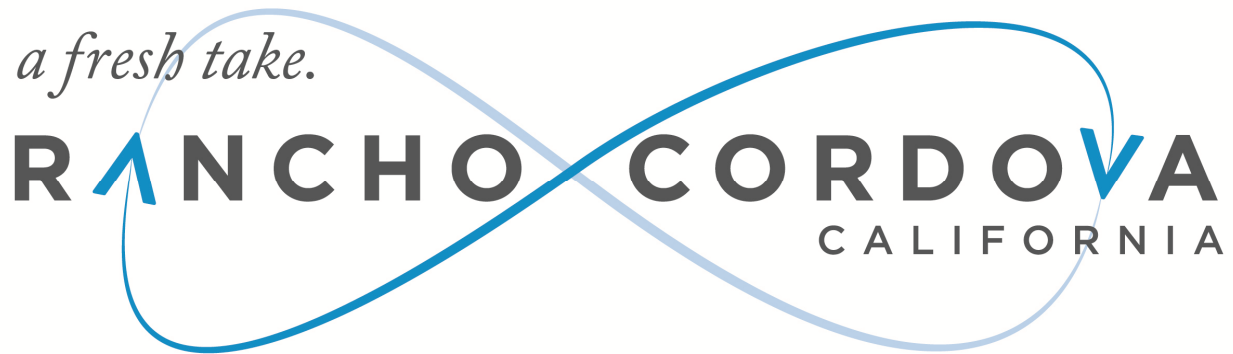


CITY OF RANCHO CORDOVA



CONCURRENT MEETING CITY COUNCIL/SUCCESSOR AGENCY TO THE CRA/RCFC

Tuesday, September 05, 2017

4:00 PM – Special Meeting

5:30 PM – Regular Meeting

AGENDA

Donald Terry, Mayor

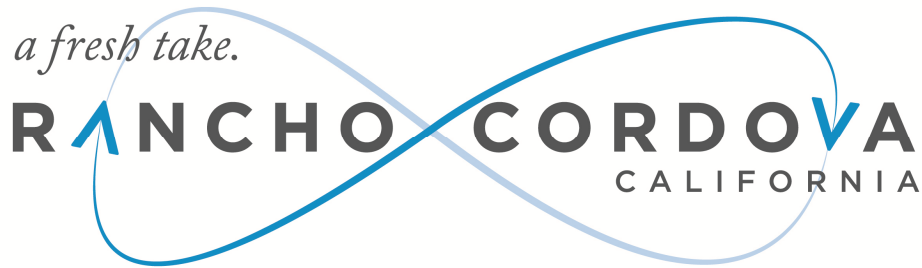
Linda Budge, Vice Mayor

Robert J. McGarvey, Council Member

David Sander, Council Member

Garrett Gatewood, Council Member

CITY OF RANCHO CORDOVA



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

City Hall
2729 Prospect Park Drive, Rancho Cordova

Tuesday, September 05, 2017

4:00 PM – Special Meeting
American River Community Room North

5:30 PM – Regular Meeting
David B. Roberts Council Chambers

AGENDA

1. SPECIAL MEETING - CALL TO ORDER/ROLL CALL

Council Members Budge, Gatewood, McGarvey, Sander, and Mayor Terry.

2. PUBLIC COMMENT

At a special meeting, citizens wishing to address the Council for any matter on the agenda may do so at the time the matter is discussed. Under the provisions of the California Government Code, the City Council is prohibited from discussing or taking action on any item not on the agenda.

3. SPECIAL MEETING ITEM

3.1 **Subject:** South Sacramento Habitat Conservation Plan Workshop.

Recommendation: Allow for public comment and provide any Council Member feedback related to the public review materials.

Result of Recommended Action: None. This is an informational workshop.

Staff Report: Cyrus Abhar, City Manager.

Advances Goals: 1, 2, and 5.

- 3.2 **Subject:** Appointment of Council Representatives to the South Sacramento Conservation Agency Joint Powers Authority to Oversee the Implementation of the South Sacramento Habitat Conservation Plan with Other Public Agencies in the Region.

Recommendation: Following the prior appointment of one Council Member as a JPA Board Member and one Council Member as an alternate, the City Council should appoint one additional Council Member to the JPA Board and one additional alternate.

Result of Recommended Action: The City will have two Council Members on the JPA Board and two alternates available to fill in when needed.

Staff Report: Stacy Leitner, City Clerk.

Advances Goals: 1, 2, and 5.

4. ADJOURNMENT OF SPECIAL MEETING

Mayor Terry will adjourn the special meeting to regular meeting in the David B. Roberts Council Chambers.

5. REGULAR MEETING - CALL TO ORDER / ROLL CALL

Council Members Budge, Gatewood, McGarvey, Sander, and Mayor Terry.

6. METRO CABLE TV TELEVISION ANNOUNCEMENT

The Clerk will announce the meetings video recording and playback schedules.

7. PLEDGE OF ALLEGIANCE

The Mayor will call on someone in attendance to lead the Pledge.

8. INVOCATION

Clinton Shaw from Judah God's House of Praise will give the invocation.

9. PRESENTATIONS

- 9.1 Community Enhancement Fund Grant Check Presentations, Stacy Delaney, Community Enhancement Analyst.

10. 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 Speaker Card to the City Clerk. For items on the agenda, speakers will be called up to the podium by the Mayor 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.

Under the provisions of the California Government Code, the City Council is prohibited from discussing or taking immediate action on any item not on the agenda 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.

11. COUNCIL REPORTS

12. CITY MANAGER'S REPORT

13. CONSENT CALENDAR ITEMS - ROLL CALL VOTE

- 13.1 **Subject:** 8-21-17 Special Meeting and Regular Meeting Minutes and 8-29-17 Special Meeting Minutes.
Recommendation: Approve the Minutes.
- 13.2 **Subject:** Property Maintenance Code.
Recommendation: Staff recommends that Council waive the second reading and adopt Ordinance No. 9-2017.
Result of Recommended Action: Adoption of Ordinance No. 9-2017 would add a new chapter to the Municipal Code addressing property maintenance.
Staff Report: Adam Lindgren, City Attorney and Kerry Simpson, Neighborhood Services.
Advances Goals: 1,2,3,5 and 6.
- 13.3 **Subject:** Soil Born Farms Access and Parking Improvements Project – Adoption of Mitigated Negative Declaration and Project Approval.
Recommendation: Adopt Resolution No. 113-2017.
Result of Recommended Action: Adoption of Resolution No. 113-2017 will:
 - Approve the Soil Born Farms Access and Parking Improvements Project Mitigated Negative Declaration (Exhibit A).
 - Establish findings that the Project will not have a significant effect on the environment.
 - Adopt the Mitigation Monitoring and Reporting Program (Attachment 2).
 - Approve project scope.**Staff Report:** Albert Stricker, Public Works Director and Chris Boyer, Associate Civil Engineer.
Advances Goals: 1, 2, and 5.
- 13.4 **Subject:** Resolution Re-Affirming the Designation of Mayor Donald Terry as the Voting Delegate and Designating the Alternate for the 2017 League of California Cities Annual Conference to be held September 13-15, 2017 in Sacramento, California.
Recommendation: Adopt Resolution No. 120-2017, re-affirming the designation of Mayor Donald Terry as the Voting Delegate and designating the Voting Alternate for the 2017 Annual League of California Cities Conference Business Meeting.
Result of Recommended Action: The Voting Delegate or Alternate will be able to represent the City by voting at the Annual Business Meeting at the League of California Cities Conference.
Staff Report: Stacy Leitner, City Clerk.
Advances Goal: 1.

14. CONSENT PUBLIC HEARING ITEMS - ROLL CALL VOTE

- 14.1 **Subject:** 3390 Sunrise Boulevard Parcel Split - Project No. DD9716 - Tentative Parcel Map.
Recommendation: Adopt Resolution 118-2017.
Result of Recommended Action: Adoption of Resolution 118-2017 would approve the applicant's request to subdivide an existing 2.46+/- parcel into two new parcels; Lot

A at 1.248 acres and Lot B at 1.208 acres. This lot split would allow for the sale, lease, or finance of individual parcels. No physical improvements or changes in use are proposed with this request.

Staff Report: Nicholas Sosa, Assistant Planner.

Advances Goals: 1, 4, and 6.

15. PUBLIC HEARING ITEMS

NONE.

16. REGULAR CALENDAR ITEMS

NONE.

17. COUNCIL REQUESTS FOR FUTURE AGENDA ITEMS

18. ADJOURNMENT

ADDITIONAL INFORMATION

UNLESS THE COUNCIL ADOPTS A MOTION TO EXTEND THE MEETING, ANY ITEM THAT IS NOT INITIATED BEFORE 11:00 PM WILL BE CONTINUED TO THE NEXT DAY AT 5:30 PM OR SCHEDULED ON THE NEXT REGULAR MEETING AGENDA OF THE COUNCIL.

Public documents related to items on the open session portion of this agenda, which are distributed to the City Council less than 72 hours prior to the meeting, shall be available for public inspection at the time the documents are distributed to the Council. Documents are available for inspection at the City Clerk's office located in Rancho Cordova City Hall.

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

CITYWIDE GOALS - (Adopted March 27, 2012)	
1.	Promote the Positive Image of Rancho Cordova
2.	Ensure a Safe, Inviting and Livable Community
3.	Empower Responsible Citizenship
4.	Establish Logical City Boundaries that Provide Regional Leadership and Address Financial Challenges
5.	Ensure the Availability of the Best Public Services in the Region while Practicing Sound Fiscal Management
6.	Drive Diverse Economic Opportunities

UPCOMING MEETINGS	
Monday, September 18, 2017	5:30 PM Regular Meeting
Tuesday, September 26, 2017	5:30 PM Special Meeting/Work Session
Monday, October 2, 2017	4:00 PM Special Meeting/Study Session 5:30 PM Regular Meeting
Wednesday, October 4, 2017	5:30 PM Special Meeting/Closed Session
Monday, October 16, 2017	5:30 PM Regular Meeting
Wednesday, October 18, 2017	5:30 PM Special Meeting/Closed Session
Monday, November 6, 2017	4:00 PM Special Meeting/Study Session 5:30 PM Regular Meeting
Monday, November 20, 2017	5:30 PM Regular Meeting
Tuesday, November 28, 2017	5:30 PM Special Meeting/Work Session
Monday, December 4, 2017	4:00 PM Special Meeting/Study Session 5:30 PM Regular Meeting
Tuesday, December 12, 2017	5:30 PM Special Meeting/Work Session
Monday, December 18, 2017	5:30 PM Regular Meeting

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

DEPARTMENTAL GENERAL TELEPHONE NUMBERS	
Building and Safety Division	(916) 851-8760
City Attorney's Office	(916) 556-1531
City Clerk's Department	(916) 851-8720
City Manager's Office	(916) 851-8800
Communications Department	(916) 851-8791
Economic Development Department	(916) 851-8780
Finance Department	(916) 851-8730
Housing Division	(916) 851-8784
Human Resources Department	(916) 851-8740
IT Department	(916) 851-8700
Neighborhood Services – Animal Services	(916) 851-8770
Parks & Recreation (Cordova Recreation & Park District)	(916) 362-1841
Planning Department	(916) 851-8750
Public Works Department	(916) 851-8710
Rancho Cordova Police Department	(916) 875-9600
Redevelopment Department	(916) 851-8780
Sac Metro Fire District	(916) 859-4300

The Rancho Cordova City Council/Successor Agency to the 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, Consolidated Communications and AT&T U-Verse Systems. Closed Captioning will be available on the playback cablecast. A VHS copy is available for check out from any library branch, a DVD copy is available from the City Clerk's Department, and a webcast of this meeting will be available for viewing via video streaming from the City's website within 48 hours of adjournment of this meeting.

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 at least 48 hours prior to the meeting.

CERTIFICATION OF POSTING OF AGENDA

I, Stacy Leitner, City Clerk for the City of Rancho Cordova, declare that the foregoing agenda for the Tuesday, September 05, 2017 Special and Regular Meeting of the Rancho Cordova City Council/Successor Agency to the CRA/RCFC was posted and available for review on Thursday, August 31, 2017 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 website at www.cityofranhocordova.org.

Signed Thursday, August 31, 2017 at Rancho Cordova, California.



Stacy Leitner, City Clerk

MEMORANDUM

DATE: September 5, 2017

TO: Honorable Mayor and Council Members

FROM: Cyrus Abhar, City Manager

SUBJECT: SOUTH SACRAMENTO HABITAT CONSERVATION PLAN WORKSHOP



RECOMMENDATION

Allow for public comment and provide any Council Member feedback related to the public review materials.

RESULT OF RECOMMENDED ACTION

This is an informational workshop intended to provide an overview of the South Sacramento Habitat Conservation Plan (SSHCP) and allow for public comment on the Plan and associated documents.

BACKGROUND

The SSHCP, also referred to as the “Plan,” is a regional effort that will provide development and infrastructure projects with streamlined, predictable federal and state permitting processes while creating a preserve system to protect habitat, open space, and agricultural lands. An approved SSHCP allows project proponents within the Plan area to simplify and expedite the state and federal endangered species permitting process.

The effort is led by a multi-jurisdictional Applicant Group (leadership team) involving the Cities of Galt and Rancho Cordova; Sacramento County; Sacramento Regional County Sanitation District (SRCSD); Sacramento County Water Agency (SCWA); and the Connector Joint Powers Authority (Connector). This group of governmental agencies will guide efforts to complete the SSHCP and will ultimately be responsible for implementation of the Plan.

The purpose of this workshop is to provide the Council with: 1) a general overview of the South Sacramento Habitat Conservation Plan and associated documents; 2) an update on the status of the public outreach process; 3) an updated schedule to Plan completion; and 4) an update on the status of the South Sacramento Conservation Agency Joint Powers Authority. The project will return to the Council for action and adoption after completion of the public review process and associated steps and preparation of final materials, including but not limited to a Final Environmental Impact Statement/Environmental Impact Report (EIS/EIR).

The documents are available for review at <http://cityofranhocordova.org/currentprojects>.

DISCUSSION

On June 2, 2017, the Federal Government published a Notice of Availability (NOA) announcing that the Draft SSHCP, the Draft SSHCP Joint EIS/EIR and other SSHCP associated documents are available for public review. The publication of the NOA began a 90-day public review period which ends on September 5, 2017. Achieving this significant milestone required five levels of Federal Government approval including the Sacramento Field Office, Southwest Pacific Regional Office, and Headquarters of the U.S. Fish and Wildlife Service; the Solicitor General; and the Secretary of the Interior.

SSHCP Outreach

As of the writing of this report, SSHCP and County staff have scheduled 18 workshops with various stakeholders and interested parties. Workshops are being held with each of the Plan Partner Boards and Councils; the Cordova, Vineyard, South Sacramento, Cosumnes and Southeast Community Planning Advisory Councils; the Environmental Council of Sacramento; the Building Industry Association; the Sacramento County Farm Bureau; Sacramento Chamber of Commerce; and Environmental Commission of Sacramento. In addition, three public community open house meetings have been held; one in Wilton, one in Galt and one in Rancho Cordova. To date, 18 workshops or open houses have been held. The community workshops were noticed widely in local media outlets and through other community-specific communications channels. In Rancho Cordova, notifications were provided on the City's website, in the Grapevine Independent newspaper, through the city's Facebook and Twitter accounts, in the City's Fresh Connect and Fresh News publications, and to the Rancho Cordova Chamber and community organizations and homeowner associations south of Highway 50. For Wilton, meeting notices were provided in the River Valley Times newspaper, on the Wilton Community Center website and Facebook accounts, and on the Wilton/Cosumnes Parks & Recreation Programs & Activities sign. For Galt, meeting notices were provided in the Galt Herald newspaper, on the City's website and through an email blast to all Galt Chamber members. Supporting information including fact sheets, an updated website, poster boards, and maps have also been prepared.

Updated Schedule for Plan Completion

- Spring 2017 - publication of a Notice of Availability in the Federal Register that the draft SSHCP, draft EIS/EIR, draft Aquatic Resources Program, and draft Implementing Agreement are available for public review
- Spring/summer 2017 - conduct community meetings/public workshops during 90-day public-comment period
- Fall 2017 - respond to public comments, complete final EIS/EIR, final SSHCP, final Aquatic Resources Program, final Implementing Agreement
- Winter 2018 - public hearings on proposed adoption of final SSHCP, final EIS/EIR, final Aquatic Resources Program, and final Implementing Agreement
- Spring 2018 - submit for final permit issuance

South Sacramento Conservation Agency (SSCA)

A Joint Powers Authority (JPA) has been created to oversee implementation of the SSHCP. The County of Sacramento, City of Rancho Cordova, and City of Galt have all executed the Joint Exercise of Powers Agreement Creating the South Sacramento Conservation Agency JPA and the necessary paper work has been filed with the State.

Next steps in the process include Governing Board member appointments from each of the three member jurisdictions of the SSCA. The City has been asked to ensure that two Council

Members are appointed to the JPA and two alternates. A first year work plan including a schedule of meetings is currently being prepared by staff for the SSCA.

FISCAL IMPACT

Funding for the SSHCP is provided by the South Sacramento Habitat Conservation Plan Applicant Group including Sacramento County, SCWA, the Connector, SRCSD, the City of Rancho Cordova, and the City of Galt pursuant to a series of funding Memorandum of Agreements (MOAs). Plan participants have previously entered into MOAs that defined their respective responsibilities for funding preparation costs for fiscal years 2009-10 through 2016-17. A new MOA is needed for FY 17/18 and staff will return to Council in October for authority to execute that MOA. City costs are included in the Fiscal Year 2017-2018 Budget.



South Sacramento HCP Update Rancho Cordova City Council

September 5, 2017

Partners



Why the SSHCP?

- Status Quo:
 - Costly, inefficient, & time consuming permit process
 - Fragmented conservation
 - USFWS favoring HCPs over individual permits
- SSHCP:
 - Predictable, efficient and faster permitting
 - Achieves more effective conservation
 - Local decision making

Integrated Federal/State Permit Solution

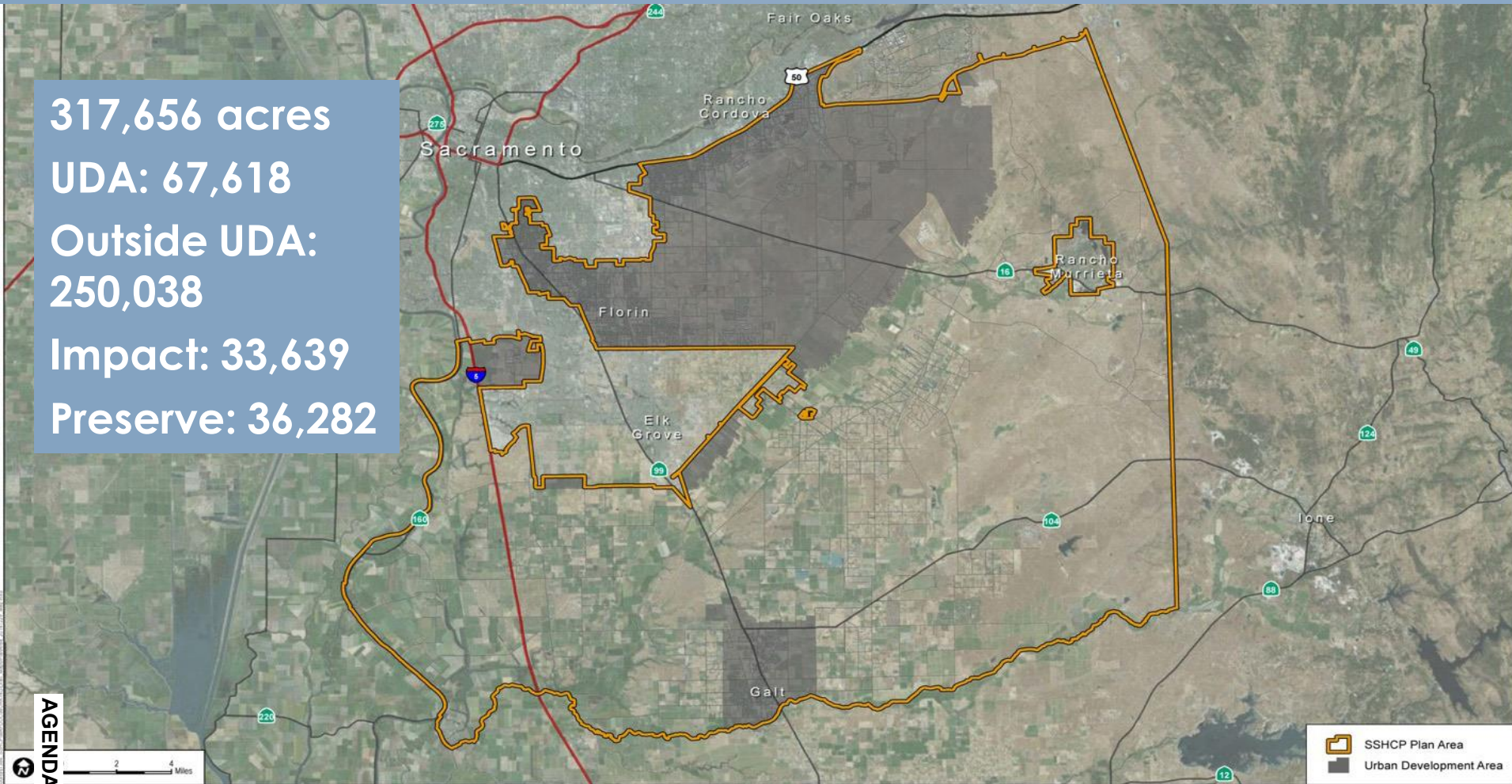
- Endangered Species Act Section 10 incidental take (federal)
- Clean Water Act Section 404 (federal)
- Endangered Species Act Section 2081 incidental take; Master Streambed Alteration Agreement (state)
- Clean Water Act Section 401; Porter-Cologne (federal/state)

Plan Components

- 50-year ESA and CESA take permits
- Conservation strategy protecting 28 species
- Integrated regional Aquatic Resources Program (Clean Water Act Sections 404 and 401)
- EIS/EIR
- Mitigation/in-lieu fee program
- Wetlands Protection Ordinance

Plan Area

317,656 acres
UDA: 67,618
Outside UDA:
250,038
Impact: 33,639
Preserve: 36,282



Conservation Strategy

- Measurable biological goals & objectives protecting natural communities & species
- Large interconnected preserves designed to minimize fragmentation and edge effects
- Builds from existing preserves
- Project conditions to protect species

Aquatic Resources Program

- Landscape-level watershed protection
- Streamlined Clean Water Act Section 404 permit process
- Local implementation
 - ARP ordinance
 - In-lieu fee program

Financing & Implementation

- Financing - developer mitigation/in-lieu fees including endowment for long term O&M
- Implementing and wetlands protection ordinances
- “Jump start” program – early implementation
- Implementation – South Sacramento Conservation Agency (JPA)

Public Outreach Prior to Federal Register

- Approximately 50 total stakeholder meetings held
- CPACs: Southeast, Cordova, South Sacramento, Vineyard, Delta (most more than once)
- ECOS Board of Directors
- Farm Bureau & Cattlemen's Association
- Northern CA BIA
- Individual landowners
- Developer representatives
- County Board, Cities of Rancho Cordova and Galt, Capital Southeast Connector
- Congressional representatives

Public Outreach

June 2nd to Sept. 5th

- Holding 18 workshops Including:
 - Five CPACs: South Sacramento, Cordova, Southeast, Cosumnes, and Vineyard
 - ECOS, Northern CA. BIA, Farm Bureau/Cattlemen's, Sac. Metro Chamber, and Sacramento Environmental Commission
 - Sacramento County Planning Commission
 - Three community open house meetings: Wilton, Galt, and Rancho Cordova
 - County Board, Cities of Rancho Cordova and Galt
- Ongoing meetings with individual stakeholders

Adoption Schedule

- **June-Sept. 2017:** Public workshops & outreach
- **Sept.-Dec. 2017:** Respond to comments, prepare final HCP, FEIS/FEIR, ARP
- **Jan.-April 2018:** Local agency hearings & adoption
- **May 2018:** Submit for permit issuance

SSHCP

SOUTH SACRAMENTO HABITAT CONSERVATION PLAN

Streamlined permitting while protecting open space, habitat and agriculture.

