott at (916) 732-5114.



Wednesday, April 20, 2005 at 6:00 p.m.
SMUD
6201 S Street, HCC
Sacramento, CA 958317

[illegible]

Appendix F.
State Clearinghouse Letter



Arnold
Schwarzenegger
Governor

STATE OF CALIFORNIA
Governor's Office of Planning and Research
State Clearinghouse and Planning Unit



Sean Walsh
Director

May 4, 2005

Ron Scott
Sacramento Municipal Utility District
P.O. Box 15830
Sacramento, CA 95852-1830

Subject: Sunrise-Douglas Neighborhood Electric Distribution Project
SCH#: 2003122135

Dear Ron Scott:

The State Clearinghouse submitted the above named Negative Declaration to selected state agencies for review. The review period closed on May 3, 2005, and no state agencies submitted comments by that date. This letter acknowledges that you have complied with the State Clearinghouse review requirements for draft environmental documents, pursuant to the California Environmental Quality Act.

Please call the State Clearinghouse at (916) 445-0613 if you have any questions regarding the environmental review process. If you have a question about the above-named project, please refer to the ten-digit State Clearinghouse number when contacting this office.

Sincerely,

Terry Roberts
Director, State Clearinghouse

**Document Details Report
State Clearinghouse Data Base**

SCH# 2003122135
Project Title Sunrise-Douglas Neighborhood Electric Distribution Project
Lead Agency Sacramento Municipal Utility District

Type Neg Negative Declaration
Description SMUD proposes to construct and operate neighborhood distribution substations and a bulk transmission substation in the City of Rancho Cordova. The purpose of the project is to provide electrical infrastructure to existing and future development as approved by the City of Rancho Cordova. The project includes perimeter fencing and landscaping.

Lead Agency Contact

Name Ron Scott
Agency Sacramento Municipal Utility District
Phone (916) 732-5114 **Fax**
email
Address P.O. Box 15830
City Sacramento **State** CA **Zip** 95852-1830

Project Location

County Sacramento
City
Region
Cross Streets Sunrise / Douglas
Parcel No. Various
Township 8N **Range** 7E **Section** 9, 10, **Base** MDBM

Proximity to:

Highways SR 16
Airports Mather Field
Railways
Waterways Folsom South Canal, Laguna and Morrison Creeks
Schools
Land Use Residential (RD-5), Limited Commercial (LC), Open Space

Project Issues

Reviewing Agencies Resources Agency; Regional Water Quality Control Bd., Region 5 (Sacramento); Department of Parks and Recreation; Native American Heritage Commission; Department of Health Services; Office of Historic Preservation; Department of Fish and Game, Region 2; Department of Water Resources; Caltrans, District 3; Air Resources Board, Major Industrial Projects; California Energy Commission

Date Received 04/04/2005 **Start of Review** 04/04/2005 **End of Review** 05/03/2005

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

CITY OF RANCHO CORDOVA PLANNING

LETTER OF CERTIFICATION

This form is to be completed by the person/firm preparing the map and list of property owners within five hundred feet (500') of the project site.

State of California
County of Sacramento
City of Rancho Cordova

I, RONALD SCOTT hereby certify that attached list contains the names and addresses of all persons to whom all property is assessed as they appear on the latest available assessment roll of the County of Sacramento and all addresses for properties within the area described and for a distance of five hundred feet (500') from the exterior boundaries of the following property (s):

APN: 067-0650-014-0000
067-0650-013-0000
067-0040-008-0000
067-0040-012-0000
067-0040-004-0000

Please Note: Complete the items below only in the presence of a Notary Public.

I/we certify (or declare under penalty of perjury under the laws of the State of California) that the foregoing is true and correct.

RONALD SCOTT
Print Name

Ronald Scott
Signature

Subscribed and sworn to before me this 25th day of JULY 2006

Katherine Elizabeth Knourek
Notary
KATHERINE ELIZABETH KNOUREK



Note: Rancho Cordova Planning can notarize this form.
Please call ahead to confirm that the Notary will be available.

Addresses within 500 feet of proposed substation site:

APN: 067-0650-014-0000
Woodside Sunridge Inc.
111 Woodmere Road Suite 190
Folsom, CA 95630

APN: 067-0650-013-0000
Beazer Homes Holdings Corporation
3721 Douglas Blvd. Suite 100
Roseville, CA 95661

APN: 067-0040-008-0000
Jaeger Road 530 LLC
7700 College Town Dr. Suite 101
Sacramento, CA 95826

APN: 067-0040-012-0000
Pulte Home Corporation
4196 Douglas Blvd. Suite 100
Granite Bay, CA 95746

APN: 067-0040-004-0000
Douglas Grantline 103 Investors
7700 College Town Dr. Suite 205
Sacramento, CA 95826

APN: 067-0040-004-0000

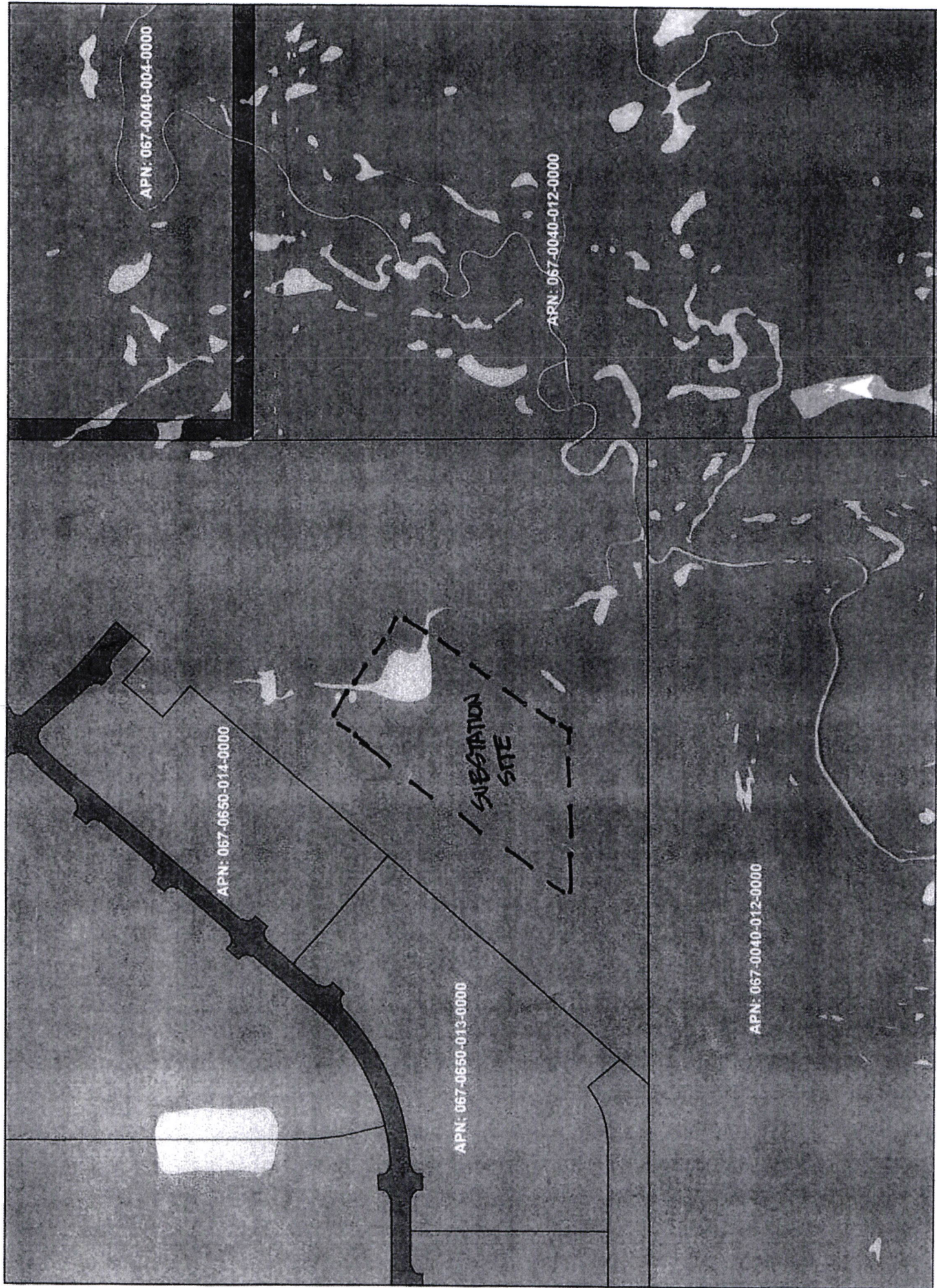
APN: 067-0040-012-0000

APN: 067-0650-014-0000

APN: 067-0650-013-0000

APN: 067-0040-012-0000

SUBSTATION
SITE



MEMORANDUM



DATE: November 20, 2006
TO: Honorable Mayor and Council Members
FROM: Sandy Salerno, Acting Admin Services Director
SUBJECT: 1st QUARTER FINANCIAL REPORT – FY 2006-2007

RECOMMENDATION

Receive and File Report.

ATTACHMENT

City of Rancho Cordova Financial Report for the Quarter Ending September 30, 2006

**CITY OF RANCHO CORDOVA
FINANCIAL REPORT
FOR THE QUARTER ENDING SEPTEMBER 30, 2006**

This is the first quarter financial report for the 2006/07 Fiscal Year and will discuss the following topics:

- Cash balances, including interest earnings
- General Fund Revenue and Expense
- Report on the various other funds that include:
 - Special Revenues
 - Capital Projects
 - Debt Service
 - Internal Service

CASH

At September 30, 2006, the City had the following cash that was available to operate the City on a day-to-day basis:

Investment	Amount
Local Agency Investment Fund (LAIF)	\$ 16,814,821
U.S. Bank - Checking	226,128
Wells Fargo - Checking	14,752,771
MBIA	10,243,867
California Asset Management Program (CAMP)	14,929,522
	<u>\$ 56,967,108</u>

The City earned \$334,650 in interest (\$219,122 LAIF, \$236,196 CAMP, MBIA \$91,912) during the first quarter ending September 30, 2006. The average daily interest earned on LAIF investments was 4.93%. The dividend yield for CAMP Investments was 5.21%. The dividend yield for MBIA was 4.76%. Interest earnings are deposited into a holding account until the end of the year. At that time, they are allocated to the various funds based on cash balances.

GENERAL FUND

Revenues

The General Fund is the City's lifeline and provides both funding and expenditure sources to operate the majority of services delivered to the citizens of the City.

Since the City operates on a cash basis, revenues are not recognized until they are received. Following are some examples of when the City receives funds:

- **Property Taxes:** Due to the Revenue Neutrality Agreement with the County, the City receives very little of the traditional property tax payments other cities enjoy. This will change over time as the formula increases the City share. Payments are received in January and May.
- **Sales Taxes:** 75% of the 1% that the City is entitled to is received on a monthly basis. The remaining 25% is provided from the County as part of the State's "triple flip" program which was developed to allow the State to issue deficit reduction bonds in fiscal 2003-04. By trading State general fund revenues for part of the cities' share of sales tax, the State was able to produce the dedicated revenue source demanded by the bond market to support the debt services on these bonds. These payments are made in January and May of each year.
- **Motor Vehicle Fees Payments:**
 - Previously the State reduced the motor vehicle fee that residents pay. Since cities were entitled to a portion of these fees, the reduction impacted this revenue source. Prior to budget problems on the state level, the state made up the difference out their General Fund. During the budget crisis, the state decided not to make up the difference. As a result, Proposition 1A was passed that restored the total amount to the cities.
 - **Regular motor vehicle payment:** this represents the amount that the State makes on a monthly basis based on the reduced amount.
 - **In-lieu property taxes:** this represents the difference due the cities and is paid from ERAF property taxes by the County. This revenue accelerates based on growth in Assessed Valuation. This is received in January and May of each year.
 - **Hardship payment:** this represents the amount that is given to newly incorporated cities for seven years and is paid on a monthly basis.
- **Transient Occupancy Taxes:** These are remitted monthly in arrears by the various hotels/motels.
- **Utility Users:** These are remitted monthly in arrears by the various utility companies.