Key SSHCP Benefits:

- Simplifies and expedites federal and state permitting
- First-time integration of ESA and Sec. 404 permitting under existing federal regulations
- Moves decision making to local level
- Ensures long-term viability of 28 plant and wildlife species
- Creates interconnected preserve system
- Provides greater certainty about mitigation requirements, timing and cost for project applicants

What is the SSHCP?

The South Sacramento Habitat Conservation Plan (SSHCP) will streamline federal and state permitting processes for SSHCP-covered development and infrastructure projects while protecting habitat, open space and agricultural lands. Within the 317,656-acre SSHCP plan area, approximately 36,000 acres will become part of an interconnected preserve system, including approximately 1,000 acres of vernal pool habitat, helping to protect 28 plant and wildlife species.

The SSHCP is led by a multi-jurisdiction collaborative that includes Sacramento County; the cities of Rancho Cordova and Galt; the Sacramento County Water Agency; the Sacramento County Regional Sanitation District; and the Capital SouthEast Connector Joint Powers Authority.



The Challenge

Sacramento County has grown significantly in recent decades and further growth is anticipated into the future. Development associated with this growth is subject to sensitive-species, wetlands and water-quality regulation. Because current processes for obtaining project permits vary from agency to agency and are handled on a project-by-project basis, they are inefficient, costly and unpredictable. They also result in piecemeal mitigation and fragmented conservation, greatly reducing their benefits.

Sacramento County Population

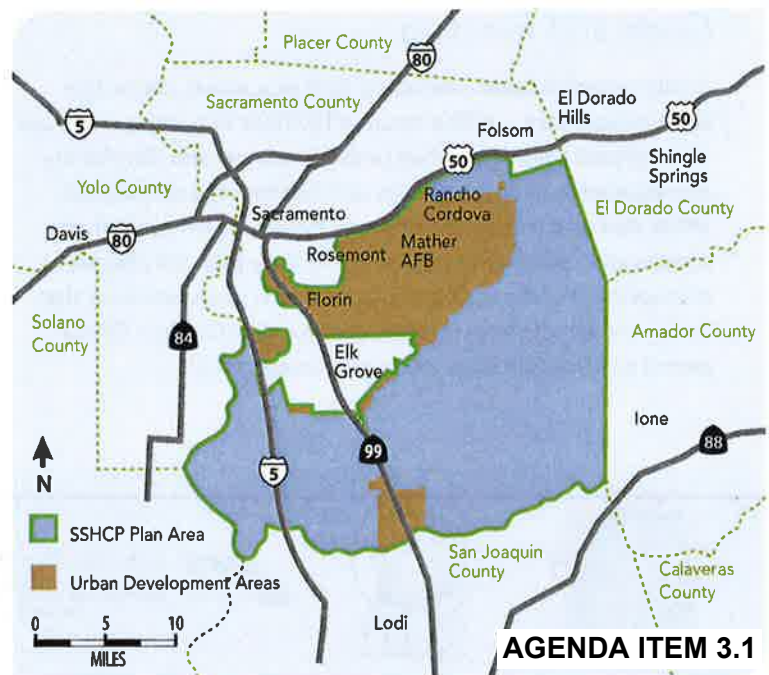
1990 population:
1.04 million

2015 population:
1.5 million

2060 projected population
(Calif. Dept. of Finance):
2.2 million



Sandhill Crane



AGENDA ITEM 3.1



SSHCP a Sensible Solution

Under the federal and state Endangered Species Acts, local jurisdictions using the SSHCP can permit their own projects or extend permit coverage to private applicants for projects that are described in the SSHCP as covered activities. These permits normally are issued on a project-by-project basis by agencies such as the U.S. Fish and Wildlife Service and California Department of Fish and Wildlife. The SSHCP as part of this process will:

- Analyze biological resources and identify conservation strategies for covered species
- Forecast the extent and location of urban and suburban growth
- Reconcile potential future growth with conservation strategies

The SSHCP and a related Aquatic Resources Program (ARP) will also set up an abbreviated process for Army Corps of Engineers permitting under Section 404 of the federal Clean Water Act. The integration of endangered species and Section 404 permitting into one streamlined local permitting process will be the first of its kind under existing federal regulations.

This proactive, coordinated approach to planning, permitting and conservation reduces costs and uncertainty.

Costs and Funding

Implementation costs – including land acquisition, protection and management – will be incurred by those impacting resources with covered activities. When property owners and developers are required to mitigate species and habitat impacts they will either dedicate land to the preserve system consistent with the conservation strategy or pay fees. A finance plan will allocate management and ongoing implementation costs, ensuring that those who benefit from regulatory coverage under the SSHCP permit pay their fair share of implementation costs.

The SSHCP will be implemented using free-market, willing-seller principles. Eminent domain will not be used for property acquisition.

Adoption Schedule

- Spring 2017—publication of a Notice of Availability in the Federal Register that the draft SSHCP, draft EIS/EIR, draft Aquatic Resources Program, and draft Implementing Agreement are available for public review
- Spring/summer 2017—community meetings/public workshops during 90-day public-comment period Fall/winter
- Fall/winter 2017—public hearings on proposed adoption of final SSHCP, final EIS/EIR, final Aquatic Resources Program, and final Implementing Agreement
- Spring 2018—permit issued



More Information

www.southsachcp.com

Richard Radmacher
Sacramento County Department of Water Resources
916-874-5369 Radmacherr@sacounty.net



AGENDA ITEM 3.1

MEMORANDUM

DATE: September 5, 2017

TO: Honorable Mayor and Council Members

FROM: Stacy Leitner, City Clerk



SUBJECT: APPOINTMENT OF COUNCIL REPRESENTATIVES TO THE SOUTH SACRAMENTO CONSERVATION AGENCY JOINT POWERS AUTHORITY TO OVERSEE THE IMPLEMENTATION OF THE SOUTH SACRAMENTO HABITAT CONSERVATION PLAN WITH OTHER PUBLIC AGENCIES IN THE REGION.

RECOMMENDATION

Following the prior appointment of one Council Member as a JPA Board Member and one Council Member as an alternate, the City Council should appoint one additional Council Member to the JPA Board and one additional alternate.

RESULT OF RECOMMENDED ACTION

The City Council will have two Council Members on the JPA Board and two Alternates available to fill in when needed.

BACKGROUND

As a member of The South Sacramento Conservation Agency Joint Powers Authority, the City of Rancho Cordova has two seats on the Board. At the August 7, 2017 City Council Meeting Vice Mayor Linda Budge was appointed as a Board Member and Council Member Garrett Gatewood as an Alternate. The City Council needs to appoint one more Board Member and Alternate.

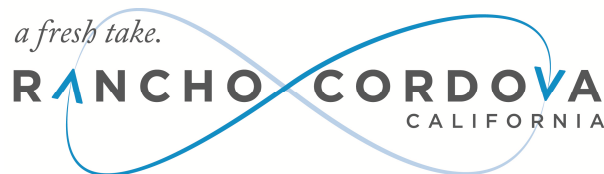
ATTACHMENT

2017 Approved - City of Rancho Cordova Council Member Appointments to Regional Boards, Commissions, and Committees.

**2017 Approved - City of Rancho Cordova
Council Member Appointments to Regional Agency
Boards, Commissions and Committees**

Key: Proposed to Change

Agency	Current Appointment
Local Appointments	
Capital Southeast Connector	Sander Alt: Budge
Folsom Lake College/Rancho Cordova Promise Advisory Board	Terry and Abhar
City Selection Committee of Sacramento County	Terry (Mayor if Needed)
Greater Sacramento Economic Council	Sander Alt: Abhar
Folsom Lake College Foundation Board	Abhar
Sacramento Area Council of Governments (SACOG)/Capitol Valley Regional SAFE	Sander Alt: Budge
Sacramento Area Sewer District (Meets with Regional Sanitation District)	McGarvey Alt: Gatewood
Sacramento Regional Sanitation District (Meets with Sacramento Area Sewer District)	McGarvey Alt: Gatewood
Sacramento County Criminal Justice Cabinet	Terry (Mayor if Needed)
Sacramento Local Agency Formation Commission (LAFCo)	Will Hold Seat 1/1/21-12/31/22 (Alternate 1/1/19-12/31/20)
Sacramento Metro Cable Television Commission (Ex Officio Member)	Gatewood Alt: McGarvey
Sacramento Metropolitan Air Quality Management District (SMAQMD)	Terry Alt: McGarvey
Sacramento Placerville Transportation Corridor Joint Powers Authority	Sander Alt: Budge
Sacramento Public Library Authority Governing Board	Budge Alt: Sander
Sacramento Regional Transit (RT) District Board of Directors	Budge Alt: Sander
Sacramento Transportation Authority (STA)	Gatewood Alt: Terry
Sacramento-Yolo Mosquito & Vector Control District Board	McGarvey Alt: Sander
South Sacramento Habitat Conservation Plan (SSHCP) Elected Advisory Board	Budge Alt: Gatewood
2 x 2 Meetings	
Cordova Recreation and Park District 2x2	Not Active
Elk Grove Unified School District 2x2	Gatewood, Terry
Folsom Cordova Unified School District 2x2	Sander, Terry
Golden State Water 2x2	Terry, Budge (M/VM)
Sac Metro Fire 2x2	McGarvey, Budge
Sacramento City Unified School District 2x2	Gatewood, Terry
Sacramento County 2x2	Terry, Budge (M/VM)
SMUD 2x2	Terry, Budge (M/VM)



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

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

Monday, August 21, 2017

**5:30 PM – Regular Meeting
David B. Roberts Council Chambers**

DRAFT MINUTES

1. REGULAR MEETING - CALL TO ORDER / ROLL CALL

Mayor Terry called the regular meeting to order in the David B. Roberts Council Chambers at 5:33 PM.

Council Members Present: McGarvey, Terry, Budge, Gatewood

Council Members Absent: Sander

Staff Members Present: Pittman, Kniestedt, Juran-Karageorgiou, Lindgren, Abhar, Simpson, Stricker, Leitner, Carr, Lima, Cowles, Delaney, Harriman, Behrends, Brown

2. METRO CABLE TV TELEVISION ANNOUNCEMENT

The City Clerk read the meetings recording and playback schedule.

3. PLEDGE OF ALLEGIANCE

Stacy Leitner led the pledge.

4. INVOCATION

Julie Steinbach from United Methodist Church of Rancho Cordova gave the invocation.

5. PRESENTATIONS

5.1 Introduction of the New City Clerk.

Stacy Leitner was introduced as the new Rancho Cordova City Clerk by City Manager Cyrus Abhar.

6. PUBLIC COMMENT

Mayor Terry opened the public comment period. The following individuals addressed the Council:

- Carol Limbaga
- Joy Moon
- Diann Rogers

Mayor Terry closed the public comment period.

7. COUNCIL REPORTS

Council reported on events since the last meeting.

8. CITY MANAGER'S REPORT

City Manager Cyrus Abhar gave his report.

9. CONSENT CALENDAR ITEMS - ROLL CALL VOTE

ACTION: Motion to approve items 9.1 through 9.10, with the exception of items 9.6 and 9.9, by Budge second by Gatewood;
Carried by a 4:0 roll call vote. (Sander absent)

9.1 **Subject:** Meeting Minutes of June 27, 2017 Special Meeting and August 7, 2017 Special and Regular Meeting.
Recommendation: Adopt Minutes.

9.2 **Subject:** Quarterly Treasurer's Report.
Recommendation: Recommend the report be received and filed.
Result of Recommended Action: The Treasurer's Report is required to be submitted to the City Council at least quarterly in accordance with California Government Code Section 53600 et. seq. The purpose of the Treasurer's report is to update the City Council and the public on the status of the City's cash balances and investments, and highlight material changes from one period to another.
Staff Report: Kim Juran-Karageorgiou, Administrative Services Director.
Advances Goal: 4.

9.3 **Subject:** Resolution Authorizing the City Manager to Execute a Contract with Stephen Twist Consulting to Provide On-Call Building Plan Review and Field Inspection Services.
Recommendation: Adopt Resolution No. 103--2017.
Result of Recommended Action: Adoption of Resolution will authorize the City Manager to execute professional services agreement 126-2017 for an on-call contract with Stephen Twist Consulting in an amount not to exceed \$176,800.00 for plan check, building inspection, and related services.
Staff Report: Joseph Cuffe, Building Official.

Advances Goals: 2, 5.

- 9.4 **Subject:** Second Reading and Adoption of Ordinance No. 7-2017 Adding Chapter 16.09, "Expedited Permit Process for Electric Vehicle Charging Stations" to Title 16 of the Rancho Cordova Municipal Code.

Recommendation: Staff recommends that Council waive the second reading and adopt Ordinance No. 7-2017.

Result of Recommended Action: Adoption of Ordinance No. 7-2017 would add a new Chapter to the Municipal Code for an expedited permit process for electric vehicle charging stations, as required by a new state law.

Staff Report: Joe Cuffe, Building Official

Advances Goals: 1, 2, 5, 6.

- 9.5 **Subject:** Second Reading and Adoption of Ordinance No. 8-2017 Amending Rancho Cordova Municipal Code Section 6.120.140 relating to Method of Graffiti Abatement.

Recommendation: Staff recommends that Council waive the second reading and adopt Ordinance No. 8-2017.

Result of Recommended Action: Approval of Ordinance 8-2017 would amend the Municipal Code section related to graffiti abatement.

Staff Report: Adam Lindgren, City Attorney and Kerry Simpson, Neighborhood Services.

Advances Goals: 1, 5, 6, 7, 8, and 10.

- 9.6 **Subject:** Resolution No. 112-2017 Authorizing The City Manager To Execute Contract Amendment No. 150-2015-1 With R3 Consulting Group Inc. For On-Call Solid Waste Consulting Services To Extend The Term Through September 30, 2019 And Increase The Contract Budget From \$170,000 To \$430,000.

Recommendation: Adopt Resolution No. 112-2017.

Result of Recommended Action: Adoption of Resolution No. 112-2017 will authorize the City Manager to execute the first amendment to Contract No. 150-2015 with R3 Consulting Group Inc. for on-call solid waste consulting services to extend the term through September 30, 2019 and increase the contract budget from \$170,000 to \$430,000.

Staff Report: Albert Stricker, Public Works Director and Steve Harriman, Operations and Maintenance Division Manager

Advances Goals: 2, 5.

ACTION: Motion to approve by Budge second by McGarvey;
Carried by a 4:0 roll call vote. (Sander absent)

- 9.7 **Subject:** Resolution Authorizing The City Manager To Execute Contract Change Order No. 3 In The Amount Of \$71,329.88 With Central Valley Engineering And Asphalt, Inc. And To Increase The Contract Amount From \$817,429.79 To \$888,759.67 For The Douglas Road/Grant Line Road Signalization And Intersection Improvements Project.

Recommendation: Adopt Resolution No. 114-2017.

Result of Recommended Action: Adoption of this resolution will authorize the City Manager to execute Contract Change Order (CCO) No. 3 with Central Valley Engineering and Asphalt, Inc. in the amount of \$71,329.88 and to increase the contract amount from \$817,429.79 to \$888,759.67 for the Douglas Road/Grant Line Road Signalization and Intersection Improvements Project.

Staff Report: Albert Stricker, Public Works Director and Chris Boyer, Associate Civil Engineer.

Advances Goals: 1, 2, 5.

- 9.8 **Subject:** Resolution Consenting to Inclusion of Properties within the City of Rancho Cordova in the California Municipal Finance Authority (CMFA) Open Property Assessed Clean Energy (PACE) Program.

Recommendation: Adopt Resolution 115-2017

Result of Recommended Action: Adoption of this resolution will allow property owners within Rancho Cordova to voluntarily participate in the CMFA Open PACE Program; Authorize the CMFA to accept applications from property owners, conduct contractual assessment proceedings and levy contractual assessments within the City of Rancho Cordova.

Staff Report: Michelle Mingay, Sr. Finance Analyst.

Advances Goals: 5.

- 9.9 **Subject:** Resolution Authorizing the City Manager to Execute the Second Restated Grant Agreement Between the City of Rancho Cordova and the Cordova Community Council Foundation.

Recommendation: Adopt Resolution 117-2017 authorizing the City Manager to Execute the Second Restated Grant Agreement Between the City of Rancho Cordova and the Cordova Community Council Foundation

Result of Recommended Action: The City will make funds up to \$480,000 annually, available to the Cordova Community Council until 2020 through a grant to provide a professionally managed umbrella organization for Rancho Cordova non-profits that will provide community event support, volunteer management and civic engagement.

Staff Report: Cyrus Abhar, City Manager and Kim Juran-Karageorgiou, Administrative Services Director.

Advances Goals: 1, 2, 5.

ACTION: Motion to continue this item at the next City Council Meeting on September 18th approve by Budge second by McGarvey;
Carried by a 4:0 roll call vote. (Sander absent)

- 9.10 **Subject:** Resolution Authorizing the City Manager to Execute Contract Changer Order No. 3 in the Amount of \$42,300.50 with Sierra National Construction, Inc. to Increase the Contract Amount from \$1,679,727.99 to \$1,722,028.49 for the Rancho Cordova Elementary School Bicycle and Pedestrian Project.

Recommendation: Adopt Resolution No. 106-2017.

Result of Recommended Action: Adoption of this Resolution will authorize the City Manager to execute Contract Change Order (CCO) No. 3 in the amount of \$42,300.50 with Sierra National Construction, Inc. to increase the contract amount from \$1,679,727.99 to \$1,722,028.49 for construction of the Rancho Cordova Elementary School Bicycle and Pedestrian Project.

Staff Report: Albert Stricker, Public Works Director and Ben Chan, Assistant Civil Engineer.

Advances Goals: 1, 2, and 5.

10. CONSENT PUBLIC HEARING ITEMS - ROLL CALL VOTE

- 10.1 **Subject:** Chase Drive Corridor Project Phase 1B: Soil Born Farms Project - Adoption of Mitigated Negative Declaration. This item was noticed for a public hearing on August 21, 2017. However, it will be tabled and heard as a regular agenda item on September 5, 2017.

Recommendation: That Council table the item to the regular agenda on September 5.

Staff Report: Albert Stricker, Public Works Director and Chris Boyer, Associate Civil Engineer.

11. PUBLIC HEARING ITEMS

- 11.1 **Subject:** Superior Self Storage Major Design Review Permit and Parking Adjustment; Project No. DD9699 – Located at the northeast corner of Sunrise Boulevard and Mechanical Drive.

Recommendation: Approve Resolution No. 116-2017.

Result of Recommended Action: Approval of Resolution 116-2017 would allow construction of four one-story self-storage buildings with a caretaker apartment and office totaling 112,428 square feet. The adjustment request is for parking. Construction would also include a parking area, lighting, and landscaping for an undeveloped site on the northeast corner of Sunrise Boulevard and Mechanical Drive.

Staff Report: June Cowles, Senior Planner.

Advances Goals: 1 and 5.