GENERAL FUND (Continued)

General Fund revenue results for the fiscal year 2005 – 2006 were as follows:

	Budget	Year To Date	Percent Received
REVENUES			
Property Taxes	\$ 8,162,000	\$ -	-
Motor Vehicle In-Lieu Property Tax	4,600,000	-	-
Total Property Taxes	12,762,000	-	-
Other Taxes	16,125,850	1,709,241	11%
Total Taxes	28,887,850	1,709,241	6%
Franchise Fees	1,004,000	35,405	4%
Licenses, Permits and Fees	4,101,300	622,235	15%
Fines and Forfeitures	441,000	39,039	9%
Use of Money and Property	279,500	276,479	99%
Intergovernmental	1,302,050	248,351	19%
Charges for Services (1)	3,753,700	298,577	8%
Other Revenue	209,000	3,234	2%
Transfers In	2,376,750	-	-
TOTAL GENERAL FUND REVENUES	\$ 42,355,150	\$ 3,232,561	8%

Charges for Services includes \$43,027 and \$220,029 cost recovery revenues for Legal Services and Planning Services, respectively.

Property taxes are impacting the overall percentage. The first distribution of property taxes will be received in January 2007. It is the practice of the City to book property taxes at the gross value and expense the "revenue neutrality payment" as the difference between what the City would have received less what was actually paid.

break out
TOT
utility
sales
taxes
comes from County
development related
permits
should now be 25%
\$ come in January & in May
\$44K TOT
\$137K utility
\$1.2M sales tax
the lag is created by the triple flip
used to come in Quarterly - now comes on 2x (Jan & May)
1.8% growth in AV last yr.

GENERAL FUND (Continued)

Expenditures

Unlike revenues, expenditures are relatively level during the year. Exceptions to this are the result of phasing in capital projects, vacancies in approved positions and prepayment requirements on various maintenance contracts. Overall, the General Fund is within budget. At midyear we will be bring budget adjustments to the City Council. Since the budget is a spending plan and forecast of what staff anticipates will happen, it is not unusual for variances to occur. These variances, if any, will be more apparent after six months of operations. Staff will bring adjustments to the Council again with the adoption of the 2007-08 budget which will occur in June 2007.

General Fund expenditures through September 30, 2006; by department were as follows:

	BUDGET	TOTAL EXPENDITURES	PERCENTAGE
Legislative			
City Council	\$ 302,000	\$ 51,666	17%
Advisory Boards	338,200	8,262	2%
City Attorney	930,500	120,960	13%
Sub-total Legislative	1,570,700	180,888	12%
General Government			
City Manager	948,550	125,338	13%
PIO	422,050	27,705	7%
City Clerk	655,500	105,055	16%
Human Resources	371,400	69,180	19%
Administrative Support	391,600	77,045	20%
Financial Services	446,700	37,882	8%
Accounting	650,800	128,215	20%
Facilities Mgmt.	959,450	112,247	12%
Animal Services	439,900	66,653	15%
Information Tech.	749,200	187,184	25%
Risk Management	167,500	189,268	113%
Economic Development	476,250	60,096	13%
Sub-total General Government	6,678,900	1,185,868	18%
Police	14,300,000	2,896,737	20%
Community Prosecutor	107,000	-	0%
Community Development			
Planning	3,039,300	425,064	14%
Building & Safety	2,055,200	136,369	7%
Code Enforcment	676,450	85,080	13%
Sub-total Comm. Development	5,770,950	646,513	11%
Public Works	2,682,300	259,369	10%
Non-Departmental	8,154,600	92,070	1%
Transfers Out	1,120,200	-	0%
TOTAL EXPENDITURES	\$ 40,384,650	\$ 5,261,445	13%

← annual w/c premium thru the pool - not w/ state fund e only 1x / yr.

OTHER FUNDS

Special Revenue Funds

The City maintains a number of other funds that are either restricted in their use or are required to be reported separately by governmental accounting rules. These funds include the **Special Revenue Funds** that are designed to account for those activities that are specifically restricted in their use. Included among those funds are all of the Development Impact Fees, Gas Tax, Measure A, CDBG and Grants.

TOTAL SPECIAL REVENUES			
	Budget	Actual	Percentage
REVENUES			
Impact Fees	\$ 26,554,550	\$ 3,496,284	13%
Interest	23,000	125,183	544%
Total Revenues	\$ 26,577,550	\$ 3,621,467	14%
EXPENDITURES			
Salaries	\$ -	\$ 10,920	n.a.
Benefits	-	-	n.a.
Operating	583,350	39,799	7%
Capital Outlay	-	967,981	n.a.
Transfers Out	6,088,100	918,838	15%
Total Expenditures	\$ 6,671,450	\$ 1,937,538	29%

more activity
② mid-year
but no estimates
from state
needs to watch
cat & flow swings

OTHER FUNDS (Continued)

Debt Service Funds

The City maintains four **Debt Service Funds** to account for debt that is associated with the City. Three of the four funds are associated with the Mello Roos districts (Sunridge – Anatolia: CFD 2003-1, Sunridge Park: CFD 2004-1 and Sunridge North Douglas: CFD 2005-1). Of those districts, only Sunridge Anatolia has debt issued. It is anticipated that two districts (CFD 2004 and CFD 2005) may issue debt in FY 2007. Since this is not City backed debt, it is not included below.

The remaining debt is associated with the Public Financing Authority Corporation. It was this corporation which issued the two Certificates of Participation (COPs) associated with the purchase of City Hall and the Kilgore properties. The City made its first payment on the City Hall COP in February 2006. The first payment for the Kilgore property was made in March 2006.

	Total Debt Service		
	Budget	Actual	Percentage
REVENUES			
Taxes	\$ 4,200,000	\$ -	0%
Interest	40,000	149,409	374%
Transfers In	1,842,100	2,011,304	109%
Total Rev	\$ 6,082,100	\$ 2,160,713	36%
EXPENDITURES			
Debt Service	3,750,553	1,934,529	52%
Transfers Out	1,196,850	-	0%
Total Exp	\$ 4,947,403	\$ 1,934,529	39%

Audit field work is now complete. Audit needs to be issued by 12/31/2006

OTHER FUNDS (Continued)

Internal Service Fund

The final fund type is **Internal Service**. This type of fund will account for activity within the City (internal to the City). The City will utilize the Risk Management Fund in this category to account for costs associated with liability expenses including legal costs associated with tort cases. Other revenues represent a reimbursement of legal fees.

	Budget	Insurance Actual	Percentage
REVENUES			
Taxes	\$ -	\$ -	n.a.
Impact Fees	-	-	n.a.
Other	-	-	n.a.
Transfers In	1,124,200	-	0%
Total Revenues	\$ 1,124,200	\$ -	0%
EXPENDITURES			
Salaries	\$ -	\$ -	n.a.
Benefits	-	-	n.a.
Operating	125,000	27	0%
Capital Outlay	35,000	-	0%
Transfers Out	-	-	n.a.
Total Expenditures	\$ 160,000	\$ 27	0%

SUMMARY

Overall, the financial health of the City has been maintained during the first quarter. The cash balance continues to be healthy and does provide the City with the ability to meet cash flow issues. However, since a significant amount of the cash balance is associated with restricted uses, investment of the idle cash needs to be matched with the potential cash outflows. Staff is developing a vehicle to predict future cash flows. This ability along with our daily cash reporting ability provided by the new banking arrangement with Wells Fargo Bank will provide the information needed to invest in less liquid instruments, increasing our yields.

Summary information was provided in this report. If anyone desires detailed, line item information they may contact the Finance Department.

RC-05-229 SMUD Substation CUP and Design Review

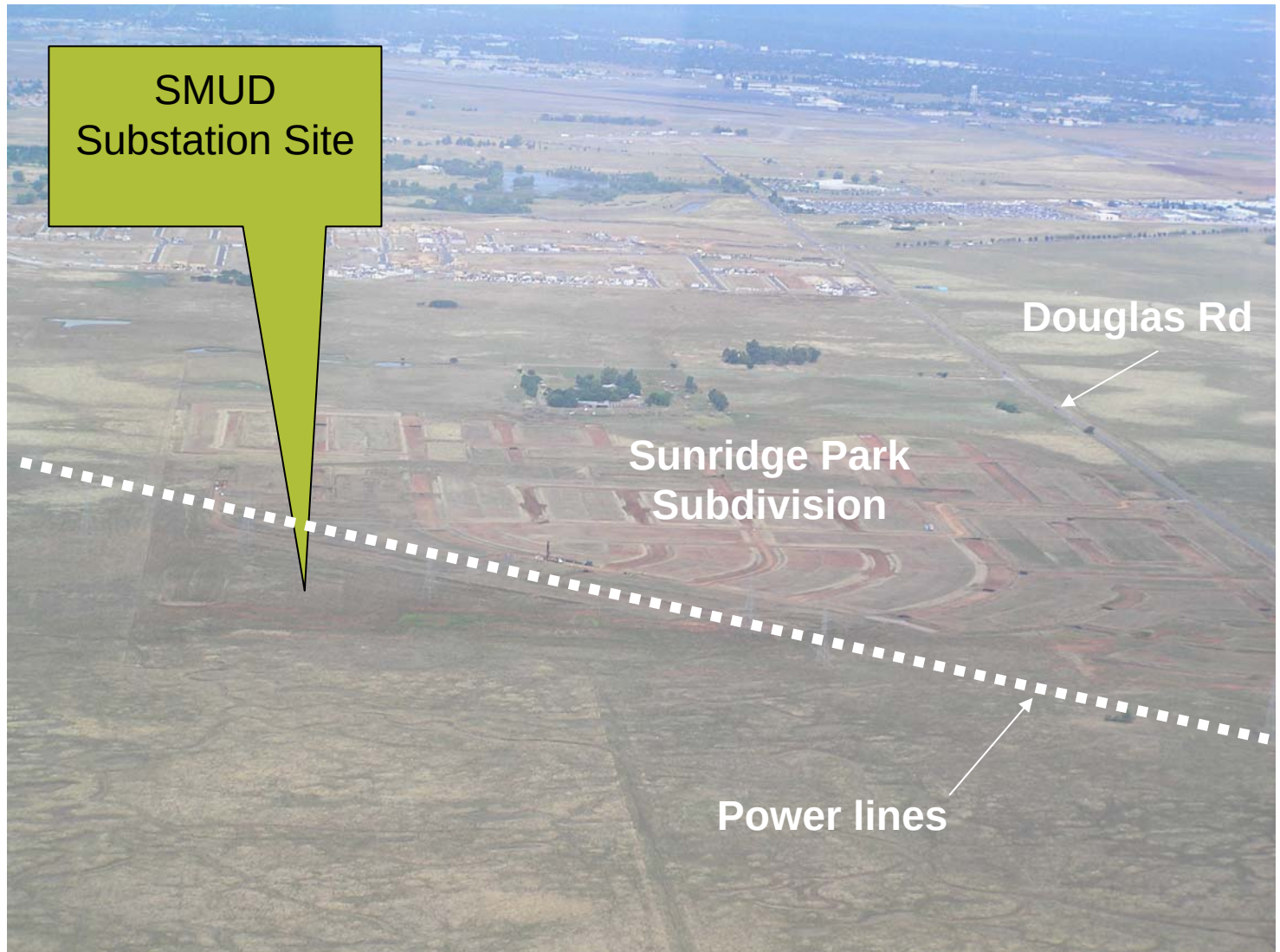
Rancho Cordova City Council
November 20, 2006
William Campbell, Project Planner



Project Request

- The applicant is requesting a Conditional Use Permit and Design Review for the construction and operation of a SMUD substation in the Sunridge Park Subdivision.
-