Mayor Terry opened the public hearing. There were no speakers. Mayor Terry closed the public hearing.

ACTION: Motion to approve by Budge second by McGarvey;
Carried by a 4:0 roll call vote. (Sander absent)

12. REGULAR CALENDAR ITEMS

- 12.1 **Subject:** Introduction and First Reading of Ordinance 9-2017 Adding Article XVII, "Property Maintenance Code" to Chapter 16.18 of the Rancho Cordova Municipal Code.

Recommendation: Staff recommends that Council introduce by title only and waive the first reading of Ordinance No. 9-2017.

Result of Recommended Action: The Ordinance would return to Council for second reading and adoption at its next regular meeting. If adopted, the Ordinance would add a new chapter to the Municipal Code addressing property maintenance.

Staff Report: Adam Lindgren, City Attorney and Kerry Simpson, Neighborhood Services.

Advances Goals: 1, 5, and 6.

Mayor Terry opened the public comment period. The following individual addressed the City Council:

- Diann Rogers

Mayor Terry closed the public comment period.

ACTION: Motion to approve the staff recommendation and waive the First Reading of Ordinance 9-2017 and amending Section 16.18.1703 (R) to read "Parking of any vehicle not in accordance with RCMC 12.719.130 (C)(1)" and amending Section 16.18.1704 (Q) by deleting "Vehicle parking areas shall be used only for parking operable vehicles of customers and visitors as appropriate", by Budge second by Gatewood;
Carried by a 4:0 roll call vote. (Sander absent)

12.2 **Subject:** Discuss Establishment of a Measure H/Community Enhancement Fund Oversight Board.

Recommendation: Discuss timing and parameters for establishing a Community Enhancement Fund Oversight Board and provide direction to staff on next steps.

Result of Recommended Action: The direction provided will allow the City to initiate the process for establishing a Community Enhancement Fund Oversight Board.

Staff Report: Kim Juran-Karageorgiou, Administrative Services Director and Stacy Delaney, Community Enhancement Analyst

Advances Goals: 3 and 5.

ACTION: Discussion item only; no action taken.

12.3 **Subject:** Swearing-in City Clerk, Stacy Leitner.

Stacy Leitner was sworn in as the Rancho Cordova City Clerk by Interim City Clerk Nanci Lima.

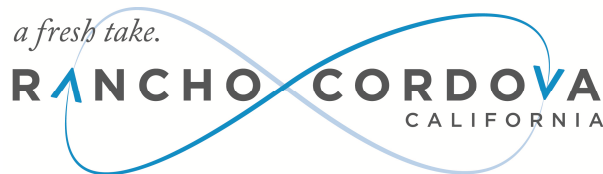
13. COUNCIL REQUESTS FOR FUTURE AGENDA ITEMS

Council had no requests for future agenda items.

14. ADJOURNMENT

Mayor Terry adjourned the meeting in memory of Jared Tucker at 7:32 PM.

Stacy Leitner, City Clerk



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

City Hall
2729 Prospect Park Drive, Rancho Cordova

Tuesday, August 29, 2017

5:30 PM – Special Meeting
American River Community Room North

DRAFT MINUTES

1. SPECIAL MEETING - CALL TO ORDER/ROLL CALL

Mayor Terry called the special meeting to order in the American River Community Room North at 5:38pm

Council Members Present: McGarvey, Sander, Terry, Budge, Gatewood

Council Members Absent: None

Staff Members Present: Stricker, Kniestedt, Lindgren, Abhar, Haven, Leitner, Lima, Simpson, Huber, Norton, Behrends, Carr

2. PUBLIC COMMENT

Mayor Terry opened the public comment period. There were no speakers. Mayor Terry closed the public comment period.

3. SPECIAL MEETING ITEM

3.1 **Subject:** Economic Development Six Month Implementation Plan.

Recommendation: Council to approve the six month implementation plan and provide direction to staff regarding implementation.

Result of Recommended Action: Staff will take Council direction regarding revisions, further study, and/or implement the Implementation Plan.

Staff Report: Amanda Norton, Economic Development Manager.

Advances Goal: 6.

Mayor Terry opened the public comment period. The following individuals addressed the Council:

- Matt Gray
- Diann Rogers

Mayor Terry closed the public comment period.

ACTION: Discussion item only; no action taken.

4. ADJOURNMENT

Mayor Terry adjourned the meeting at 7:15 PM.

Stacy Leitner, City Clerk

MEMORANDUM



DATE: September 5, 2017

TO: Honorable Mayor and Council Members

FROM: Adam U. Lindgren, City Attorney
Kerry Simpson, Neighborhood Services

SUBJECT: **Second Reading and Adoption of Ordinance No. 9-2017 Adding Article XVII, “Property Maintenance Code” to Chapter 16.18 of the Rancho Cordova Municipal Code**

RECOMMENDATION

Staff recommends that Council waive the second reading and adopt Ordinance No. 9-2017.

RESULT OF RECOMMENDED ACTION

Adoption of Ordinance No. 9-2017 would add a new chapter to the Municipal Code addressing property maintenance.

BACKGROUND

On April 25, 2017, City Council held a work session to discuss the proposed Property Maintenance Code. At that meeting, Council discussed the proposed ordinance and made recommendations for changes to the ordinance to clarify and expand some of the provisions. The recommendations included the following:

- Add additional language to sections 16.18.1703(A) & 16.18.1704(A) specifying length of grass not to exceed 8 inches, per the new zoning code update;
- Add additional language regarding driveway pavement and separation of property lines;
- Clarify sections 16.18.1703(Q) & 16.18.1704(P) to add language specifying what type of material is appropriate for fencing;
- Clarify section 16.18.1703(P) to distinguish between UL listed outdoor landscape lighting and temporary holiday lights;
- Add language to sections 16.18.1703(O) and 16.18.1704(O) to provide that paint must be consistent with the building color when abating graffiti;
- Add language to section 16.18.1704(F) to prohibit the presence of packing boxes, cardboard boxes, lumber, rubbish, refuse, barrels, drums, salvage materials or other debris;
- Add language to section 16.18.1704(X) that would require business owners to remove trash from site regularly and remove trash in the immediate vicinity of the business to include roads, sidewalks etc.;
- Expand language in section 16.18.1704(X) to include power washing sidewalks, parking lots and building entrances free of gum and spilled liquids; and
- Add language to section 16.18.1704(X) to reference ASTM standards for paint used in parking lot and parking stalls.

Staff revised the proposed Property Maintenance Code to address all of the aforementioned recommendations. Some areas of discussion at the work session, such as shopping carts and zoning code language, have been or will be addressed in the future through possible revisions to other sections of the Municipal Code.

On June 19, 2017, this Ordinance was brought to Council for further discussion. Staff was directed to add additional language to the Ordinance as follows:

- Add language to section 16.18.1703(F) and 16.18.1704(F) to add a prohibition for the accumulation and presence of broken or discarded furniture, household fixtures, equipment or furnishings, garbage receptacles, shopping carts, and laundry carts.
- Add language section 16.18.1703(O) and 16.18.1704(O) to clarify that the entire surface area where graffiti is being abated needs to be painted. Since this section of the Property Maintenance Code relies upon the graffiti abatement requirements found at Rancho Cordova Municipal Code section 6.120.140, staff has also prepared an amendment to section 6.120.140 so that spot or patch painting of graffiti is prohibited unless authorized by the City.
- Add language to section 16.18.1703(X) to prohibit the maintenance of any locking mechanism or approved key pad that provides access to and from an apartment complex or multi-family dwelling unit in a non-operative manner.

In addition to the foregoing, staff made other minor changes to some of the language of the Property Maintenance Code, including sections 16.18.1703 (A), (C), (Q) and (W); 16.18.1704 (A), (C), (Y) and (Z); and section 16.18.1709. Staff also added an exception to sections 16.18.1703(M) and 16.18.1704(M) to allow machinery and equipment, necessary for landscape improvements, to be parked or stored and visible from the public property for a period not to exceed forty-eight hours.

On August 7, 2017, this Ordinance was brought to Council for the first reading. After some discussion, staff was directed to make minor changes to the Ordinance and to come back on August 21, 2017 for the first reading. As a result of that direction, staff made changes to section 16.18.1703(X), to clarify the locking mechanism description. Staff also made changes to section 16.18.1703 (O), (P), (R) and (X) and section 16.18.1704 (O), (Q), (R), (S) and (Y) to ensure that the prohibited conduct was clearly set forth in the language of the Ordinance and to conform to input from Council and the community.

At the August 21, 2017 Council meeting, staff advised Council that section 16.18.1703(R) would be changed to prohibit "parking of any vehicle not in conformance with RCMC 23.719.130(C)(1)." Additionally, Council deleted the second sentence in section 16.18.1704(Q). After these changes were read into the record, Council introduced the ordinance by title and waived the first reading of the ordinance.

IMPLEMENTATION OF ORDINANCE

Staff will follow up to ensure that property owner and staff education occurs on these new regulations.

FISCAL IMPACT

There will be minimal fiscal impact as a result of this item.

ATTACHMENT

Ordinance 9-2017

2847223 2

CITY OF RANCHO CORDOVA

ORDINANCE NO. 9-2017

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA ADDING ARTICLE XVII, "PROPERTY MAINTENANCE CODE" TO CHAPTER 16.18, "NUISANCE CODE," OF TITLE 16, "BUILDINGS AND CONSTRUCTION" OF THE RANCHO CORDOVA MUNICIPAL CODE RELATING TO PROPERTY MAINTENANCE OF PRIVATELY OWNED PROPERTY VISIBLE FROM PUBLIC PROPERTY WITHIN THE CITY

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

SECTION 1. Addition of code:

Article XVII, "PROPERTY MAINTENANCE CODE" is added to Chapter 16.18, "Nuisance Code," within Title 16, "Buildings and Construction," of the Rancho Cordova Municipal Code and shall read as follows:

"Article XVII. Property Maintenance Code

- 16.18.1700 Title.**
- 16.18.1701 Purpose and intent.**
- 16.18.1702 Definitions.**
- 16.18.1703 Standards for residential property.**
- 16.18.1704 Standards for commercial property.**
- 16.18.1705 Authority.**
- 16.18.1706 Right of entry.**
- 16.18.1707 Responsibility for property maintenance.**
- 16.18.1708 Hearing examiner.**
- 16.18.1709 Violations and penalties.**

16.18.1700 Title.

This chapter shall be known as the property maintenance code, may be cited as such, and will be referred to herein as "this code" or "chapter."

16.18.1701 Purpose and intent.

A. The purpose of this chapter is to provide standards for the maintenance and appearance of privately owned properties and buildings, both residential and commercial, that are visible from public property, including public streets and/or public rights-of-way. The procedures and requirements of this chapter are enacted to:

1. Promote the community's health, safety, and welfare by providing clear standards for the maintenance of property and prevents the unsightliness of property within the City;
2. Ensure that all property within the City does not pose a health and safety hazard to pedestrian and vehicular traffic;

3. Ensure that all property within the City does not pose a health and safety hazard to the community at large by creating fire hazards, attracting vermin, and/or attracting criminal behavior such that the property is a nuisance to the community.

B. The provisions of this chapter are not intended to be exclusive and instead are intended to operate in conjunction with all other provisions of the Rancho Cordova Municipal Code, including, but not limited to, Chapters 15.12, 16.20, and 23.716 pertaining to standards for property maintenance and landscaping. This chapter shall supplement and be in addition to the other regulatory codes, statutes, and ordinances heretofore and hereafter enacted by the City, the state, and/or any other legal entity or agency having jurisdiction, and any remedies stated herein shall be in conjunction with any remedies available for any other violation of the Municipal Code. In the event of a conflict between this property maintenance code and any other section of the Municipal Code, the more specific provision shall apply.

16.18.1702 Definitions.

A. “Building” means any house, garage, duplex, apartment, condominium, stock cooperative or other structure, whether partially or wholly constructed, whether intended for residential, recreational, retail, industrial, or commercial purposes, and whether intended for permanent or temporary use.

B. “Cart” means a basket that is mounted on wheels or a similar device that is provided by an owner of a commercial business to a customer for the purposes of transporting goods of any kind.

C. “Dilapidation” means the decay, decomposition or disrepair of a material or structure.

D. “Director” means the director of the Neighborhood Services Division of the City of Rancho Cordova or his/her designee.

E. “Dwelling” means any building or structure, or part thereof, used and occupied for human habitation, or intended to be so used, and includes any garages or other accessory buildings belonging thereto, including those which are rented or leased for any term or duration, type or tenure.

F. “Enforcement authority” means the code enforcement officer or his/her designee.

G. “Garbage” includes, but is not limited to, the following: waste resulting from the handling of edible foodstuffs or resulting from decay, and solid or semisolid putrescible waste, and all other mixed, nonrecyclable wastes which are generated in the day-to-day operation of any business, residential, governmental, public or private activity, and may include tin cans, bottles and paper or plastic, or other synthetic material, food or beverage containers.

H. “Graffiti” means any inscription, word, figure, mark, or design that is written, marked, etched, scratched, drawn, or painted on, or otherwise glued, posted, or affixed to or on any personal or real property unless the same was authorized in advance by the owner thereof.

I. “Property” means any parcel of land located within the city.

- J. "Property owner" means an owner of a fee title in real property.
- K. "Parties in interest" means all persons, businesses, partnerships, and corporations who have a mortgage or other interest of public record in a dwelling or dwelling unit, or who are in possession thereof.
- L. "Public property" means any public street, roadway, place, alley, sidewalk, park, parkway, square, plaza, easement, right-of-way, or any other interest in land dedicated to public use.
- M. "Refuse" means useless, or valueless waste and includes rubbish and garbage, as defined herein.
- N. "Residential Property" means any parcel of land whose primary use is as a dwelling.
- O. "Rubbish" includes all the following but is not restricted to, nonputrescible wastes, such as paper, cardboard, grass clippings, tree or shrub trimmings, wood, bedding, crockery, rubber tires, construction waste and similar waste materials.
- P. "Vegetation" includes any organism belonging to the vegetable kingdom including, but not limited to, flowers, plants, grass, shrubs, vines, weeds, herbs, trees, bushes.
- Q. "Weeds," as used in this article, includes any of the following:
1. Weeds which bear seeds of a downy or wingy nature;
 2. Sagebrush, chaparral, and any other brush or weeds which attain such hard growth as to become, when dry, a fire menace to adjacent improved property;
 3. Weeds and grasses which are otherwise noxious;
 4. Poison oak and poison ivy when the conditions of growth are such as to constitute a menace to the public health;
 5. Dry grass, stubble, brush, litter, or other flammable material which endangers the public safety by creating a fire hazard.

16.18.1703 Standards for residential property.

No property owner or party in interest shall create, cause, or permit any of the following conditions to exist on privately owned residential properties or buildings when such conditions are visible from public property:

- A. The existence of property which lacks landscaping, turf, ground cover, live plant material, rocks, or other commonly used landscaping materials and which creates a condition of excessive dust, soil erosion; grass exceeding 8 inches in height; or other weeds and conditions that affect the public health, safety, or general welfare and is detrimental to the aesthetics of the community. Landscape design and planting requirements and maintenance of residential landscaping shall conform to sections 23.716.020, 23.716.050, 23.716.060 and 23.716.100 of the RCMC;

B. The discharge or deposit of any sewage, garbage, feculent matter, offal, refuse, filth, or any animal, mineral, vegetable, or hazardous matter into the following: American River or any of the feeders or tributaries of the river within the City of Rancho Cordova in violation of Chapter 6.16 of the RCMC; or any discharge of non-storm water substance or material into the county storm water conveyance system; or directly into the Sacramento River, American River, Cosumnes River, Mokelumne River, or navigable waters of the Sacramento–San Joaquin River Delta in violation of Chapter 15.12 of the RCMC;

C. The overgrowth of vegetation that is likely to harbor rodents, vermin, insects, or other nuisances; or which obstructs the view of drivers or bicyclists on streets, public rights-of-way, or private driveways; or which impedes, obstructs, or denies pedestrian or other lawful travel on sidewalks, walkways, or other public rights-of-way;

D. The dumping of weeds or refuse or the accumulation of weeds or refuse such that the weeds or refuse constitute a fire hazard. Weeds and refuse shall be abated in accordance with Chapter 17.12 of the RCMC;

E. The presence of dead, decayed, or diseased vegetation, including but not limited to: trees, weeds, bushes or shrubs that create an unsightly appearance or create a danger to the public health, safety, or general welfare. All tree preservation, maintenance, and removal shall be in accordance with Chapters 19.04, 19.08, 19.12 and 23.716 of the RCMC;

F. The accumulation or presence of packing boxes, cardboard boxes, lumber, rubbish, refuse, barrels, drums, salvage materials, broken or discarded furniture, household fixtures, equipment or furnishings, garbage receptacles, including unpermitted storage containers such as shipping containers, shopping carts, laundry carts, or other debris;

G. The creation of attractive nuisances that create a danger to children and other persons, including but not limited to: abandoned, broken, or neglected equipment, machinery, appliances, construction materials and/or equipment, hazardous pools, ponds, and excavations;

H. The storage of personal property, including, but not limited to: inoperable vehicles, boats, trailers, or vehicle parts which are abandoned, or left in a state of partial repair. Except as otherwise expressly provided by RCMC 6.56.160 and 6.56.360, abandoned, wrecked, dismantled, or inoperative vehicles, or any part thereof, either covered or uncovered, and situated upon any private or public property, including highways, within the city of Rancho Cordova are prohibited and shall be abated in accordance with Chapter 6.56 of the RCMC;

I. The presence of unpainted buildings and/or buildings having dry rot, warping, or termite infestation, which shall include, but is not limited to any building on which the condition of the paint has become so deteriorated as to permit decay, excessive checking, cracking, peeling, chalking, dry rot or warping so as to render the building unsafe or unsightly, or in a state of disrepair;

J. The presence of buildings with windows containing broken glass or no glass at all, where the window is of a type which normally contains glass, and which constitutes a hazard and/or invites trespassers and malicious mischief;

K. The presence of building exteriors, walls, fences, driveways, sidewalks or walkways which are maintained in such a condition as to become dangerous, defective, dilapidated or unsightly;

L. The presence of conditions which are conducive to or allow the breeding of flies, mosquitoes, or other vermin, including rodents. Fly and rodent abatement shall be in accordance with Chapter 6.80, and mosquito abatement shall be in accordance with Chapter 6.24;

M. The storage of construction equipment, farm machinery, or machinery of any type or description parked or stored in such a manner that it is visible from public property, the street and/or the public right-of-way, unless such equipment or machinery falls within one of the following exceptions:

1. An active building permit or similar permit has been issued and covers the excavation, construction or demolition operations that are in progress; or
2. Active farming operations are underway in an area properly zoned for agricultural use; or
3. When such machinery is located within an area zoned agricultural or industrial and such equipment has been appropriately stored; or
4. Active landscaping improvements which require the use of equipment or machinery. This exception shall only apply to allow parking or storing of machinery or equipment visible from public property for a period not to exceed forty-eight hours;

N. The keeping, storing, depositing, or accumulating of dirt, sand, gravel, concrete, or other landscaping materials in a manner that creates conditions that affect the public health, safety, or general welfare;

O. The maintenance or keeping of any graffiti on any building or structure. Graffiti removal or abatement shall be in accordance with Chapter 6.120 of the RCMC. Graffiti shall be abated by repainting the entire surface area on which the graffiti exists and the property owner shall use paint that matches (to the greatest degree possible) the color of the original remaining portions of the structure being painted, or as otherwise approved by the City;

P. The maintenance or keeping of temporary electrical decorative lighting or electrical decorations that have not been approved by Underwriter's Laboratory for long term outdoor use beyond a ninety (90) day period, or that are being maintained in a manner which creates conditions that affect the public health, safety or general welfare;

Q. The installment of a chain-link; barbed wire or electrified fence; razor, or concertina wire in conjunction with a fence or wall, unless approved pursuant to Chapter 23.125 of the RCMC for security needs or as required by City, state or federal regulation. Fences shall be constructed with Redwood, Cedar, Pine, Douglas fir, vinyl, wrought iron, or any other fencing material approved by the Planning Director;

R. Parking of any vehicle not in conformance with RCMC 23.719.130(C)(1);

S. The presence of any trash receptacles stored in the front yard and not screened from view or in the public right of-way outside of the twelve hours before or after the designated time for pick up. Screening of residential trash enclosures/recycle containers shall be in accordance with section 23.731.080(A)(6) of the RCMC;

T. The presence of any dangerous, unsightly, or blighted condition which is detrimental to the health, safety or welfare of the public;

U. The maintenance or keeping of the premises in a neglected, run-down or improperly maintained condition, which creates or promotes a condition that is injurious to the health, safety, and/or general welfare of the public, and which constitutes visual blight or reduces the aesthetic appearance of the neighborhood, is offensive to the senses or is detrimental to nearby property or property values;

V. Any condition recognized in law or in equity as constituting a public nuisance;

W. The maintenance or keeping of driveway pavement that does not conform to section 23.716.060 of the RCMC, or any other section of the zoning code;

X. The maintenance or keeping of any non-operative locking mechanism or approved key pad that provides access to and from an apartment complex or multi-family dwelling unit.