Aerial

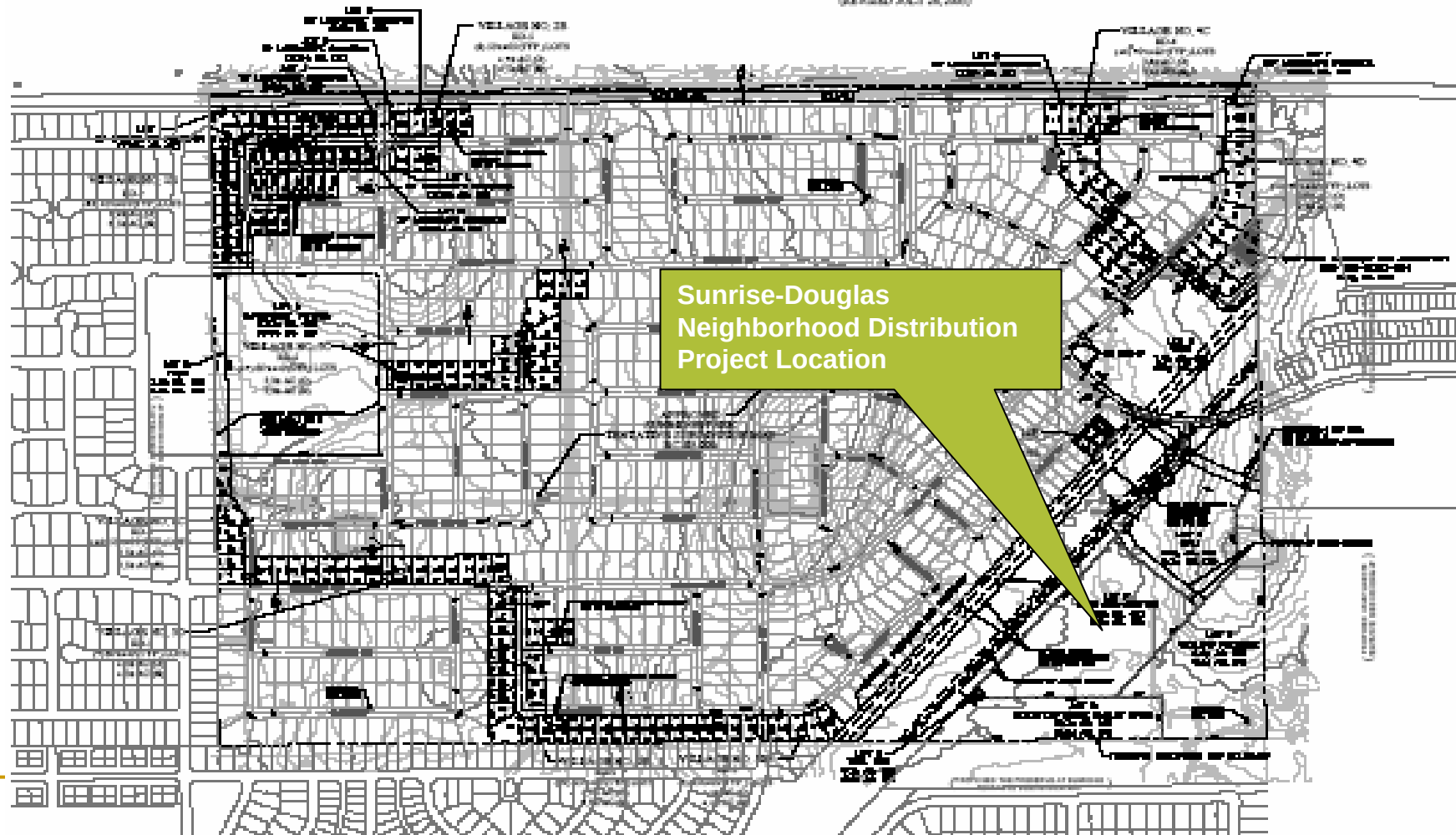


Site Location

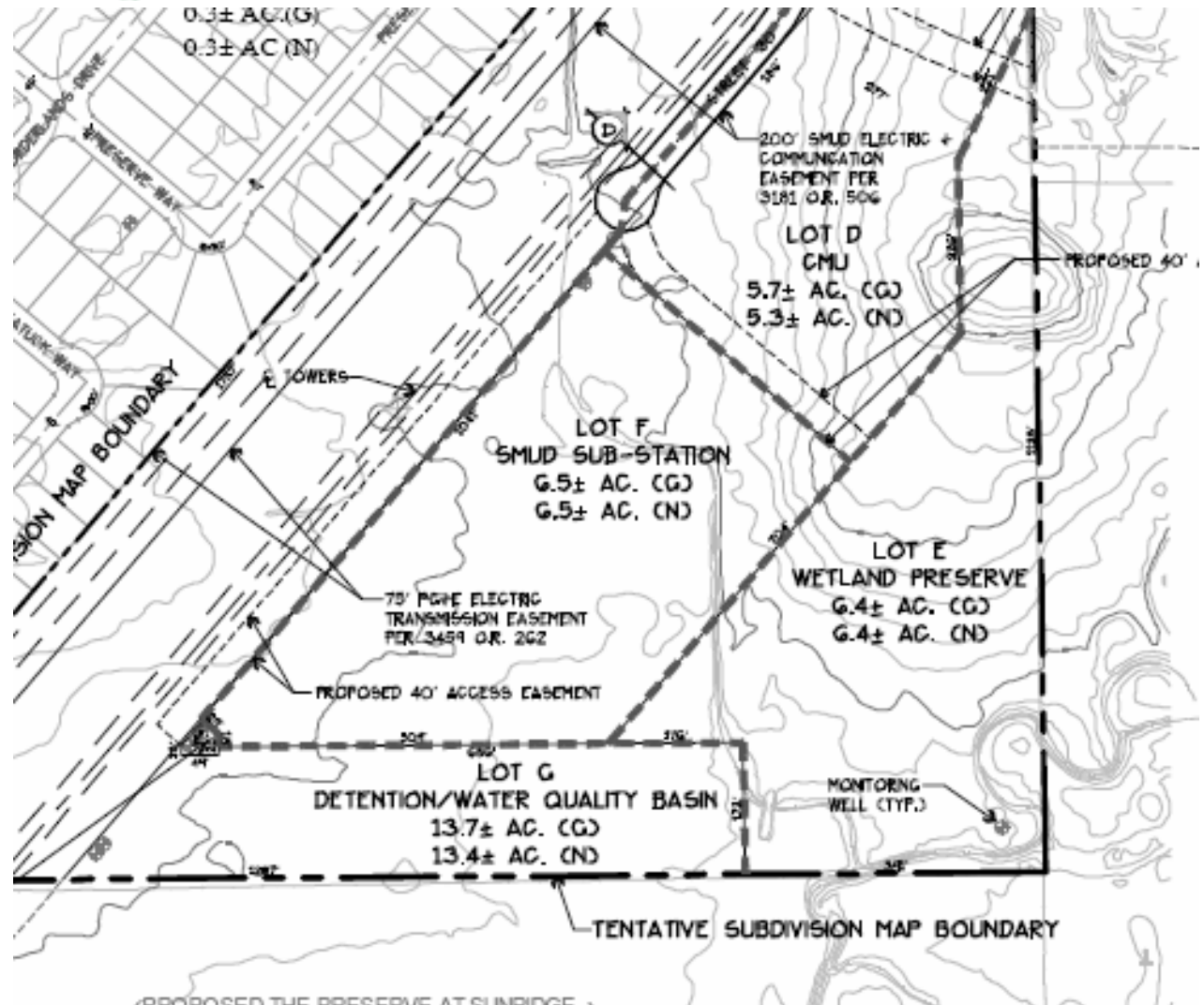
SUNRIDGE PARK

CITY OF RANCHO CORDOVA, CALIFORNIA