16.18.1704 Standards for commercial property.

No property owner or party in interest shall create, cause, or permit any of the following conditions to exist on privately owned commercial properties or buildings when such conditions are visible from public property:

A. The existence of property which lacks landscaping, turf, ground cover, live plant material, rocks, or other commonly used landscaping materials and which creates a condition of excessive dust, soil erosion; grass exceeding 8 inches in height; weeds or other conditions that affect the public health, safety, or general welfare and is detrimental to the aesthetics of the community. Landscape design and planting requirements and maintenance of commercial landscaping shall conform to sections 23.716.020, 23.716.050, 23.716.060 and 23.716.100 of the RCMC;

B. The discharge or deposit of any sewage, garbage, feculent matter, offal, refuse, filth, or any animal, mineral, vegetable, or hazardous matter into the following: American River or any of the feeders or tributaries of the river within the City of Rancho Cordova in violation of Chapter 6.16 of the RCMC; or any discharge of non-storm water substance or material into the county storm water conveyance system; or directly into the Sacramento River, American River, Cosumnes River, Mokelumne River, or navigable waters of the Sacramento–San Joaquin River Delta in violation of Chapter 15.12 of the RCMC;

C. The overgrowth of vegetation that is likely to harbor rodents, vermin, insects, or other nuisances; or which obstructs the view of drivers or bicyclists on streets, public rights-of-way, or private driveways; or which impedes, obstructs, or denies pedestrian or other lawful travel on sidewalks, walkways, or other public rights-of-way;

D. The dumping of weeds or refuse, or the accumulation of weeds or refuse such that the weeds or refuse constitute a fire hazard. Weeds and refuse shall be abated in accordance with Chapter 17.12 of the RCMC;

E. The presence of dead, decayed, or diseased vegetation, including but not limited to: trees, weeds, bushes or shrubs that create an unsightly appearance, or create a danger to the public health, safety, or general welfare. All tree preservation, maintenance, and removal shall be in accordance with Chapters 19.04, 19.08, 19.12 and 23.716 of the RCMC;

F. The accumulation or presence of packing boxes, cardboard boxes, lumber, rubbish, refuse, barrels, drums, salvage materials, broken or discarded furniture, household fixtures, equipment or furnishings, garbage receptacles, including unpermitted storage containers such as shipping containers, shopping carts, laundry carts, or other debris;

G. The creation of attractive nuisances that create a danger to children and other persons, including but not limited to: abandoned, broken, or neglected equipment, machinery, appliances, construction materials and/or equipment, hazardous pools, ponds and excavations;

H. The storage of personal property, including, but not limited to: inoperable vehicles, boats, trailers, or vehicle parts which are abandoned, or left in a state of partial repair. Except as otherwise expressly provided by RCMC 6.56.160 and 6.56.360, abandoned, wrecked, dismantled, or inoperative vehicles, or any part thereof, either covered or uncovered, and situated upon any private or public property, including highways, within the city of Rancho Cordova are prohibited and shall be abated in accordance with Chapter 6.56 of the RCMC;

I. The presence of unpainted buildings and/or buildings having dry rot, warping, or termite infestation, which shall include, but is not limited to any building on which the condition of the paint has become so deteriorated as to permit decay, excessive checking, cracking, peeling, chalking, dry rot or warping so as to render the building unsafe or unsightly, or in a state of disrepair;

J. The presence of buildings with windows containing broken glass or no glass at all, where the window is of a type which normally contains glass, and which constitutes a hazard and/or invites trespassers and malicious mischief;

K. The presence of building exteriors, walls, fences, driveways, sidewalks or walkways which are maintained in such a condition as to become dangerous, defective, dilapidated or unsightly;

L. The presence of conditions which are conducive to or allow the breeding of flies, mosquitoes, or other vermin, including rodents. Fly and rodent abatement shall be in accordance with Chapter 6.80, and mosquito abatement shall be in accordance with Chapter 6.24 of the RCMC;

M. The storage of construction equipment, farm machinery, or machinery of any type or description parked or stored in such a manner that it is visible from public property, the street and/or the public right-of-way, unless such equipment or machinery falls within one of the following exceptions:

1. An active building permit or similar permit has been issued and covers the excavation, construction or demolition operations that are in progress; or

2. Active farming operations are underway in an area properly zoned for agricultural use; or

3. When such machinery is located within an area zoned agricultural or industrial and such equipment has been appropriately stored; or

4. Active landscaping improvements which require the use of equipment or machinery. This exception shall only apply to allow parking or storing of machinery or equipment visible from public property for a period not to exceed forty-eight hours;

N. The keeping, storing, depositing, or accumulating of dirt, sand, gravel, concrete, or other landscaping materials in a manner that creates conditions that affect the public health, safety, or general welfare;

O. The maintenance or keeping of graffiti on any building or structure. Graffiti removal or abatement shall be in accordance with Chapter 6.120 of the RCMC. Graffiti shall be abated by repainting of the entire surface area on which the graffiti exists and the property owner shall use paint that matches (to the greatest degree possible) the color of the original remaining portions of the structure being painted, or as otherwise approved by the City;

P. The installment of a chain-link; barbed wire or electrified fence; razor; or concertina wire in conjunction with a fence or wall, unless approved pursuant to Chapter 23.125 of the RCMC for security needs or as required by City, state or federal regulation. Fences shall be constructed with Redwood, Cedar, Pine, Douglas fir, vinyl, wrought iron, or any other fencing material approved by the Planning Director;

Q. The maintenance or keeping of vehicle parking areas with garbage and debris, and damage to asphalt, concrete surface, landscape areas, curbing. All parking standards shall be maintained in conformance with Chapter 23.719 of the RCMC;

R. The maintenance or keeping of trash receptacles and loading docks without screening from public view. Screening of commercial loading docks and refuse areas shall be in accordance with section 23.731.080 (A)(5) of the RCMC;

S. The maintenance or keeping of commercial trash receptacles without locks when those receptacles are not in use;

T. The presence of any dangerous, unsightly, or blighted condition which is detrimental to the health, safety or welfare of the public;

U. The maintenance or keeping of the premises in a neglected, run-down or improperly maintained condition, which creates or promotes a condition that is injurious to the health, safety, and/or general welfare of the public, and which constitutes visual blight or reduces the aesthetic appearance of the neighborhood, or anything that is offensive to the senses or is detrimental to nearby property or property values;

V. Any condition recognized in law or in equity as constituting a public nuisance;

W. The maintenance or keeping of any commercial signage in a neglected, run-down or improperly maintained condition;

X. The maintenance or keeping of any commercial business entrance, sidewalk, or commercial parking lot, which is open to use by the public, in a neglected, run-down, or improperly maintained condition or unreasonably unsanitary condition. A commercial business entrance, sidewalk and parking lot shall be periodically cleaned to remove hazardous waste, biohazardous waste and other contaminants. Parking stalls and loading zones and other areas of the surface of the parking lot shall be periodically painted with paint that meets or exceeds ASTM International standards. All design standards for surface parking lots, including the painting of stalls, shall conform to 23.719.090 of the RCMC;

Y. The maintenance or keeping of property or buildings in a manner that violates (a) conditions of approval that have been imposed on the property during the process of approval of the development, or (b) conditions imposed on a building permit, use permit, or other entitlement issued by the city or the business license or special license issued, or (c) if no conditions of approval or imposed conditions apply, in any manner that does not meet the landscaping and parking standards of Chapters 23.716 and 23.719 of the RCMC;

Z. The maintenance or keeping of shopping carts in a manner that is not in compliance with a commercial business' abandoned cart prevention plan pursuant to section 16.18.1505 of the RCMC and applicable state laws.

16.18.1705 Authority.

The enforcement official is hereby authorized to use the provisions of this code for the purpose of abating nuisances which exist as the result of violation of this chapter.

16.18.1706 Right of entry.

To the extent authorized by law, the enforcement official may enter onto the property or premises at reasonable times to make inspections authorized by the Rancho Cordova Municipal Code or state law.

16.18.1707 Responsibility for property maintenance.

A. Every owner of real property within the city is required to maintain such property in a manner so as to not violate the provisions of this code, and such owner remains liable for violations thereof regardless of any contract or agreement with any third party regarding such property.

B. Every occupant, lessee, or holder of any interest in property, other than an owner thereof, is required to maintain such property in the same manner as is required of the owner thereof, and the duty imposed by this section on the owner thereof shall in no instance relieve those persons herein referred to from the similar duty.

16.18.1708 Hearing examiner.

Whenever the term "hearing examiner" is utilized in this chapter, it shall be deemed to refer to the City Manager, or his or her designee, assigned the responsibility of conducting an administrative hearing for an appeal of a violation.

16.18.1709 Violations and penalties.

A. Notice to appear/citation. Law enforcement agencies and the enforcement officials may issue a Notice to Appear citation to the property owner, any person occupying or leasing the property or premises of another, and/or other interested party for violation of this code.

B. Infractions. A property owner or any interested party occupying or leasing the property or premises of another who violates any provision of this code shall be guilty of an infraction. Each day, or portion thereof, a violation exists may be a new and separate offense. Any person convicted of an infraction shall be subject to payment of a fine pursuant to the terms set forth in Section 36900 of the State of California Government Code, as that section or its successor reads at the time of the offense, plus any additional penalties assessed by the court. After a third conviction of the same section of this code, subsequent violations of the same section may be charged as a misdemeanor rather than as an infraction.

C. Misdemeanor. Any person convicted of a misdemeanor under this code shall be punished by a fine of not more than \$1,000, or by imprisonment not to exceed six months, or by both such fine and imprisonment.

D. Notwithstanding subsections (A), (B) and (C) of this section, the prosecuting authority may file a misdemeanor for any violation of this code, including a failure to obey an administrative citation as described in RCMC 1.01.190(K). In addition, the city attorney or his or her authorized designee may take other steps and apply to such court to seek any and all legal or equitable relief as permitted under law.

E. Second or subsequent civil or criminal judgment – treble damages. Pursuant to Section 38773.7 of the Government Code, upon entry of a second or subsequent civil or criminal judgment within a two-year period finding that an owner of property is responsible for a condition that may be abated in accordance with the abatement procedure outlined in this chapter, the court may order the owner to pay up to three times the cost of the abatement. This section does not apply to conditions abated pursuant to Section 17980 of the Health and Safety Code.

F. Administrative citations.

1. Applicability. This section provides for administrative citations, which are in addition to all other legal remedies, criminal or civil, which the city may pursue to address a violation of this code. Use of this section is at the sole discretion of the city. This section is authorized under Sections 36901 and 53069.4 of the Government Code.

The procedures in this section shall not be used to enforce a continuing violation regarding building, plumbing, electrical, or other similar structural or zoning issues, without first allowing the person in violation a reasonable time to correct the violation, consistent with the procedures set forth in subsection (F)(2) of this section.

2. Continuing violations of building and zoning issues. If a violation is a continuing one and/or pertains to a building, plumbing, electrical, or other structural or zoning issue that does not create an immediate danger to health or safety, the city shall provide a reasonable period of time for the responsible person to correct or otherwise remedy the violation before the imposition of an administrative citation or penalty.

3. Administrative citation.

a. Authority. Whenever an enforcement officer determines that a violation of any of the provisions of any of the ordinances of the city has occurred, the enforcement officer has the authority to issue an administrative citation to the person responsible for the violation.

b. Contents of citation. Each administrative citation shall contain the following information:

- i. The date of the violation.
- ii. The address or a definite description of the location where the violation occurred.
- iii. The section of the code violated and a description of the violation.
- iv. The amount of the fine for the code violation.
- v. A description of the fine payment process, including a description of the time within which and the place to which the fine shall be paid.
- vi. An order prohibiting the continuation or repeated occurrence of the code violation described in the administrative citation.
- vii. A description of the administrative citation review process, including the period of time within which the administrative citation may be contested, and the place from which a request for hearing form to contest the administrative citation may be obtained.
- viii. The name and signature of the citing enforcement officer. In the case of a continuing violation involving building, plumbing, electrical, or other similar structural or zoning issues identified under subsection (F)(2) of this section, the administrative citation shall also have attached a copy of the prior notice that was sent to the responsible party.

c. Dismissal of citation. At any time before the hearing, if the enforcement officer determines that there was no violation as charged in the administrative citation or that the citation should be dismissed in the interest of justice, the enforcement officer shall dismiss the administrative citation, cancel the hearing, and refund any administrative citation fine.

4. Amount of fine.

a. Maximum amount of fine. The maximum amount of the fine imposed for each code violation under this section is as follows:

- i. One hundred dollars for a first violation;

- ii. Two hundred dollars for a second violation of the same section of this article within one year; and
- iii. Five hundred dollars for each additional violation of the same ordinance within one year.

b. Additional amounts. Administrative costs, interest, late payment charges, costs of compliance re-inspections, and collection costs are in addition to the fine. These include:

- i. Administrative costs: based on time spent by code enforcement department staff, supervisors and city attorney's office, at the full-cost hourly rate of each employee, including salary, benefits, and overhead.
- ii. Late payment charges: due at the rate of 10 percent per month.
- iii. Compliance re-inspections: based on staff time at the full-cost hourly rate.
- iv. Collection costs: actual collection costs.

c. Discretion of Enforcement Officer or Hearing Officer – Factors in Establishing Fine. In determining the amount of the fine and additional amounts, the enforcement officer or hearing officer has the discretion to set the fine lower than the maximum amount, or to reduce the additional costs, based on any or all of the following factors:

- i. The duration of the violation;
- ii. The frequency, recurrence, and number of violations, related or unrelated, by the same violator;
- iii. The seriousness of the violation;
- iv. The good faith efforts of the violator to come into compliance;
- v. The economic impact of the fine on the violator;
- vi. The impact of the violation on the community; and
- vii. Such other factors as justice requires, including but not limited to health and safety concerns.

5. Payment of the fine.

a. Due date. The fine shall be paid to the city within thirty (30) days from the date of the administrative citation. The city may suspend the imposition of fines for any period of time during which the violator has filed for necessary permits, and such permits are required to achieve compliance, and the permit applications are actively pending before the appropriate governmental agency.

b. Refund. The city shall refund a fine paid if the hearing officer determines, after a hearing held under subsection (F)(8) of this section, that the person charged in the citation was not responsible for the violation or that there was no violation as charged.

c. Further violations not excused. Payment of a fine under this section shall not excuse or discharge any continuation or repeated occurrence of the code violation.

6. Hearing request.

a. Hearing request. A person who receives an administrative citation may contest the citation on the basis that there was no violation of the code or that he or she is not the responsible party. To contest the citation, the person shall submit a request for hearing form to the city within thirty (30) days from the date of the administrative citation. Directions on how to obtain the request form will be provided on the administrative citation. The completed request must be submitted together with an advance deposit of the fine.

b. Notice of hearing. The person requesting the hearing shall be notified of the time and place set for the hearing at least ten (10) days before the date of the hearing.

c. Additional reports. If the enforcement officer submits an additional written report concerning the administrative citation to the hearing officer for consideration at the hearing, then a copy of this report also shall be provided to the person requesting the hearing at least five days before the date of the hearing.

7. Hearing Officer.

Pursuant to RCMC 16.18.204, a hearing officer will be assigned the responsibility of conducting a hearing by the city manager. The city manager shall be authorized to assign hearing responsibilities from time to time to any person or persons, qualified by training or experience, whom the city manager may appoint, employ, or who are retained by contract to conduct such hearings.

8. Hearing procedure.

a. Setting the Hearing. A hearing before the hearing officer shall be set for a date that is not less than 15 days nor more than sixty (60) days from the date that the request for hearing is filed. The person requesting the hearing shall be notified of the time and place set for the hearing as soon as it is set, and at least 10 days before the hearing. If the enforcement officer submits a written report concerning the citation to the hearing officer for consideration at the hearing, then a copy of the report shall be served on the person requesting the hearing at least five days before the hearing. No hearing shall be held unless the fine has been deposited in advance, under subsection (F)(6)(a) of this section.

b. Failure to appear. The failure of the person requesting the hearing to appear at the hearing shall constitute a forfeiture of the fine and a failure to exhaust his or her administrative remedies.

c. At the hearing. The administrative citation, and any additional report submitted by the enforcement officer shall constitute prima facie evidence of the respective facts contained in those documents. At the hearing, the party contesting the citation shall be given the opportunity to testify and to present evidence concerning the citation.

d. Continuances. The hearing officer may continue the hearing and may request additional information from the enforcement officer or the person receiving the citation before issuing the decision.

9. Hearing Officer's decision.

a. Decision. After considering the testimony and evidence presented at the hearing, the hearing officer shall issue a written decision to uphold, dismiss, or modify the administrative citation. The hearing officer shall state the reasons for the decision and shall send a copy of the decision to the person that requested the hearing and to the enforcement officer. The decision of the hearing officer shall be final.

b. Status of fine. If the citation is upheld, then the fine amount on deposit with the city shall be retained by the city.

If the citation is dismissed, the city shall promptly refund the amount of any fine deposited, together with interest at the average rate earned on the city's portfolio for the period of time that the fine was held by the city.

10. Late payment charges.

A person who fails to pay to the city the fine imposed under this section on or before the date that fine is due is also liable for the payment of the applicable late payment charges set forth in subsection (F)(4)(b) of this section.

11. Recovery of administrative citation fines and costs.

a. Costs of securing payment. A person who fails to pay any fine or other charges owed to the city under this section is liable in any action brought by the city for all costs incurred in securing payment of the delinquent amount, including but not limited to administrative costs and attorneys' fees. Such collection costs are in addition to any fines, interest, and late charges.

b. Other costs. In addition to the administrative citation fine, the city may collect its administrative costs, interest, late payment charges, costs of compliance re-inspections, and collection costs.

c. Collection. The city may collect any past due administrative citation fine and other costs and charges by any available legal means, including without limitation placing a lien on the property.

12. Right to judicial review. A person aggrieved by the hearing officer's decision on an administrative citation may obtain review of the decision by filing a lawsuit with the superior court in Sacramento County within twenty (20) days after service of the final decision in accordance with the timelines and provisions set forth in Section 53069.4 of the California Government Code.

13. Notices.

a. **Method of Service.** The administrative citation and all notices required to be given by this section shall be served on the responsible party either by personal service, first-class mail or by certified mail with return receipt requested upon the owner of record or his/her/their address as it appears on the latest equalized assessment roll of Sacramento County, or as known to the enforcement official; a copy of the notice may be served by U.S. Mail and/or by posting to the premises.

b. **Real property.** When real property is involved in the violation, the original notice, the administrative citation and all notices required to be given by this section shall be served on the responsible party and, if different, to the property owner at the address as shown on the last equalized county assessment roll. If personal service or service by mail on the property owner is unsuccessful, a copy of each notice and the citation shall be conspicuously posted at the property which is the subject of the violation. The city may, in its discretion, also serve notice on a tenant, a mortgagor, or any other person having an interest in the property.

c. **Failure to receive notice.** The failure of a person to receive a required notice shall not affect the validity of any proceedings taken under this section.

G. **Attorneys' fees.** Pursuant to Section 38773.5 of the Government Code, attorneys' fees may be recovered by the prevailing party. However, in no action, administrative proceeding, or special proceeding shall an award of attorneys' fees to a prevailing party exceed the amount of reasonable attorneys' fees incurred by the city in the action or proceedings.

H. **Nuisance.** In addition to the penalties provided for in this section, any condition caused or permitted to exist in violation of any of the provisions of any of the ordinances of the city is hereby declared to be a public nuisance and may, by the city, be abated as provided for in this code.

I. **Recorded notice of noncompliance.** Recorded notice of noncompliance. If a violation of this chapter is not corrected pursuant to the Notice of Violation or citation within the time allotted or if the violation is upheld after an appeal pursuant to section 16.18.1709(F) of this chapter, a Notice of Noncompliance may be recorded in the office of the County Recorder. The Notice of Noncompliance shall describe the property and specify the ordinance sections(s) or permit terms or conditions violated. The Director or his or her designee shall record a Release of Notice of Noncompliance with the office of the County Recorder only if and after the violations have been fully corrected and all the City's enforcement costs and fees outstanding have been paid to the satisfaction of the Director, or his or her designee. The violator must pay a fee for recordation of the Release of Notice of Noncompliance, which shall be set by resolution of the Council."

SECTION 2. 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 3. CEQA.

Approval of the amendments in this Ordinance is exempt from further environmental review under the general rule in California Environmental Quality Act (CEQA) Guidelines section 15061(b)(3) that CEQA only applies to projects that have the potential for causing a significant effect on the environment. As a series of text amendments and additions, it can be seen with certainty that there is no possibility that this Ordinance will have a significant effect on the environment.

SECTION 4. Effective Date and Publication.

Within fifteen (15) days from and after adoption, 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 by the City Council of the City of Rancho Cordova on the ____ day of _____ by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Donald Terry, Mayor

ATTEST:

Nanci Lima, Interim City Clerk

2811417.12

MEMORANDUM



DATE: September 5, 2017

TO: Honorable Mayor and Council Members

FROM: Albert Stricker, Public Works Director and Chris Boyer, Associate Civil Engineer

SUBJECT: **SOIL BORN FARMS ACCESS AND PARKING IMPROVEMENTS PROJECT – ADOPTION OF MITIGATED NEGATIVE DECLARATION AND PROJECT SCOPE APPROVAL WITHOUT ALLOCATION OF CONSTRUCTION FUNDING**

RECOMMENDATION

Adopt Resolution No. 113-2017.

RESULT OF RECOMMENDED ACTION

Adoption of Resolution No. 113-2017 will:

- Approve the Soil Born Farms Access and Parking Improvements Project Mitigated Negative Declaration (Exhibit A to the Resolution).
- Establish findings that the Project will not have a significant effect on the environment.
- Adopt the Mitigation Monitoring and Reporting Program (Exhibit B to the Resolution).
- Approve project scope, but no allocation of funding at this time.

BACKGROUND

In May of 2015, City Council approved two Community Enhancement Fund applications submitted by Soil Born Farms and Folsom Cordova Unified School District (FCUSD) to create a master plan for the Chase Drive corridor. City staff subsequently facilitated collaboration with stakeholders including Soil Born Farms, FCUSD, Cordova Recreation and Park District, Cordova Community Council and Sacramento Regional Parks to prepare a unified vision for the corridor. The estimated cost for complete implementation of the vision is approximately \$8 million.

The project was recommended to be phased to facilitate funding, design and construction. In February 2016, Council authorized \$300,000 to proceed with Phase 1B, design of the Soil Born Farms Access and Parking Improvements Project to include bicycle access to Soil Born Farms and the American River Parkway, new driveway improvements, and a new lighted parking lot (Attachment 2).

ENVIRONMENTAL REVIEW

The project is subject to environmental review under the California Environmental Quality Act (CEQA). The City of Rancho Cordova is the lead agency under CEQA.

The City prepared an Initial Study with a Mitigated Negative Declaration (IS/MND) to evaluate the potential environmental effects associated with the project. The draft IS/MND concluded that significant environmental impacts associated with the project would be avoided with the implementation of mitigation measures that will be adopted as part of project approval.

The draft IS/MND was circulated for public review from June 30, 2017 to July 30, 2017. All comments that were received have been addressed. Adoption of Resolution No. 113-2017 will adopt the IS/MND and the Project Mitigation Monitoring and Reporting Program.

PROJECT APPROVAL

The Soil Born Farms Access and Parking Improvements Project will include bicycle access to Soil Born Farms and the American River Parkway, new driveway improvements, and a new lighted parking lot (Attachment 2). The project will provide better access to Soil Born Farms and to Hagan Community Park.

The plans, specifications and estimate for The Soil Born Farms Access and Parking Improvement Project are complete. The construction phase is currently unfunded. Adoption of Resolution No. 113-2017 will approve the project to be constructed, but does not allocate any funding.

FISCAL IMPACT

The proposed project will have no impact on the City's General Fund. The project design and environmental approval was funded using Measure H funds totaling \$300,000. Funds for construction of the project have not yet been identified.

This project was included in the 2017/2018 budget.

ATTACHMENTS

1. Resolution 113-2017, including Exhibit A (Mitigated Negative Declaration) and Exhibit B (Mitigation and Monitoring Reporting Program).
2. Soil Born Farms Improvements Plan.
2852796.1

CITY OF RANCHO CORDOVA**RESOLUTION NO. 113-2017****A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA
ADOPTING THE MITIGATED NEGATIVE DECLARATION AND ENVIRONMENTAL
FINDINGS FOR THE SOIL BORN FARMS ACCESS AND
PARKING IMPROVEMENTS PROJECT**

WHEREAS, in May of 2015, City Council approved two Community Enhancement Fund applications submitted by Soil Born Farms and Folsom Cordova Unified School District to create a master plan for the Chase Drive corridor; and

WHEREAS, in February 2016, Council directed staff to proceed with Phase 1B design to include Soil Born Farms access and driveway improvements; and

WHEREAS, this Project is subject to City and State environmental review requirements and an Initial Study with a Mitigated Negative Declaration (IS/MND) was prepared for the project for purposes of compliance with the California Environmental Quality Act (CEQA). The City is the Project proponent under CEQA; and

WHEREAS, a Notice of Intent to Adopt a Mitigated Negative Declaration for the Project was published on June 30, 2017, provided to all responsible and affected agencies and posted in compliance with CEQA; and

WHEREAS, the IS/MND was made available for public review from June 30, 2017 to July 30, 2017; and

WHEREAS, on September 5, 2017, the City Council held a duly noticed public meeting to consider the Project IS/MND; and

WHEREAS, the plans, specifications and estimate for Phase 1B are complete. The project will not start construction until funds are acquired by Soil Born Farms; and

WHEREAS, City Council approves the project scope; and

WHEREAS, the location and custodian of the documents that constitute the record of proceedings for the Project is the City of Rancho Cordova, Public Works Department, 2729 Prospect Park Drive, Rancho Cordova, CA 95670.

NOW, THEREFORE, BE IT HEREBY RESOLVED THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA does hereby make the following findings:

- A. Finding: The City Council considered the Mitigated Negative Declaration and comments received during the public review process.
- B. Finding: The City Council finds based on the whole of the record before it that there is no substantial evidence that the Project will have a significant effect on the environment and that the Mitigated Negative Declaration reflects the City Council's independent judgment and analysis.

BE IT FURTHER RESOLVED by the City Council of the City of Rancho Cordova that

1. The City Council adopts the Mitigated Negative Declaration, attached as **Exhibit A**.
2. The City Council adopts the Project Mitigation Monitoring and Reporting Program, attached hereto as **Exhibit B**.
3. The City Council approves the Project for construction, but does not allocate funding at this time.

PASSED AND ADOPTED by the City Council of the City of Rancho Cordova on the 5th day of September, 2017 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Donald Terry, Mayor

ATTEST:

Stacy Leitner, City Clerk

2852806.1

FINAL

INITIAL STUDY AND MITIGATED NEGATIVE DECLARATION

CHASE DRIVE CORRIDOR PROJECT PHASE 1B: SOIL BORN FARMS



LSA

August 2017

FINAL INITIAL STUDY AND MITIGATED NEGATIVE DECLARATION

CHASE DRIVE CORRIDOR PROJECT PHASE 1B: SOIL BORN FARMS

CITY OF RANCHO CORDOVA, CA

Submitted to:

Rupa Somavarapu
City of Rancho Cordova
2729 Prospect Park Drive
Rancho Cordova, California 95670

Prepared by:

LSA Associates, Inc.
201 Creekside Ridge Court, Suite 250
Roseville, California 95678
916.772.7450



August 2017

TABLE OF CONTENTS

1	INTRODUCTION	1
1.1	ENVIRONMENTAL REVIEW	1
1.2	SUMMARY INFORMATION	1
2	ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED	13
3	DETERMINATION (TO BE COMPLETED BY THE LEAD AGENCY)	14
4	EVALUATION OF ENVIRONMENTAL IMPACTS.....	15
5	ENVIRONMENTAL CHECKLIST.....	17
I.	AESTHETICS	17
II.	AGRICULTURAL AND FORESTRY RESOURCES.....	20
III.	AIR QUALITY	23
IV.	BIOLOGICAL RESOURCES.....	29
V.	CULTURAL RESOURCES.....	36
VI.	GEOLOGY AND SOILS.....	44
VII.	GREENHOUSE GAS EMISSIONS.....	48
VIII.	HAZARDS AND HAZARDOUS MATERIALS	51
IX.	HYDROLOGY AND WATER QUALITY	55
X.	LAND USE AND PLANNING	60
XI.	MINERAL RESOURCES.....	62
XII.	NOISE.....	64
XIII.	POPULATION AND HOUSING	70
XIV.	PUBLIC SERVICES.....	72
XV.	RECREATION	74
XVI.	TRANSPORTATION/TRAFFIC.....	75
XVII.	TRIBAL CULTURAL RESOURCES	78
XVIII.	UTILITIES AND SERVICE SYSTEMS.....	80
XIX.	MANDATORY FINDINGS OF SIGNIFICANCE	83
6	REFERENCES	85
7	REPORT PREPARATION.....	89
7.1	REPORT PREPARERS	89
8	RESPONSES TO COMMENTS.....	90
9	MITIGATION MONITORING AND REPORTING PROGRAM.....	115

APPENDIX

A: CALEEMOD OUTPUT

FIGURES AND TABLES

FIGURES

Figure 1: Regional Location	3
Figure 2: Project Area Vicinity	4
Figure 3: Project Area Site Design with Overflow Parking Lot Option 1	5
Figure 4: Project Area Site Design with Overflow Parking Lot Option 2	6
Figure 5: Proposed Improvements	7
Figure 6: Proposed Roadway and Path Cross-Sections	8
Figure 7: Preliminary Outdoor Lighting Plan	12
Figure 8: Project Area BSA - Plant Communities / Land Use	31

TABLES

Table 1: Project Construction Emissions in Pounds Per Day	25
Table 2: Project Area Soils	45
Table 3: Typical Construction Equipment Maximum Noise Levels, L_{max}	66
Table 4: Comment Letters	90

1 INTRODUCTION

The City of Rancho Cordova would use Measure H program funding to finalize Phase 1B Soil Born Farms Health of the Corridor Master Plan for the Chase Drive Corridor that was approved by the City Council on February 16, 2016. Phase 1B Soil Born Farms (herein referred to as the proposed “Project”) requires environmental review under the California Environmental Quality Act (CEQA) and is the focus of this Initial Study/Mitigated Negative Declaration (IS/MND). The City of Rancho Cordova is the lead agency for the proposed Project.

1.1 ENVIRONMENTAL REVIEW

The proposed Project constitutes a “Project” in accordance with the CEQA. Prior to approving the Project, the City of Rancho Cordova must provide environmental review in accordance with CEQA to assess the potential impacts of the Project, including mitigation where necessary.

The City of Rancho Cordova has prepared this Initial Study/Mitigated Negative Declaration to provide agencies and the public with information about the potential impacts of the proposed Project on the local and regional environment. This document has been prepared in compliance with CEQA of 1970 as amended, and the State CEQA Guidelines, California Administrative Code, Title 14, Division 6, Chapter 3. In anticipation of determining that all potentially significant impacts resulting from the proposed Project can be mitigated to less than significant levels, a Mitigated Negative Declaration is being considered to provide environmental clearance for the Project.

1.2 SUMMARY INFORMATION

1. **Project Title:** Chase Drive Corridor Project Phase 1B Soil Born Farms
2. **Lead Agency Name and Address:**
Rupa Somavarapu, P.E., M.S.
City of Rancho Cordova
2729 Prospect Park Drive
Rancho Cordova, CA 95670
3. **Project Location:**
The Project area is adjacent to the American River/American River Parkway to the north, single family detached residences to the south, the Cordova High School and Hagan Community Park to the east, and agricultural land and the Cordova Creek to the west. The Project area is regularly trafficked by high school students, bicycle commuters, and patrons of Soil Born Farms. Soil Born Farms is a regional destination for education and cultural exchange in farming practice. Affected parcels include the following APNs: 076-001-0015, 056-230-0180,

and 056-023-0008. Please see **Figure 1: Regional Location** and **Figure 2: Project Vicinity** which depict the location of the Project site on a regional and local basis, respectively.

4. Project Sponsor's Name and Address:

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

5. General Plan Designation: Parks and Open Space

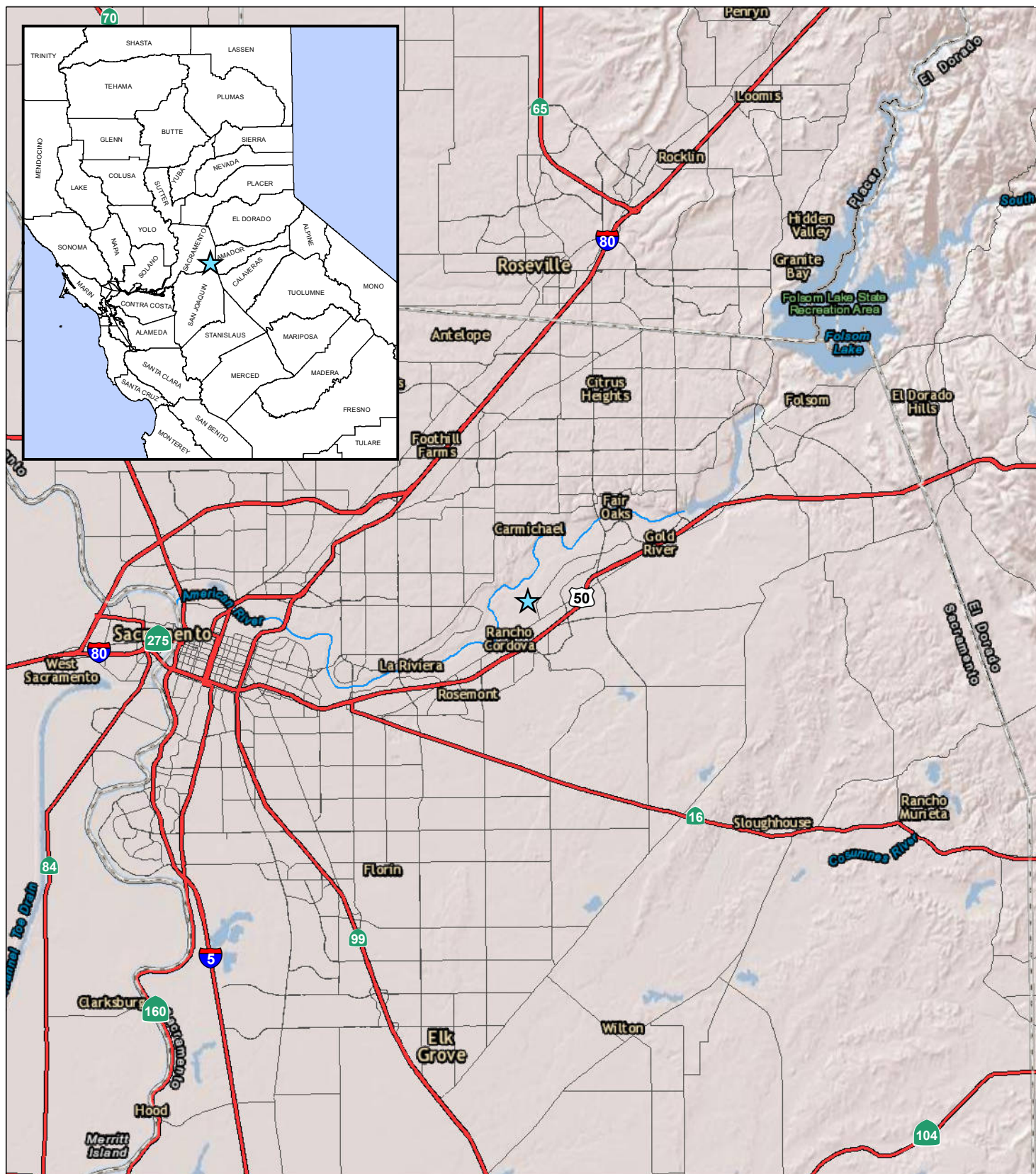
6. Zoning: Parks and Open Space

7. Description of Project: The goals of this Project are to expand parking to Soil Born Farms pedestrian and bicycle access; promote urban agriculture farming in the community; improve multi-use path connection from the future American River Bike Trail (ARBT) spur to Hagan Community Park and future bike improvement corridor on Chase Drive; create stronger gateway entries to Hagan Community Park and Soil Born Farms; and, upgrade access to Soil Born Farms. Please see **Figures 3 through 6** for a depiction of design of the proposed Project.

The proposed Project is located along Chase Drive at the entrance to the Soil Born Farms property in the City of Rancho Cordova. The Project area starts at the “head” of Chase Drive where it enters Hagan Community Park and creates a new connection into the Soil Born Farms property.

The Soil Born Farms parking lot would be improved with lighting to provide 31 new paved parking stalls, in addition to the approximately 26 existing parking spaces in the dirt lot. A pervious overflow parking lot may be provided to accommodate up to 60 parking spaces during special events. As shown in **Figure 3 and 4**, there are two options for the location of the pervious overflow parking lot: 1) perpendicular to the north of Soil Born Farms Road east of the paved parking lot, or 2) parallel to the north of Soil Born Farms Road east of the proposed paved parking lot. Both overflow lot location options are covered by the analysis within this Initial Study / Mitigated Negative Declaration. Site amenities within Soil Born Farms would include pipe gates at the entrances, a motorized gate at the end of Soil Born Farms Road, post and cable railing along new Soil Born Farms Road, and deer protection fencing around the Soil Born Farms parking lot perimeter. Before entering the Soil Born Farms, the existing asphalt driveway would be repurposed to a Class I 10-foot-wide multi-use path and a 22-foot-wide two-way vehicular asphalt roadway would be installed and named as new Soil Born Farms Road¹. Entry signs to both Soil Born Farms and Hagan Community Park would be installed along with new up-lights to enhance entries. LED, energy efficient street lights would also be installed at the Hagan Community Park entrance and the Soil Born Farms paved parking lot to match the same style lighting as found in the Cordova High School Performing Arts parking lot. A 10-foot-wide Class I multi-use path would be constructed along the Hagan Community Park entrance, linking Soil Born Farms, Hagan Community Park, and Cordova High School to each

¹ A Class I bike path offers off-street facility for cyclists, joggers, and walkers; similar to the American River Parkway Trail, as defined in the City of Rancho Cordova's 2010 Bike Map: <http://www.cityofranhocordova.org/home/showdocument?id=10647>

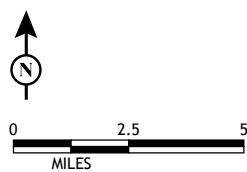


LSA

LEGEND

★ Project Area

FIGURE 1



SOURCE: ESRI Imagery (4/2008)

I:\MKT1601\GIS\Figure_1_regional_loc.mxd (10/10/2016)

Chase Drive/ Soil Born Farms Project - Phase 1B
Sacramento County, California
Regional Location of Project Area

AGENDA ITEM 13.3



LSA

LEGEND

Project Area

FIGURE 2



0 750 1500
FEET

SOURCE: NAIP Aerial Imagery (6/2014)

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Chase Drive/ Soil Born Farms Project - Phase 1B
City of Rancho Cordova, CA
Project Area Vicinity

AGENDA ITEM 13.3

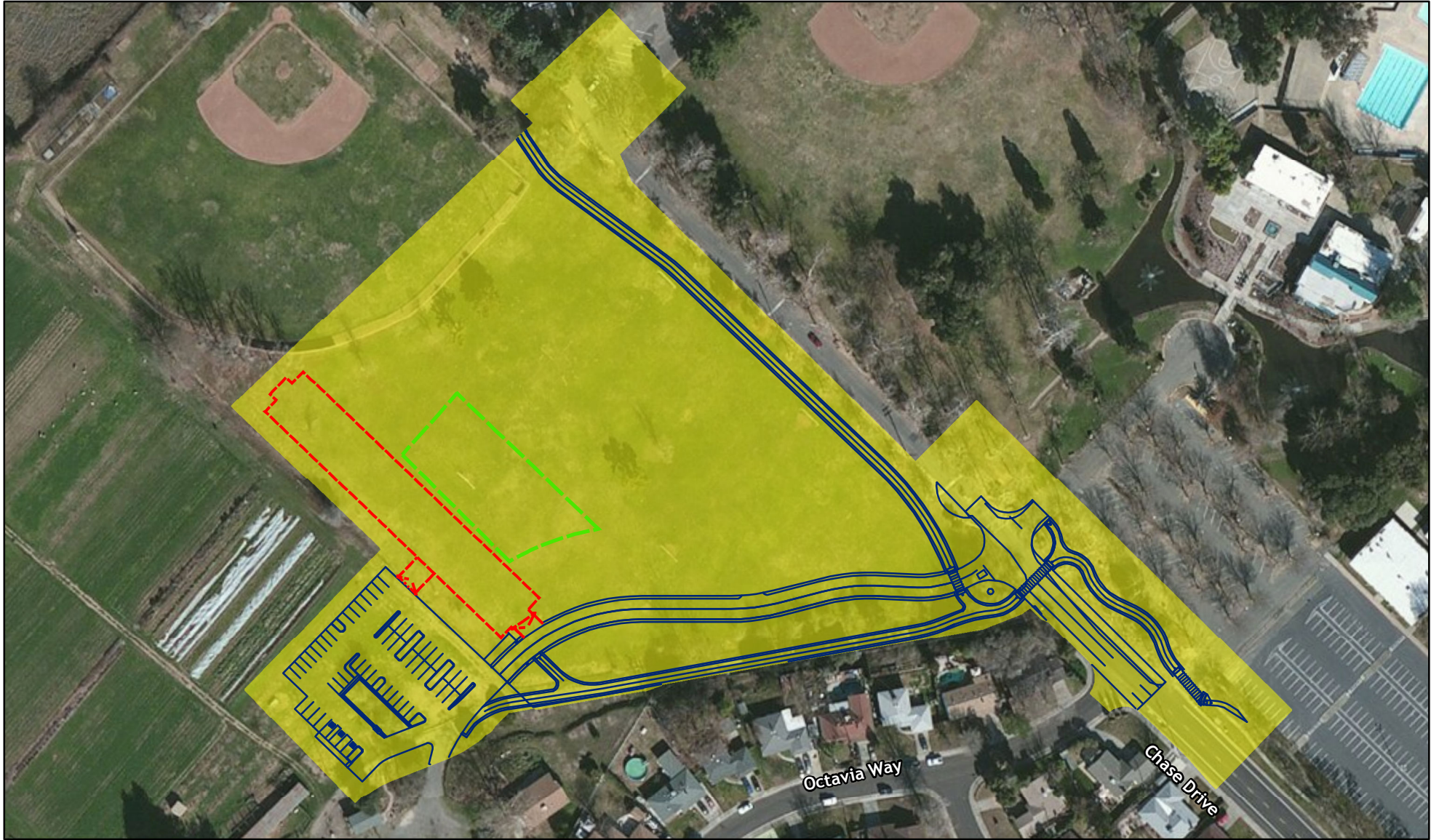


FIGURE 3

LSA

LEGEND

- Project Area
- Project Design Features
- Construction Staging Area (Temporary)
- Proposed Overflow Parking Lot Option 1

0 100 200
FEET

SOURCE: NAIP Aerial Imagery (06/2014)

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Chase Drive/ Soil Born Farms Project - Phase 1B
City of Rancho Cordova, CA