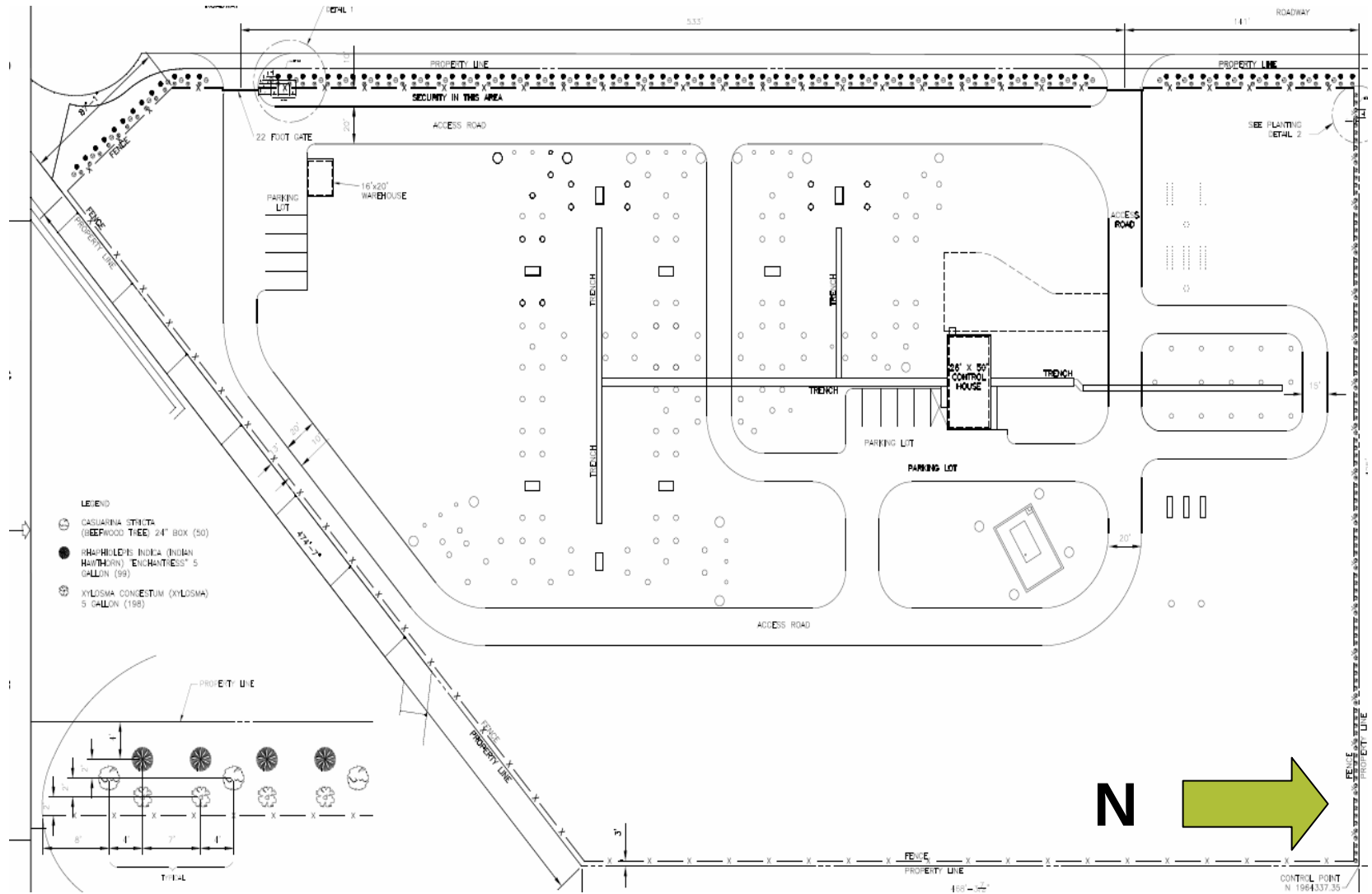
APRIL 16, 2004
(REVISED JUNE 4, 2004)
(REVISED OCTOBER 11, 2004)
(REVISED MAY 11, 2005)
(REVISED JULY 28, 2005)



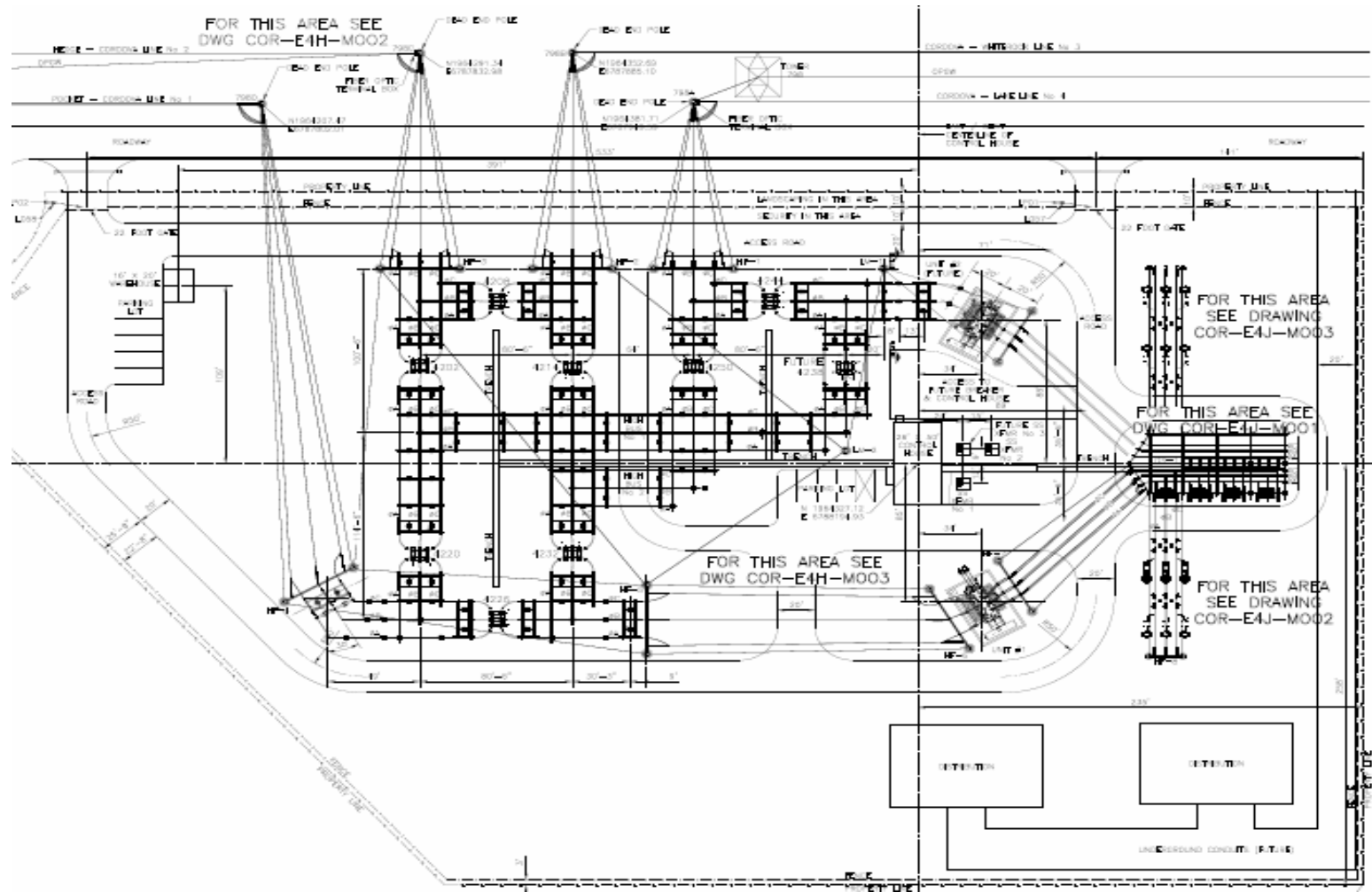
Location Map



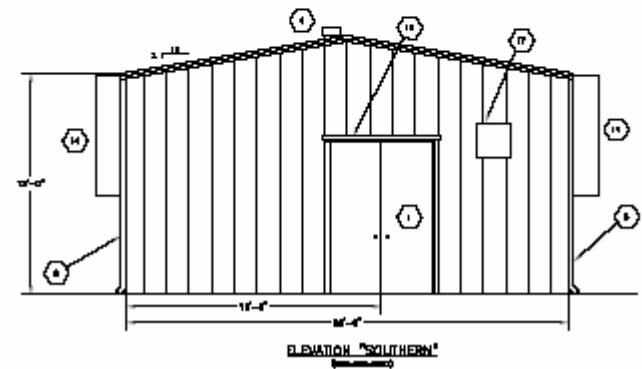
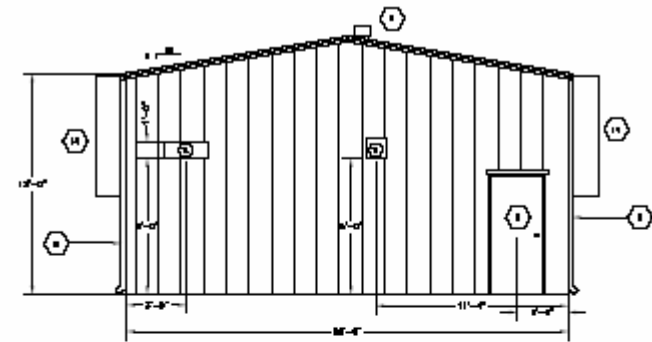
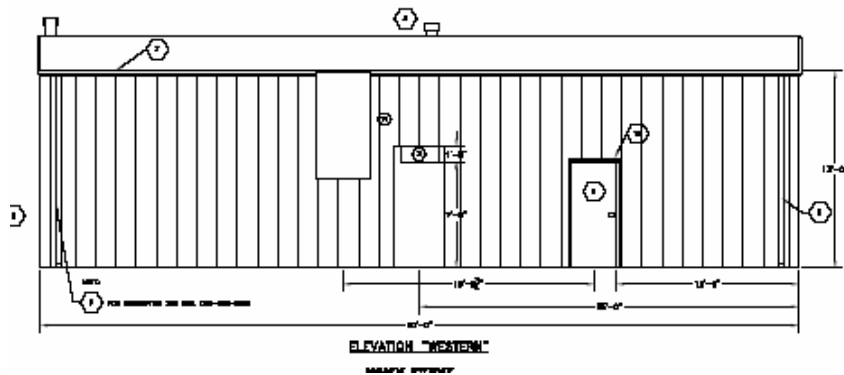
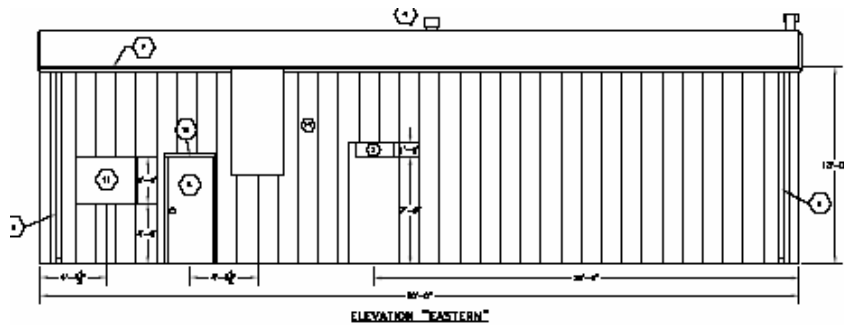
Site and Draft Landscape Plan