Project Area Site Design with Overflow Parking Lot Option 1

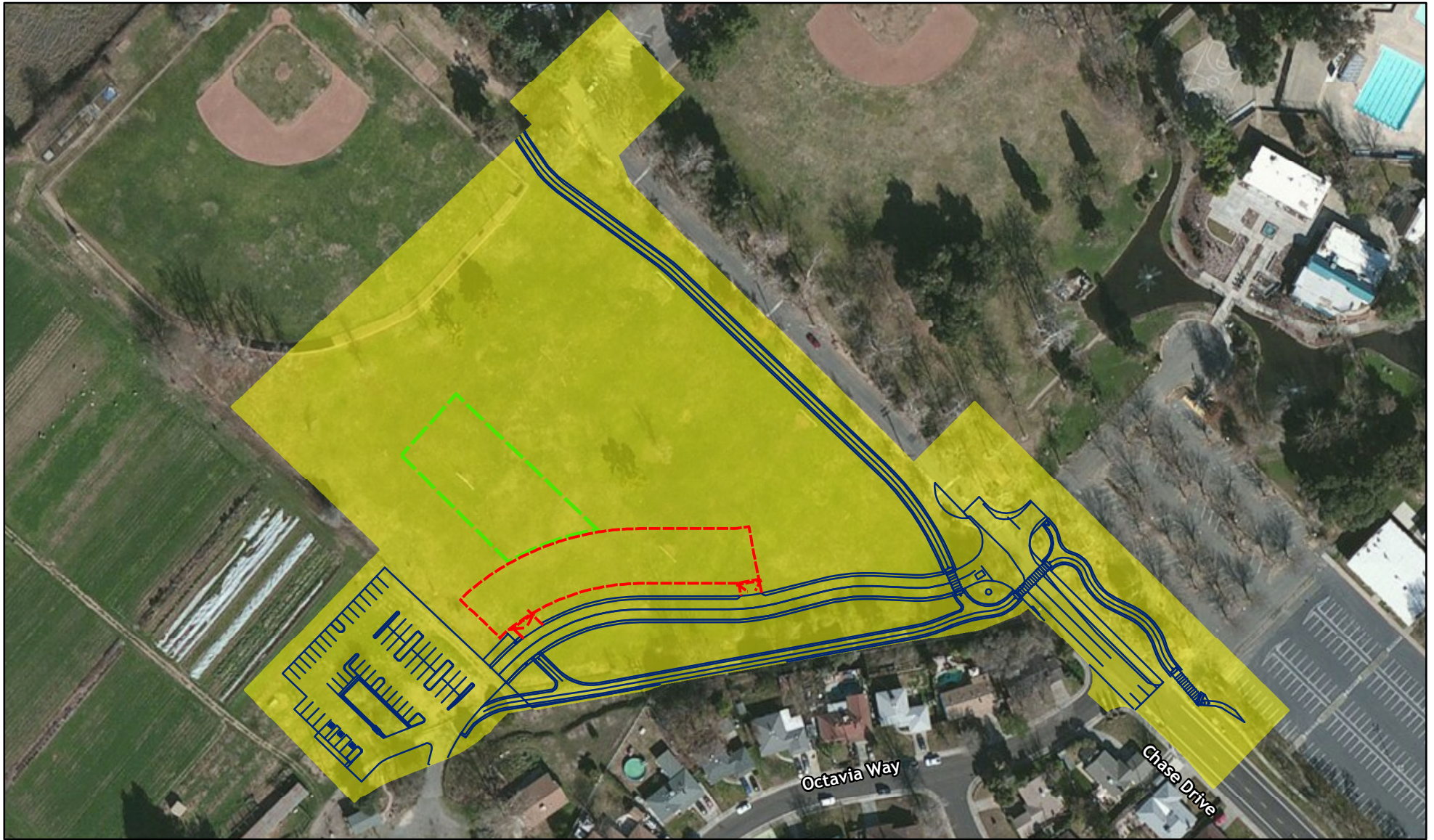


FIGURE 4

LSA

LEGEND

- Project Area
- Project Design Features
- Construction Staging Area (Temporary)
- Proposed Overflow Parking Lot Option 2

0 100 200
FEET

SOURCE: NAIP Aerial Imagery (06/2014)

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Chase Drive/ Soil Born Farms Project - Phase 1B
City of Rancho Cordova, CA

Project Area Site Design with Overflow Parking Lot Option 2

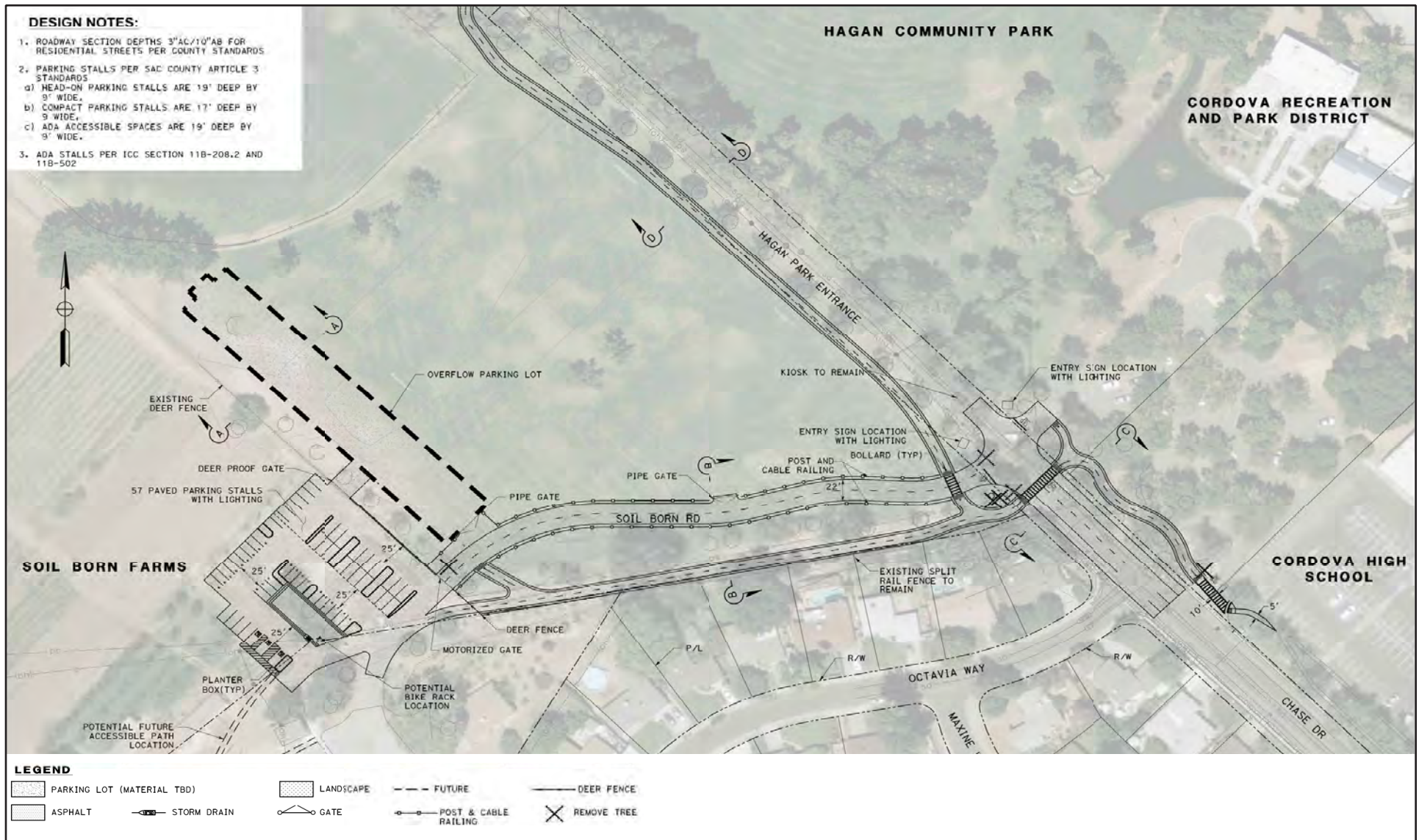
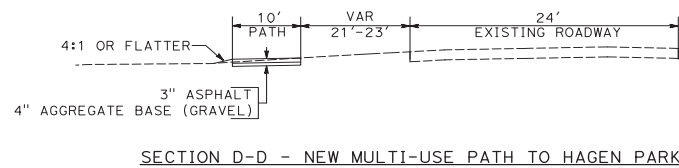
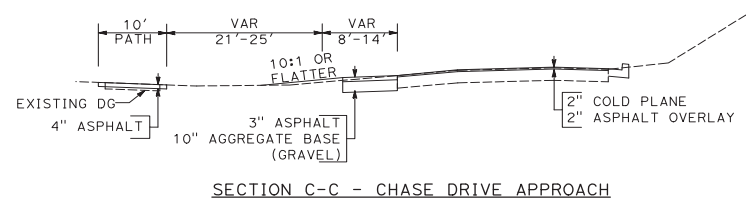
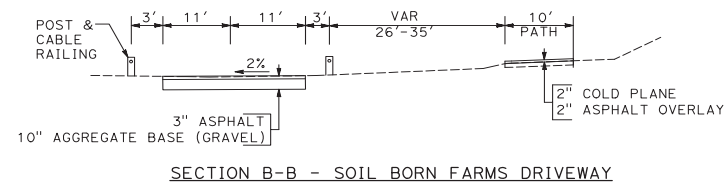
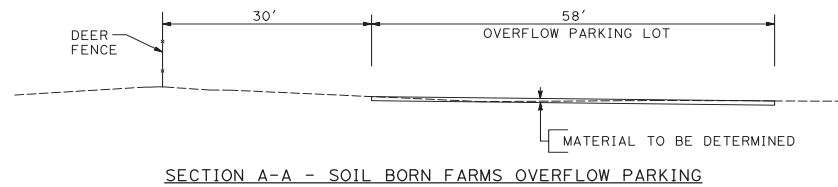


FIGURE 5

LSA

DESIGN NOTES:

1. DIMENSIONS OF THE STRUCTURAL SECTION ARE SUBJECT TO TOLERANCES IN THE STANDARD SPECIFICATIONS.
2. ROADWAY SECTION DEPTHS 3"AC/10"AB FOR RESIDENTIAL STREETS PER COUNTY STANDARDS.



LSA

FIGURE 6

other and to Rancho Cordova's existing bicycle and pedestrian network. Proposed pedestrian facilities would service Cordova High School on Chase Drive and include traffic calming devices, such as self-locking fold down bollards and a ladder style crosswalk.

Sidewalks & Class I Multi-use Trails

A 5-foot-wide sidewalk/ramp would be constructed at the west corner of Cordova High School to provide an accessible connection to the existing sidewalk along Chase Drive. Class I multi-use trails would be constructed west of the Hagan Community Park entrance, forking off into two segments that would lead to Soil Born Farms and Cordova High School. Class I multi-use trails would be 10-foot-wide asphalt paving with 2-foot-wide gravel shoulders on both sides. Class I multi-use trails would be designed in accordance with the State of California Department of Transportation (Caltrans) Highway Design Manual and Manual on Uniform Traffic Control Devices and in accordance with regional guidelines from the Sacramento County Department of Transportation and Sacramento County Parks and Recreation.

Connections to Existing Land Uses and Corridors

With the ARBT spur currently under construction, the proposed Class I multi-use trail along the Hagan Community Park entrance would be constructed to create a continuous connection between adjacent land uses. The multi-use trail would also extend to a future Class IV bike path along Chase Drive to create an integral bike trail system. A Class IV bikeway is a separated bikeway or cycle track (Caltrans, 2015).

Utilities

The proposed Project would maintain the existing electrical overhead pole that runs along the west side of Chase Drive and continue through the Hagan Community Park entrance. Other underground utilities in the area include water lines, sewer lines, and gas lines and would be maintained as part of the proposed Project.

Drainage Improvements

Drainage improvements may be necessary to accommodate changes to the new roadway cross section, although significant changes to the drainage systems are not anticipated. The storm water within the Project site disperses toward the open field and grass area. Existing storm drain pipes flow west toward the Soil Born Farms' site and eventually outlet at Cordova Creek. To reduce the storm water impact due to the proposed improvement, biofiltration devices would be developed at the proposed paved parking lot and between the new Soil Born Farms Road and the existing entrance to Soil Born Farms.

Roadway Pavement

A slurry seal, or overlay, would be applied as necessary to relocate traffic markings such as lane lines, crosswalks, and bike lane markings. The proposed Project would add approximately 1.85 acres of new impervious surface.

Landscaping and Tree Removal

In consideration of the new design layout, there would be a total of six trees removed within the scope of the Project. One tree would be removed near the Cordova Recreation and Park

District parking lot. Four trees would be removed at the Chase Drive and new Soil Born Farms Road intersection for sight clearance. The sixth tree would be removed along the west end of existing Soil Born Farms Road. **Mitigation Measure BIO-2** would reduce tree removal impacts caused by the proposed Project.

Right-of-Way

The proposed Project would not require additional right-of-way acquisition to construct the proposed improvements.

Construction Schedule

Construction activities are anticipated to take approximately three months. Construction of the proposed Project may be phased based on available construction funding. Most of the improvements would occur outside the existing traffic areas. Portions of the Soil Born Farms parking lot would need to be closed during construction. No road closures or detours are anticipated during the construction.

Construction Staging and Equipment

Approximately 0.38 acre that is currently being used as a soccer field would temporarily be used as a construction staging area, as shown in **Figures 3 and 4**. Given the small proposed Project area, only one of each of the listed pieces of construction equipment would likely be used during construction of the Project, including a(n):

- Backhoe
- Bulldozer/loader
- Excavator
- Grader
- Roller/compactor
- Dump truck
- Water truck
- Scraper
- Haul truck
- Concrete Truck

Ground Disturbances

The permanent impact area would be approximately 2.48 acres with overflow parking lot option 1 and 2.40 acres with overflow parking lot option 2, spanning an area that includes the Class I multi-use path and the new entry path to Soil Born Farms, as well as improvements to Soil Born Farms parking lots. Areas of temporary impact would be limited to space used for equipment and staging areas. The average depth of ground disturbance would be approximately 2 feet below ground; this 2-foot depth accounts for new pavements, new fencing, and new lighting.

Signage

Two entry signs would be installed for both Hagan Community Park and Soil Born Farms at the Chase Drive / new Soil Born Farms Road intersection. Lights would be installed at the entry signs to illuminate and enhance the wayfinding signage.

Lighting

One street light would be installed near the entrance of Hagan Community Park. Five lights would be installed at the Soil Born Farms paved parking lot to match existing parking lot light type at the Cordova High School parking lot. Up-lights (lights installed on the ground facing upwards towards the signs providing illumination) would be directed onto the entry signs.

The electrical lighting in the Soil Born Farms parking lot would include five Gardco 110 LED fixtures and 18-foot-tall poles. The remainder of the site lighting (at the intersection of Chase Drive and Soil Born Farms Road) would be a County of Sacramento Standard post top fixture. **Figure 7** illustrates the Preliminary Outdoor Lighting Plan.

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

Tree removal will necessitate a tree identification survey, which could indicate the need to acquire a Tree Removal Permit. Granted by the City of Rancho Cordova, the Permit is acquired during the Project approval process.

ELECTRICAL INDEX:

SHEET	DESCRIPTION
E-1	ELECTRICAL NOTES, LEGEND AND INDEX
E-2	LIGHTING

ELECTRICAL GENERAL NOTES: (FOR SHEETS E-1 TO E-2)

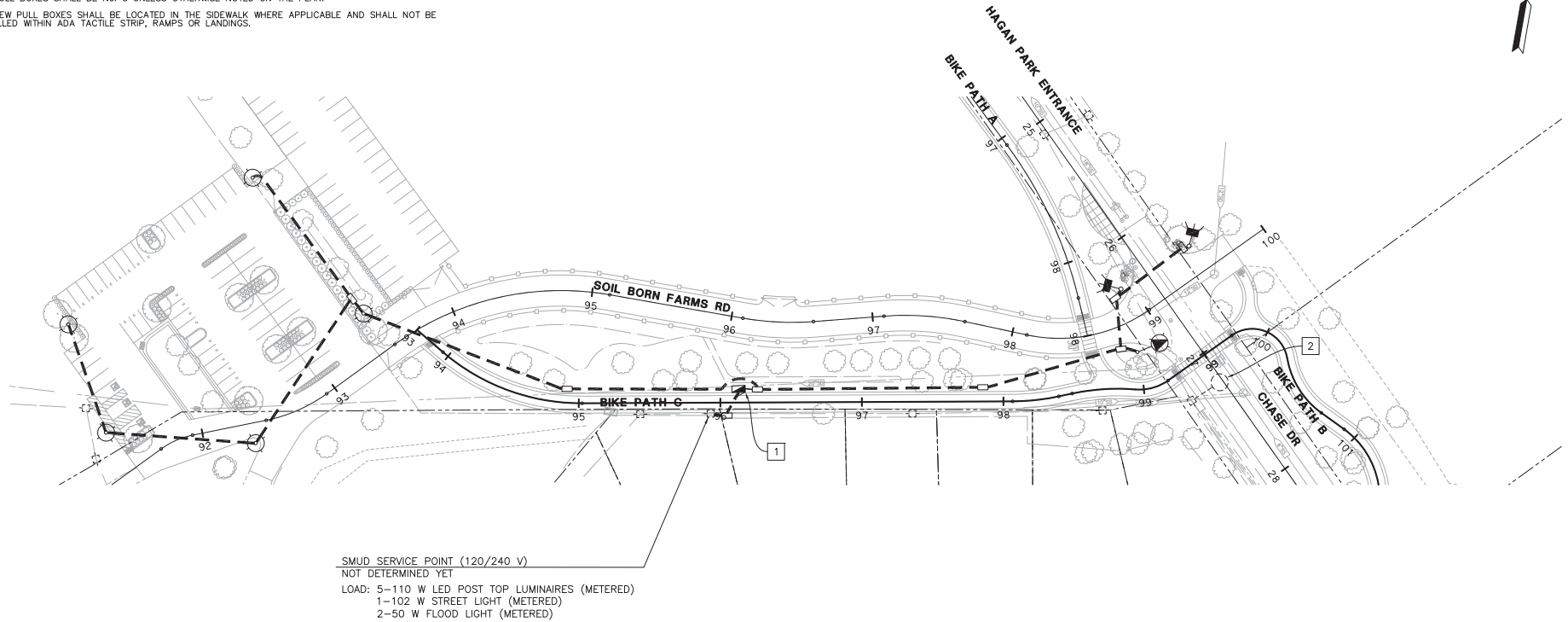
1. ALL ELECTRICAL WORK SHALL CONFORM TO THE MOST RECENT SACRAMENTO COUNTY IMPROVEMENT STANDARDS, THE COUNTY OF SACRAMENTO STANDARD CONSTRUCTION SPECIFICATIONS DATED JANUARY 1, 2016, THE 2015 STATE OF CALIFORNIA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS AND PLANS AND SUBSEQUENT NEW AND REVISED STANDARD PLANS.
2. IN CASE OF DIFFERENCES BETWEEN COUNTY AND CALTRANS STANDARDS, COUNTY STANDARDS SHALL GOVERN. IN CASE OF DIFFERENCES BETWEEN COUNTY IMPROVEMENT STANDARDS AND COUNTY STANDARD CONSTRUCTION SPECIFICATIONS, STANDARD CONSTRUCTION SPECIFICATIONS SHALL GOVERN.
3. ALL EXISTING ELECTRICAL EQUIPMENT TO REMAIN, UNLESS OTHERWISE NOTED. IF DAMAGED BY THE CONTRACTOR'S OPERATIONS, EQUIPMENT SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR AT HIS EXPENSE.
4. THE CONTRACTOR SHALL CONTACT ALL UTILITIES TO VERIFY UNDERGROUND AND OVERHEAD UTILITIES. THE CONTRACTOR SHALL CALL 1-800-642-2448, UNDERGROUND SERVICE ALERT (U.S.A.), 48 HOURS PRIOR TO ALL EXCAVATION.
5. THE CONTRACTOR SHALL VERIFY OVERHEAD AND UNDERGROUND CLEARANCE REQUIREMENTS WITH SMUD, AT&T, AND OTHER AFFECTED UTILITIES PRIOR TO THE START OF WORK.
6. THE CONTRACTOR SHALL VERIFY ALL RIGHT OF WAY AND EASEMENT INFORMATION PRIOR TO CONSTRUCTION.
7. THE LOCATION OF ALL EQUIPMENT SHOWN ON THIS PLAN ARE APPROXIMATE AND MAY BE CHANGED TO SUIT FIELD CONDITIONS AS DIRECTED BY THE ENGINEER.
8. ALL PULL BOXES SHALL BE NO. 5 UNLESS OTHERWISE NOTED ON THE PLAN.
9. ALL NEW PULL BOXES SHALL BE LOCATED IN THE SIDEWALK WHERE APPLICABLE AND SHALL NOT BE INSTALLED WITHIN ADA TACTILE STRIP, RAMPS OR LANDINGS.