Substation Schematic

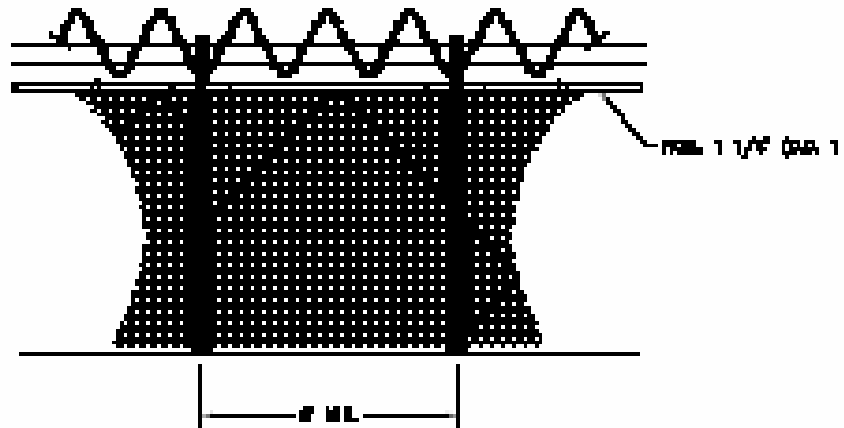
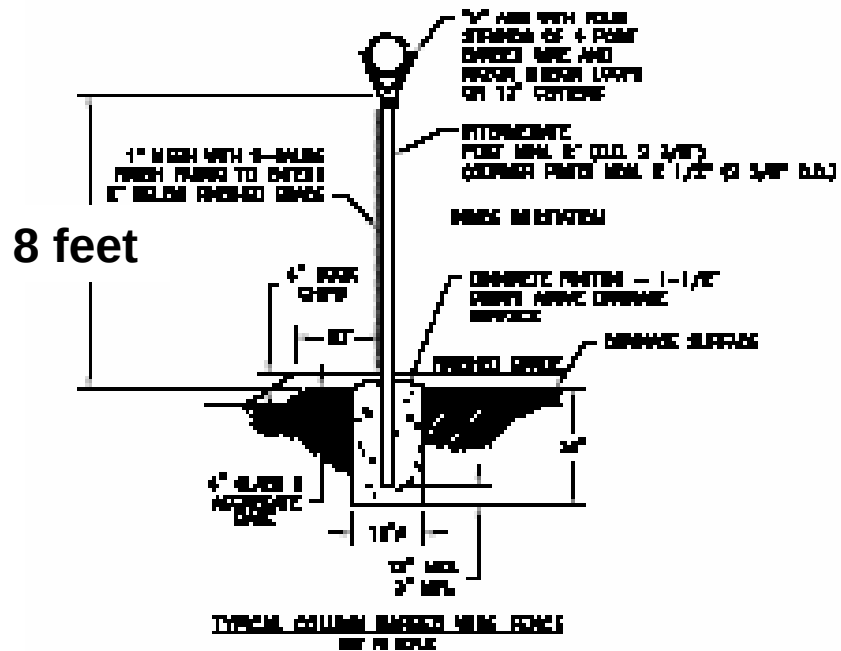


26x50 Control Building



There is a 16x20 warehouse with the same design and painted to match the Control Building.

Fence Detail



Conditional Use Permit

- Section 301-10 in the Rancho Cordova Zoning Code states, with a proposal from SMUD to locate and construct electrical transmission lines and substations of 100,000 volts or greater, the City Council shall conduct a public hearing to consider the compliance of the proposal with the provisions of the Code
 - This facility will provide electrical service to the future residents of the Sunrise Douglas area .
-

Site Design Comments

- The location of the substation has very little physical impact on pedestrians and nearby residences, landscaping will be provided on all sides to create a visual screen.
 - The east and south sides of the property are large vacant parcels of land, and will not be developed. The residential properties to the west are over 250 feet from the substation.
-

Environmental Review

- A private environmental consultant prepared an Initial Study and Mitigated Negative Declaration for the Sunrise-Douglas Neighborhood Electric Distribution project.
 - The 30-day public review period began on April 4, 2005 and closed May 3, 2005.
 - The SMUD Board of Directors and the City Council will use this assessment to approve their respective portions of the project.
-

Recommended Motion

Move the City Council adopt Resolution 186-2006 to determine the Mitigated Negative Declaration prepared for the Sunrise-Douglas Neighborhood Distribution project is adequate and approve the Conditional Use Permit and the Design Review for the Sunrise-Douglas Neighborhood Distribution Bulk Substation, subject to the attached Design Package (Exhibit A) and Conditions of Approval (Exhibit B).