ELECTRICAL LEGEND:

- ⊕-○ EXISTING STREET LIGHT MOUNTED ON WOOD POLE
- ⊕-○ SUPPLY AND INSTALL HADCO 102 W LED FIXTURE CATALOG No. C6103C-A3NN32A7NA AT 120 V WITH HADCO ARM BRACKET CATALOG No. CA11920A-PSANPM AND HADCO DECORATIVE LIGHTING POLE CATALOG No. 25157-025, OR APPROVED EQUAL. FOUNDATION SHALL BE CONSTRUCTED ACCORDING TO COUNTY OF SACRAMENTO STANDARD TYPE A DETAIL EXCEPT BOLT CIRCLE DIAMETER SHALL BE 10". THE CONTRACTOR SHALL CONFIRM BOLT CIRCLE DIAMETER PRIOR TO CONSTRUCTING FOUNDATION FOR STREET LIGHTS.
- ⊕-○ SUPPLY AND INSTALL PHILIPS GARDCO SLENDERFORM POST TOP 110 W LED LUMINAIRE WITH TYPE III LIGHTING DISTRIBUTION ON PHILIPS HAPCO 18" POLE. FOUNDATION SHALL BE CONSTRUCTED ACCORDING TO COUNTY OF SACRAMENTO STANDARD TYPE B DETAIL. THE CONTRACTOR SHALL CONFIRM BOLT CIRCLE DIAMETER PRIOR TO CONSTRUCTING FOUNDATION FOR STREET LIGHTS.
- ⊕-○ SUPPLY AND INSTALL HINKLEY 1536MZ HARDY ISLAND 50 W FLOOD LIGHT PER MANUFACTURER'S RECOMMENDATION. EXACT LOCATION TO BE DETERMINED IN THE FIELD BY ENGINEER.

CONSTRUCTION NOTES:

- 1 SUPPLY AND INSTALL METERED SERVICE CAN.
- 2 COORDINATE WITH SMUD TO REMOVE EXISTING LUMINAIRE ON UTILITY WOOD POLE.



LSA

FIGURE 7

2 ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked below would be potentially affected by this Project, involving at least one impact that is “Potentially Significant Unless Mitigation Incorporated” as indicated by the checklist on the following pages.

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

3 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 (a) have been analyzed adequately in an earlier Environmental Impact Report (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.

Signature

Date

4 EVALUATION OF ENVIRONMENTAL IMPACTS

- 1) A brief explanation is required for all answers except “No Impact” answers that are adequately supported by the information sources cited following each question. A “No Impact” answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A “No Impact” answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
- 2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- 3) Once the lead agency has determined that a particular physical impact may occur, the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. “Potentially Significant Impact” is appropriate if there is substantial evidence that an effect may be significant. If there are one or more “Potentially Significant Impact” entries when the determination is made and feasible mitigation is not identified, an EIR is required.
- 4) “Negative Declaration: Less Than Significant With Mitigation Incorporated” applies where the incorporation of mitigation measures has reduced an effect from “Potentially Significant Impact” to a “Less Than Significant Impact.” The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures “Earlier Analyses,” as described in (5) below, may be cross-referenced).
- 5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:
 - a) Earlier Analysis Used. Identify and state where they are available for review.
 - b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - c) Mitigation Measures. For effects that are “Less Than Significant With Mitigation Measures Incorporated,” describe the mitigation measures that were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
- 6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously

prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.

- 7) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
- 8) This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.
- 9) The explanation of each issue should identify:
 - a) The significance criteria or threshold, if any, used to evaluate each question; and
 - b) The mitigation measure identified, if any, to reduce the impact to less than significant.

5 ENVIRONMENTAL CHECKLIST

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

Environmental Setting

The Project area consists of roadway modifications to Chase Drive near the entrance to Hagan Community Park and Soil Born Farms. Surrounding land uses include maintained park land with a tree canopy north and south of the Hagan Community Park access road, open recreational field/soccer and baseball field north and east of the Project area, Soil Born Farms to the west, and single family detached housing to the south of the Project area.

The visual character of the Project area is dominated by maintained park land, agricultural uses, and residential dwelling units. The Project area is approximately 700 feet south of the American River Parkway, which is an open space greenbelt that extends approximately 29 miles from the Folsom Dam to the American River's confluence with the Sacramento River (no part of the Project area is located within the American River Parkway). The topography of the area is flat and grassy, with some trees at the southern edge.

There are no designated state scenic highways or locally designated scenic roadways within or adjacent to the project site.

Discussion

a) Have a substantial adverse effect on a scenic vista?

No Impact. The Project would not construct any structures or building improvements that would obstruct scenic vistas in the area. While notable points of interest such as Mt. Diablo, Pine Hill, Flagstaff Hill, Pyramid Peak, Carson Spur, Jackson Butte, Mt. Vaca, and Goat and Snow Mountains can be seen from certain points within the City of Rancho Cordova, none of these features are visible from the Project area (City of Rancho Cordova-C, 2006). The American River and Sierra Nevada mountain range are also considered scenic vistas, but neither vista is visible from the Project area, and the Project would not obstruct views from off-site locations (City of Rancho Cordova-A, 2006). While the American River is just 700 feet from the Project area, the existing conditions of the slope of the land and landscape vegetation bar a riverfront view when standing within the Project area. Therefore, the Project would have no impact 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?

Less Than Significant Impact. There are no federal, state or locally designated scenic highways within or proximate to the proposed Project. Some trees would be removed along the southern edge of the Project area, which could impact the views of proximate residential units. However, obstruction of a few private views is not a significant impact under CEQA. (*Bowman v. City of Berkeley*, (2004) 122 Cal.App.4th 572, 586.) Moreover, precautions would be taken to preserve heritage and landmark trees, as described in **Mitigation Measure BIO-2**. Implementation of the proposed Project would have a less than significant impact on scenic resources.

c) Substantially degrade the existing visual character or quality of the site and its surroundings?

Less Than Significant Impact. The Project would involve development of a new access road to Soil Born Farms, development of bicycle facilities, and expansion of the Soil Born Farms parking lot. The Project would result in vegetation and tree removal within the Project area as well as the temporary presence of construction equipment, worker vehicles, fencing, and stockpiled materials. The proposed improvements are minor in nature; meaning, no building improvements would be constructed that would obstruct views. Despite some temporary changes in visual character and a permanent adjustment to the area's tree canopy, once completed, the Project would result in a negligible change in visual character and would complement the urban conditions that exist in the area. Furthermore, no land uses will change because of the proposed Project. The Project will not substantially degrade existing visual character or quality of the site and its surroundings.

d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?

Less Than Significant Impact with Mitigation. The proposed Project would introduce new sources of light:

- Up-lights cast onto the Hagan Community Park and Soil Born Farms entrance signs, where lighting would be directed onto the signage;
- One street light at the entrance of Hagan Community Park; and
- Five lights cast onto the Soil Born Farms paved parking lot.

The entrance signage would not be constructed of reflective material; thus, new sources of light would not result in unwanted reflection of light. The Project area is within an urban area of the City that has existing lighting and glare. The proposed lighting would not contribute to lighting or glare above or beyond the existing conditions, and the design of the light fixtures would match existing light styles found in the Cordova High School parking lot. The proposed light fixtures in the paved Soil Born Farms parking lot are consistent with the Municipal Code §23.725.070, with their energy efficient product design and 18-foot-tall height (City of Rancho Cordova-D, 2016). Five of the Phillips Gardco SlenderForm 110 LED luminaires would be used to illuminate the Soil Born Farms paved parking lot. These fixtures combine LED performance and LED thermal management technology to provide outdoor area lighting that meets local and statewide standards, such as the California Energy Code.

Because the proposed Project would increase existing parking facilities by greater than 25 percent, approval of an Outdoor Lighting Plan would be required in accordance with the City of Rancho Cordova's Municipal Code §23.725.080 (City of Rancho Cordova-D, 2016).

Mitigation Measure AES-1:

Prior to initiation of construction activities, the City shall prepare and approve an Outdoor Lighting Plan consistent with Municipal Code §23.725.080. The Plan shall include the following:

1. *Manufacturer specifications sheets, cut sheets, and other manufacturer-provided information for all proposed outdoor light fixtures to show fixture diagrams and outdoor light output levels.*
2. *The proposed location, mounting height, and aiming point of all outdoor lighting fixtures.*
3. *Photometric data including a computer-generated photometric grid showing foot-candle readings every 10 feet within the property or site and 10 feet beyond the property lines. [Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 4.9.080)]*

With the implementation of Mitigation Measure AES-1, the proposed Project would result in less than significant impacts due to new sources of substantial light or glare which would adversely affect day or nighttime views in the area.

	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
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II. AGRICULTURAL AND FORESTRY RESOURCES

In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment Project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. 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 a non-agricultural use? | ☐ | ☐ | ☒ | ☐ |
| b) Conflict with existing zoning for agricultural use, or a Williamson Act contract? | ☐ | ☐ | ☐ | ☒ |
| c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))? | ☐ | ☐ | ☐ | ☒ |
| d) Result in the loss of forest land or conversion of forest land to non-forest use | ☐ | ☐ | ☐ | ☒ |
| e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or conversion of forest land to non-forest use? | ☐ | ☐ | ☐ | ☒ |

Environmental Setting

The proposed Project footprint is a maximum of approximately 2.86 acres in size (under overflow lot option 1) and is in a semi-urbanized portion of the City of Rancho Cordova. Data from the Farmland

Mapping and Monitoring Program of the California Department of Conservation shows that the Project site is designated as Prime Farmland and Urban and Built-Up Land (FMMP, 2014). The Project site will permanently impact 0.69 acre of Prime Farmland and 1.79 acres of Urban and Built-Up Land, and temporarily impact 0.38 acres of Urban and Built-Up Land. There are no Williamson Act Contracted parcels within, or adjacent to, the Project area (CDOC, 2015). The Project site is designated as Parks and Open Space per the City of Rancho Cordova Land Use Map (City of Rancho Cordova-B, 2006).

Discussion

- 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 a non-agricultural use?*

Less Than Significant Impact. The Project would impact 0.69 acre of what the State Department of Conservation considers Prime Farmland. However, this proposed conversion represents 2.23% of the City's inventory 30.95 acres of Prime Farmland (FMMP, 2014). The area in question (0.69 acre) has been disturbed since at least 1993 (based on aerial photograph review) and has not been under Agricultural Production since at least 1993. Existing conditions of the area utilize the space as an informal parking lot and driveway. The Project would improve parking and drainage facilities in this area to a standard that better protects the existing farmland from surface runoff.

The City of Rancho Cordova General Plan Environmental Impact Report indicates that the Farmland Mapping and Monitoring Program (FMMP) of the California Department of Conservation regulates what can be shown as Prime Farmland, and such land would need to meet both of the following criteria (the 0.69 acre in question does not meet the first sub-bullet below):

- **Land Use** - the land must have been used for production of irrigated crops at some time during the four years before the Important Farmland Map date, as determined by FMMP staff during examination of current aerial photos, local comment letters, and field verification; and,
- **Soil** - the soil must meet the physical and chemical criteria for Prime Farmland or Farmland of Statewide Importance as determined by Natural Resources Conservation Service.

Based on this information, the Project would have a less than significant impact on farmland conversion.

- b) *Conflict with existing zoning for agricultural use, or a Williamson Act contract?*

No Impact. The parcels within and adjacent to the Project area are not enrolled in Williamson Act contracts. The Project would have no impacts on existing zoning or Williamson Act contracted land.

- c) *Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?*

No Impact. There are no timberlands or forest areas within or near the Project area; therefore, the Project would not conflict with existing zoning for, or cause rezoning of, forest land, timberland, or timberland zoned Timberland Production.

d) Result in the loss of forest land or conversion of forest land to non-forest use?

No Impact. There are no timberlands or forest areas within or near the Project area. While there might be some tree removal involved, those trees are not part of a forest or timberland area. Therefore, the Project would not result in loss of forest land or forest land conversion.

e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or conversion of forest land to non-forest use?

No Impact. A portion of public parks and open space land, which is currently used for overflow parking during special events by the Cordova Recreation and Park District, would be converted to the proposed Soil Born Farms Road (approximately 0.36 acre). The Project would not involve changes in the existing environment that would result in conversion of forest land to non-forest use, because forest land does not exist in, or adjacent to, the Project area. The Project would have no impact on farmland, forest, or timberland conversion.

	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
III. AIR QUALITY				
Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the Project:				
a) Conflict with or obstruct implementation of the applicable air quality plan?	☐	☐	☒	☐
b) Violate any air quality standard or contribute substantially to an existing or Projected air quality violation?	☐	☒	☐	☐
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the Project region is non-attainment under an applicable federal or State ambient air quality standard (including releasing emissions which 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 proposed Project is within the jurisdiction of the Sacramento Metropolitan Air Quality Management District (SMAQMD) and is part of the Sacramento Valley Air Basin (SVAB), which is located between two mountain ranges to the east and the west and bordered to the north by mountains. Conducive to trapping air pollutants, the basin receives prevailing winds from the San Francisco Bay area to the southwest. Because the SVAB is burdened with air pollutants from San Francisco and Sacramento, two of the four largest metropolitan areas in California, ambient air quality standards have been set in place to protect against adverse health impacts caused by air pollution. Designated by the U.S. Environmental Protection Agency (EPA) as a Federal Ozone non-attainment area, proposed projects within SMAQMD must be consistent with all applicable air quality plans intended to bring the basin into attainment for all criteria pollutants, and below SMAQMD significance thresholds of ozone precursor pollutants (i.e., reactive organic gases [ROG] and nitrous oxides [NO_x]), to have less than significant cumulative impacts. The six criteria pollutants are:

- Ozone
- Carbon monoxide (CO)
- Particulate matter (PM)

- Nitrous oxides
- Sulfur dioxide (SO₂)
- Lead

Areas that meet ambient air quality standards are classified as attainment areas, while areas that do not meet these standards are classified as nonattainment areas. The Rancho Cordova portion of the Sacramento Valley is under federal nonattainment status for ozone and fine particulate matter (PM_{2.5}), as well State nonattainment status for ozone and coarse particulate matter (PM₁₀) (CARB 2015). Rancho Cordova is designated an attainment or unclassified area for all other State ambient air quality standards (CARB 2015).

Discussion

a) Conflict with or obstruct implementation of the applicable air quality plan?

Less Than Significant Impact. As discussed above, the Rancho Cordova portion of Sacramento Valley has been designated as a nonattainment area for ozone and PM_{2.5} federal air quality standards, as well as nonattainment for ozone and PM₁₀ State standards. Because of this, the SMAQMD is required to submit air quality plans and rate-of-progress milestone evaluations in accordance with the federal Clean Air Act (1970, revised in 1990).

The SMAQMD's current air quality plans include the Sacramento Regional 8-Hour Ozone Attainment and Reasonable Further Progress Plan (2013), Sacramento Regional 8-Hour Ozone Milestone Report (2011), Sacramento Area Regional Ozone Attainment Plan (1994), 1-Hour Ozone Attainment Determination Request for the Sacramento Federal Ozone Nonattainment Area (2010), PM_{2.5} Maintenance Plan and Redesignation Request (2013), and PM₁₀ Implementation /Maintenance Plan and Redesignation Request for Sacramento County (2010). The 1979 & 1997 Ozone Standard Redesignation Substitution, 2008 Ozone Standard Attainment Plan, and 2015 Ozone Standard Attainment Plan are currently underway.

CEQA requires that certain proposed projects be analyzed for consistency with the applicable air quality plan. For a project to be consistent with the SMAQMD's air quality plans, the pollutants emitted from the project should not exceed the SMAQMD emission thresholds or cause a significant impact on air quality. The proposed Project would pave parking areas to serve existing uses within the project vicinity. As discussed below, the proposed Project would not generate emissions that exceed SMAQMD thresholds. Therefore, the proposed Project would not conflict 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?

Less Than Significant with Mitigation. Construction and operation emissions associated with the proposed Project are analyzed below. As discussed, the proposed Project would not generate significant operation-period emissions and, with implementation of **Mitigation Measure AIR-1**, the Project would not generate construction-period emissions in excess of established standards.

Therefore, the Project would not violate any air quality standards or contribute substantially to an existing or projected air quality violation.

Construction Period Impacts. During construction, short-term degradation of air quality may occur due to the release of particulate matter emissions (i.e., fugitive dust) generated by excavation, grading, hauling, and other activities. Emissions from construction equipment are also anticipated and would include CO, NO_x, ROG, directly-emitted particulate matter (PM_{2.5} and PM₁₀), and toxic air contaminants such as diesel exhaust particulate matter.

Site preparation and Project construction would involve grading, paving, and building activities. Construction-related effects on air quality from the proposed Project would be greatest during the site preparation phase due to the disturbance of soils. If not properly controlled, these activities would temporarily generate particulate emissions. Sources of fugitive dust would include disturbed soils at the construction site. Unless properly controlled, vehicles leaving the site would deposit dirt and mud on local streets, which could be an additional source of airborne dust after it dries. PM₁₀ emissions would vary from day to day, depending on the nature and magnitude of construction activity and local weather conditions. PM₁₀ emissions would depend on soil moisture, silt content of soil, wind speed, and the amount of operating equipment. Larger dust particles would settle near the source, while fine particles would be dispersed over greater distances from the construction site.

In addition to dust-related PM₁₀ emissions, heavy trucks and construction equipment powered by gasoline and diesel engines would generate CO, SO₂, NO_x, volatile organic compounds and some soot particulate (PM_{2.5} and PM₁₀) in exhaust emissions. If construction activities were to increase traffic congestion in the area, CO and other emissions from traffic would increase slightly while those vehicles are delayed. These emissions would be temporary and limited to the immediate area surrounding the construction site.

Construction emissions were estimated for the proposed Project using the California Emissions Estimator Model (CalEEMod) v.2016.3.1 as recommended by the SMAQMD. Specific construction details are not yet known; therefore, default assumptions (e.g., construction fleet activities) from CalEEMod were used. For purposes of this CalEEMod modeling analysis, the construction schedule for all improvements was assumed to be approximately 3 months. Construction-related emissions are presented in Table 1. CalEEMod output sheets are included in Appendix A.

Table 1: Project Construction Emissions in Pounds Per Day

Project Construction	ROG (lbs/day)	NO_x (lbs/day)	PM₁₀ (lbs/day)	PM_{2.5} (lbs/day)
Maximum Daily Emissions	5.2	52.9	9.6	5.7
SMAQMD Thresholds	NA	85	80	82
Exceed Threshold?	NA	No	No	No

Source: LSA Associates, Inc., 2016; NA = not applicable

As shown in **Table 1**, construction NO_x, PM_{2.5} and PM₁₀ emissions associated with the Project would not exceed the SMAQMD's construction emission thresholds, and would therefore be less than significant. The SMAQMD does not have a threshold for ROG emissions and since potential impacts are temporary and would cease once construction is completed, ROG emissions associated with construction of the Project are considered to be less than significant. The SMAQMD requires the implementation of Basic Construction Emission Control Practices to reduce construction impacts to a less than significant level:

Mitigation Measure AIR-1:

Consistent with the Basic Construction Emission Control Practices required by the SMAQMD, the following actions shall be incorporated into construction contracts and specifications for the Project:

- Water all exposed surfaces two times daily. Exposed surfaces include, but are not limited to soil piles, graded areas, unpaved parking areas, staging areas, and access roads.
- Cover or maintain at least two feet of free board space on haul trucks transporting soil, sand, or other loose material on the site. Any haul trucks that would be traveling along freeways or major roadways should be covered.
- Use wet power vacuum street sweepers to remove any visible trackout mud or dirt onto adjacent public roads at least once a day. Use of dry power sweeping is prohibited.
- Limit vehicle speeds on unpaved roads to 15 miles per hour (mph).
- All roadways, driveways, sidewalks, parking lots to be paved should be completed as soon as possible. In addition, building pads should be laid as soon as possible after grading unless seeding or soil binders are used.
- Minimize idling time either by shutting equipment off when not in use or reducing the time of idling to 5 minutes [required by California Code of Regulations, Title 13, sections 2449(d)(3) and 2485]. Provide clear signage that posts this requirement for workers at the entrances to the site.
- Maintain all construction equipment in proper working condition according to manufacturer's specifications. The equipment must be checked by a certified mechanic and determine to be running in proper condition before it is operated.
- The project construction contractor shall provide a plan for approval by the SMAQMD demonstrating that the heavy-duty (50 horsepower or more) off-road vehicles to be used in the

construction of the project will achieve a project-wide fleet-average 20 percent NO_x reduction and 45 percent particulate reduction compared to the most recent CARB fleet average.

- o Acceptable options for reducing emissions may include use of late model engines (CARB Tier 3 Certified or better), low-emission diesel products, alternative fuels, engine retrofit technology, after-treatment products, and/or other options as they become available.
- The project construction contractor shall ensure that emissions from all off-road diesel-powered equipment used 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.

Implementation of this mitigation measure would reduce construction period air quality impacts to a less than significant level.

Operational Emissions – Regional Emissions Analysis. Long-term air emissions impacts are associated with stationary and mobile sources. Stationary source emissions result from the consumption of natural gas and electricity. Mobile source emissions result from vehicle trips. The proposed Project would improve bicycle facilities along Chase Drive and bicycle facilities connecting to Soil Born Farms and would bring a segment of an existing Class II bicycle facility into a Class I bicycle facility along the stretch of road from Cordova High School to Hagan Community Park. The proposed Project would also pave the Soil Born parking lot and Soil Born Farms Road. Since the proposed Project does not involve increasing the capacity of Chase Drive or expansion of the agricultural facilities at Soil Born Farms, it is not expected that the Project would generate additional traffic. Therefore, once completed, the proposed Project would not generate significant mobile source emissions. In addition, the project would result in low levels of off-site emissions due to energy generation associated with lighting the parking lot. However, these emissions would be minimal and would not exceed the pollutant thresholds established by the SMAQMD. Therefore, long-term operation of the proposed Project would not 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 non-attainment under an applicable federal or State ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?*

Less Than Significant Impact. As discussed in Section III.b, with implementation of **Mitigation Measure AIR-1**, construction of the proposed Project would not be expected to result in significant levels of criteria air pollutants or pollutant precursors, while operation of the Project would not generate substantial air emissions. Therefore, construction and operation of the Project would not significantly contribute cumulatively to pollution levels in the air basin. This impact is considered less than significant.

d) Expose sensitive receptors to substantial pollutant concentrations?

Less Than Significant Impact. According to the California Air Resources Board (ARB) living close to permanent sources of toxic air contaminants, such as roadways with high traffic, may lead to adverse health effects beyond those associated with regional air pollution in urban areas. The ARB recommends the avoidance of siting new sensitive land uses within 500 feet of a freeway, urban roads with 100,000 vehicles per day, or rural roads with 50,000 vehicles per day. Sensitive receptors are generally defined as locations where people reside or where the presence of air emissions could adversely affect people involved in the use of land. Typical sensitive receptors include residential uses, schools, daycare centers, nursing homes, and medical centers. Individuals particularly vulnerable to diesel particulate matter are children, whose lung tissue is still developing, and the elderly, who may have serious health problems that can be aggravated by exposure to diesel particulate matter. The proposed Project would provide improvements to a parking lot, including an overflow parking lot and parking lot amenities. The proposed Project would not include the siting of sensitive receptors because parking lots are not considered a sensitive land use. Therefore, operation of the proposed Project would not result in the exposure of sensitive receptors to substantial pollutant concentrations. However, exposure of sensitive receptors to diesel exhaust associated with construction activity could contribute to both cancer and chronic non-cancer health risks.

The closest sensitive receptors to the proposed Project are located approximately 50 feet from the Project site and include the residences along Octavia Way and students at the nearby high school. Construction of the proposed Project may expose these sensitive receptors to airborne particulates and fugitive dust, as well as a small quantity of pollutants associated with the use of construction equipment (e.g., diesel-fueled vehicles and equipment). However, construction duration would be limited to only 3 months and implementation of **Mitigation Measure AIR-1**, described above, would reduce construction-related emissions by limiting idling of equipment and using the most efficient construction equipment feasible. Therefore, construction would not result in substantial pollutant concentrations. As discussed in Section III.b, operation of the proposed Project would not result in any long-term air quality impacts. Therefore, nearby sensitive receptors would not be exposed to substantial pollutant concentrations.

e) Create objectionable odors affecting a substantial number of people?

Less Than Significant Impact. According to the SMAQMD, land uses commonly considered to be potential sources of obnoxious odorous emissions include wastewater treatment plants, sanitary landfills, composting/green waste facilities, recycling facilities, petroleum refineries, chemical manufacturing plants, painting/coating operations, rendering plants, and food packaging plants. Some objectionable odors could be generated from the operation of diesel-powered construction equipment during the Project construction period. However, these odors would be short-term in nature and would not result in permanent impacts to surrounding land uses, including sensitive receptors in the vicinity of the Project site. Implementation of the proposed Project would not create objectionable odors affecting a substantial number of people or subject persons to objectionable odors. Therefore, this impact would be less than significant.

IV. BIOLOGICAL RESOURCES

Would the Project:

	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	☐	☒	☐	☐
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, 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 as a tree preservation policy or ordinance?	☐	☒	☐	☐
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan or other approved local, regional, or State habitat conservation plan?	☐	☐	☐	☒

Environmental Setting

The following summarizes the biological setting in the vicinity of the proposed Project.

Methods

For purposes of the biological analysis a Biological Study Area (BSA) was established that encompasses the development area. The BSA is characterized by Chase Drive which runs southeast to northwest, a portion of the Hagan Community Park, and a section of the Soil Born Farms (**Figure 8**). The BSA comprises 12.95 acres and includes lands beyond the proposed construction

area that could potentially be affected and/or were determined necessary to inventory in order to perform an adequate analysis of impacts on biological resources.

A list of sensitive wildlife and plant species potentially occurring within the BSA was compiled to evaluate potential impacts resulting from Project construction. Sources used to compile the list include the California Natural Diversity Data Base (CNDDDB), the U.S. Fish and Wildlife Service (USFWS) Information for Planning, and Conservation (IPaC) Trust Inventory, and the California Native Plant Society (CNPS) Online Inventory. The species lists obtained from the CNDDDB, USFWS, and CNPS were reviewed to determine which species could potentially occur in the Project area. Special status species requiring specific habitat that is not present in the vicinity of the Project (e.g., vernal pools) were eliminated as potentially occurring and are not discussed further.

LSA biologist Julie McNamara conducted a general field survey of the BSA on September 26, 2016. Ms. McNamara referenced aerial photos of the BSA overlaid with the proposed Project improvements to survey the BSA on foot.

Results.

Plant Communities/Land Uses. The BSA consists predominantly of the maintained baseball and grass field of Hagan Community Park to the west of Chase Drive and secondarily consists of the agricultural field of the Soil Born Farms on the southwest of the BSA (**Figure 8**). Maintained landscape trees are present on each side of Chase Drive.

Maintained Landscape. The maintained landscape includes the baseball and grass field of Hagan Community Park as well as the landscape trees along Chase Drive. The landscape trees include pecan (*Carya* spp.), ornamental pear (*Pyrus* spp.), American sweetgum (*Liquidambar styraciflua*), London planetree (*Platanus x acerifolia*), and valley oak (*Quercus lobata*). The maintained landscape comprises 8.59 acres in the BSA.

Developed. The developed areas include Chase Drive, an unnamed road to Soil Born Farms and the associated dirt parking lot. The dominant plant species found in the dirt parking lot included ripgut brome (*Bromus diandrus*), red brome (*Bromus madritensis*), and canary grass (*Phalaris* spp.). The developed areas comprise a total of 2.66 acres in the BSA.

Agricultural Row Crops. The agricultural row crops are located on the Soil Born Farms property in the southwest portion of the BSA. The crops were of various species including but not limited to grapefruit, orange, bell peppers, and pumpkins. The row crops comprise 1.70 acres in the BSA.

Special Status Species. Special status wildlife species that may occur in the BSA, or in the vicinity, as determined through review of the CNDDDB, USFWS, and CNPS lists, include white tailed kite (*Elanus leucurus*) and Swainson's hawk (*Buteo swainsoni*). Nesting migratory birds may also be present in the mature landscaped trees.



FIGURE 8

LSA

LEGEND

Plant Communities / Land Use

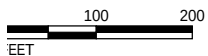
■ Maintained Landscape - 8.59 ac

■ Developed - 2.66 ac

■ Agricultural Row Crops - 1.70 ac



Biological Study Area (BSA) - 12.95 ac



SOURCE: Basemap - Microsoft (02/2012)
 \MKT1601\GIS\Reports\ISMND\Figure6_BSA.mxd (1/4/2017)

Chase Drive/ Soil Born Farms Project - Phase 1B
 City of Rancho Cordova, CA

Project Area BSA - Plant Communities / Land Use

Since the entirety of the BSA is either developed or in agricultural production, there is no suitable habitat for special status plants in the BSA. Therefore, no special status plants are expected to occur in the BSA. Wildlife movement corridors are linear habitats that function to connect two or more areas of significant wildlife habitat. These corridors may function on a local level as links between small habitat patches (e.g., streams in urban settings) or may provide critical connections between regionally significant habitats (e.g., deer movement corridors). The California Department of Fish and Wildlife (CDFW) BIOS Habitat Connectivity Viewer was used to determine if the BSA was within a natural landscape block that is used by wildlife. The BSA is outside of the designated California Essential Habitat Connectivity (CEHC) areas, but is in close proximity to the American River just north of the BSA, which is a CEHC area. No evidence of substantial wildlife movement corridors was identified in the BSA during the field survey.

Jurisdictional Waters. No aquatic resources were observed within the BSA.

Discussion

- a) *Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?*

Less Than Significant with Mitigation. As described above no state or federally listed or proposed plant species occur in the BSA; therefore, none would be affected by implementation of the proposed Project. The proposed Project has the potential to affect several special status wildlife species potentially occurring within the BSA. Potential impacts to these special status species are described below.

Swainson's Hawk. Several large stick nests were observed in the maintained landscape trees (London planetree) in the BSA that could provide suitable nesting habitat for Swainson's hawk. Consequently, implementation of the proposed Project could potentially affect nesting Swainson's hawk.

Mitigation Measure BIO-1:

In order to minimize potential impacts to nesting Swainson's hawk, the following avoidance and minimization measures are proposed:

1. If work is scheduled to begin during the nesting season (February 1 through September 15), prior to the start of construction, an early season preconstruction survey for nesting Swainson's hawks shall be conducted by a qualified biologist between January and March on the property and immediate vicinity (an approximate 0.25-mile radius) by a qualified biologist when tree foliage is relatively sparse and nests are easy to identify. A second preconstruction survey for nesting Swainson's hawks shall be conducted on the property and

immediate vicinity by a qualified biologist no more than 10 days prior to initiation of earthmoving activities.

2. If nesting Swainson's hawks are found within the survey area, a qualified biologist shall evaluate the potential for the Project to disturb nesting activities. CDFW shall be contacted to review the evaluation and determine if the Project can proceed without adversely affecting nesting activities. CDFW shall also be consulted to establish protection measures such as buffers. Disturbance of active nests shall be avoided until it is determined by a qualified biologist that nesting is complete and the young have fledged, or that the nest has failed. If CDFW allows work to proceed, at a minimum, a qualified biologist shall be on-site during the start of construction activities during the nesting season to monitor nesting activity. The monitor shall have the authority to stop work if it is determined the Project is adversely affecting nesting activities.
3. Worker environmental awareness training will be conducted by a qualified biologist for all construction personnel. This training instructs workers to recognize Swainson's hawks and their habitat(s).
4. Brightly colored ESA fencing shall be placed along the limits of work to prevent unnecessary encroachment into adjacent areas. Fencing shall be maintained in good condition for the duration of construction activities.

Less Than Significant with Mitigation Incorporated. Implementation of **Mitigation Measure BIO-1** would reduce potential impacts to Swainson's hawks resulting from implementation of the proposed Project to less than significant. .

White-Tailed Kite. While no sign of white-tailed kite was observed, there is potentially suitable nesting and foraging habitat in the BSA for this species. In order to minimize any potential impacts to white-tailed kite, the Project shall adhere to the avoidance and minimization measures proposed for Swainson's hawk (**Mitigation Measure BIO-1**).

Nesting Migratory Birds. Disturbance of migratory birds during their nesting season (February 1 to August 31) could result in "take" which is prohibited under the MBTA and Section 3513 of the California Fish and Game Code. Fish and Game Code (Section 3503) also prohibits take or destruction of bird nests or eggs. In order to minimize any potential impacts to nesting migratory birds, the Project shall adhere to the avoidance and minimization measures proposed for Swainson's hawk (**Mitigation Measure BIO-1**).

- 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?*

No Impact. There are no riparian habitats or other sensitive natural communities within the BSA. The closest riparian corridor and/or sensitive natural community is the American River riparian corridor, located approximately 0.20 mile north of the BSA.

- 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?*

No Impact. There are no federally protected wetlands as defined by Section 404 or other aquatic resources within the BSA. The American River, located approximately 0.20 mile north of the BSA is the closest aquatic resource potentially supporting federally protected wetlands.

- 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?*

No Impact. There is no evidence of a substantial wildlife movement corridor within the BSA. This project will have no impact on the movement of native resident or migratory fish or wildlife species. The American River corridor, located approximately 0.20 mile north of the BSA, is the closest CEHC area.

- e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?*

Less Than Significant with Mitigation. In addition to native oak trees, other species of trees may be protected by the approving body (city council, director of public works, planning commission, or the planning director) and shall have the authority to adopt mitigation measures as conditions of approval for the discretionary Project.

Implementation of **Mitigation Measure BIO-2** would reduce potential impacts to protected trees resulting from implementation of the proposed Project. Impacts would be less than significant with mitigation incorporated.

Mitigation Measure BIO-2:

In accordance with the Chapter 19.12 of the City of Rancho Cordova, Tree Preservation and Protection Ordinance, the following measures shall apply to mitigate impacts to native oak trees on the Project site.

1. A certified arborist shall conduct a tree inventory of all native oak trees (valley oak [*Quercus lobata*]; interior live oak [*Quercus wislizenii*]; blue oak [*Quercus douglasii*]; and oracle oak [*Quercus morehus*]), meeting the required diameter at breast height (DBH), which will be impacted within their dripline due to the Project construction. The minimum single trunk DBH is 6

inches, or a multitrunked tree with an aggregate diameter of 10 inches or more. The dripline is the area delineated by the Project of the periphery of the crown area of a tree down to the ground surface.

2. The documentation of the tree attributes shall be in accordance with Chapter 19.12 of the City of Rancho Cordova, Tree Preservation and Protection Ordinance.
3. If trenching, grading, or filling will occur within the dripline of any native oak tree meeting the requirement, or cutting, destroying, or removing any native oak tree meeting the requirement, a tree permit will need to be authorized by the director of public works.

f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan or other approved local, regional, or State habitat conservation plan?

No Impact. The Project site is not subject to any local, regional, or State habitat conservation plans.

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

Environmental Setting

The California Environmental Quality Act (CEQA) applies to all discretionary projects undertaken or subject to approval by the state's public agencies. CEQA states that it is the policy of the State of California to "take all action necessary to provide the people of this state with... historic environmental qualities... and preserve for future generations examples of the major periods of California history". Under the provisions of CEQA, "A project with an effect that may cause a substantial adverse change in the significance of an historical resource is a project that may have a significant effect on the environment".

CEQA requires that historical resources and unique archaeological resources be taken into consideration during the CEQA planning process. If feasible, significant impacts to historical resources must be avoided or the severity of the impacts mitigated. CEQA requires that all feasible mitigation be undertaken even if it does not mitigate impacts to a less-than-significant level.

Literature Review. Publications, maps, and aerial photographs were reviewed for archaeological, ethnographic, historical, and environmental information about the project sites and vicinity. Furthermore, a records search at the North Central Information Center (NCIC) was conducted on September 29, 2016. The purpose of this review and records search was to: 1) identify cultural resources and studies within the project sites, and 2) identify the potential for the project sites to contain such resources.

Paleontological and geological literature relevant to the project site and vicinity were also reviewed.

The project site is underlain by Latest Holocene (2,000 to 150 years) alluvium deposits. The sediments associated with this landform would not contain paleontological resources because this

landform is younger than what is considered scientifically important. Geoarchaeologically, however, the project site has a very high potential for buried archaeological resources.

The literature review and archival research depicted the project site within the historic-period Folsom Mining District (CA-SAC-308H). Additionally, two Native American habitation sites, CA-SAC-319 and CA-SAC-470, have been previously documented nearby (230 feet and 0.18 mile, respectively).

Field Review. LSA Cultural Resources Analyst Mariko Falke conducted a field review of the project site on October 12, 2016, to identify any cultural resources within the project site. No cultural resources were observed within or adjacent to the project site.

Consultation and Outreach.

Native American Heritage Commission. On October 10, 2016, LSA emailed a letter describing the Project and a map depicting the Project Area to the Native American Heritage Commission (NAHC) in Sacramento requesting a review of their Sacred Lands File for any Native American cultural resources that might be affected by the proposed project. The NAHC is the official State repository of Native American sacred site location records in California. On November 2, 2016, NAHC Staff Services Analyst Sharaya Souza responded via email that a record search of the Sacred Lands File was completed for the project site with “negative results” and suggested to contact the local Native American tribes for more information about the resources.

Native American Tribal Groups. The City maintains a notification list of all tribes that have requested to be consulted pursuant to Public Resources Code (PRC) 21080.3.1(b)(1) and Chapter 532 Statutes of 2014 (i.e., Assembly Bill [AB] 52). On November 3, 2016, project notification letters which included project background, location maps, and contact information were sent to all three Native American tribes on the City of Rancho Cordova’s Notice List. The purpose of this outreach was to identify sites or tribal cultural resources of Native American interest or concern that may be impacted by the proposed project and to solicit opinions for avoiding or mitigating potential impacts to such resources. Of the notification letters sent, the City received only two responses of concern for cultural resources which may be impacted by the project, from the United Auburn Indian Community of the Auburn Rancheria (UAIC) and Wilton Rancheria. The City held a consultation meeting with UAIC on November 14, 2016, to address the group’s concerns and discuss impacts, avoidance, and treatment options. UAIC stated that the project site is sensitive for tribal cultural resources and recommended specific mitigation measures to address potential impacts to such resources. The City sent a response letter to Wilton Rancheria on January 19, 2017 attempting to set up a consultation meeting, noting the results of the records search and acknowledging that the preferred manner of mitigating impacts to archaeological sites is preservation in place. The City received no response to their January 19, 2017 letter to Wilton Rancheria and LSA followed up with a telephone call on February 7, 2017, leaving a voicemail with one of the Wilton Rancheria cultural resource officers. On February 21, 2017, the City sent a final letter to Wilton Rancheria summarizing the consultation attempts that had occurred, noting that no response had been received, and informing Wilton Rancheria that the City was moving forward with the assumption that Wilton Rancheria has reviewed the results and maps sent in the November 3, 2016 and January 19, 2017 letters and does not have any additional input on the identification of tribal cultural resources.

within the Project area. The letter concluded that, based on multiple attempts to engage Wilton Rancheria following the request for consultation and the subsequent lack of input received, the City had conducted a good-faith effort to identify potential impacts to tribal cultural resources and was therefore moving forward with the assumption that consultation pursuant to AB 52 had concluded for the proposed Project.

Discussion

- a) *Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?*

Less Than Significant with Mitigation Incorporated. Background research identified one historical resource that encompasses the project site, and two historical resources nearby.

The following resource was previously identified within the project site:

- P-34-000335/ CA-SAC-308H consists of an early placer mining landscape within the Folsom Mining District. This district extends along the American River, northeast to Folsom and southwest to Mather Field.

Field survey of the project site was unable to identify evidence of features that would be considered to be contributing elements of the above-mentioned resource due to extensive previous disturbance by modern development; therefore, project implementation is not anticipated to have a direct impact to this resource. Furthermore, the proposed project would not introduce any new structures or features that would cause visual impacts and adversely alter the setting of the district at this location.

The resources listed below are nearby the project site:

- P-57-000346/ CA-SAC-319 consists of a pre-contact archaeological site comprising Native American habitation debris and a lithic scatter. This resource was evaluated in 1995 and found eligible for the National Register of Historic Places, and is a historical resource for purposes of CEQA.
- P-57-000497/ CA-SAC-470 consists of a pre-contact archaeological site comprising Native American habitation debris and a lithic scatter.

Project implementation is not anticipated to have an impact to these nearby cultural resources based on field survey results and the sites' distance from the project site. However, absence of historical resources within the project site does not preclude the potential of encountering previously unidentified subsurface archaeological deposits that may meet the definition of a historical or unique archaeological resource, as defined in Section 15064.5(3)(c) and Section 21083.2. **Mitigation Measure CULT-1** shall be implemented to minimize potential impacts to historical resources exposed during ground-disturbing activities.

Mitigation Measure CULT-1:

The City shall inform its contractor(s) of the possibility of subsurface archaeological deposits within the project site by including the following directive in contract documents:

If prehistoric or historical archaeological deposits are discovered during project activities, all work within 100 feet of the discovery shall be redirected and a qualified archaeologist contacted to assess the situation, consult with agencies as appropriate, and make recommendations regarding the treatment of the discovery. Project personnel shall not collect or move any archaeological materials or human remains and associated materials. Archaeological resources can include flaked-stone tools (e.g., projectile points, knives, choppers) or obsidian, chert, basalt, or quartzite toolmaking debris; bone tools; culturally darkened soil (i.e., midden soil often containing heat-affected rock, ash and charcoal, shellfish remains, faunal bones, and cultural materials); and stone-milling equipment (e.g., mortars, pestles, handstones). Prehistoric archaeological sites often contain human remains. Historical materials can include wood, stone, concrete, or adobe footings, walls, and other structural remains; debris-filled wells or privies; and deposits of wood, glass, ceramics, metal, and other refuse.

If archaeological deposits are identified during project ground-disturbing activities, all ground disturbance within 100 feet shall be redirected. A qualified archaeologist and a Native American representative designated to speak on behalf of a culturally-affiliated tribe that has requested consultation for the project shall be contacted to assess the situation and consult with agencies as appropriate. The archaeologist shall first determine whether such deposits are historical resources as defined in 14 CCR §15064.5(a) and as required of the lead agency at 14 CCR §15064.5(c)(1). If these deposits do not qualify as historical resources, a determination will be made if they qualify as unique archaeological resources, pursuant to 14 CCR §15064.5(c)(3). The consulting tribe shall determine whether the archaeological resource qualifies as a tribal cultural resource as defined in PRC § 21074. If the deposit qualifies as either a historical resource or unique archaeological resource, as determined by the qualified archeologist, or a tribal cultural resource, as determined by the qualified archeologist, the resource will need to be avoided by any adverse effects, or such effects must be mitigated. Mitigation may consist of, but is not necessarily limited to, systematic recovery and analysis of archaeological deposits; recording the resource; preparation of a report of findings; and accessioning recovered historic-period archaeological materials at an appropriate curation facility. Public educational outreach may

also be appropriate. Upon completion of the assessment, the archaeologist shall prepare a report documenting the methods and results, and provide recommendations for the treatment of the archaeological materials discovered. If the resource qualifies as a tribal cultural resource, the consulting tribe shall provide recommendations for the treatment of such resources that may be included in the report. The report shall be submitted to the City of Rancho Cordova and the North Central Information Center.

Mitigation Measure CULT-1 would reduce impacts to previously unidentified cultural resources to a less than significant level if found during Project construction activities.

Mitigation Measure CULT-2: The City shall retain a qualified archaeologist and invite the consulting tribe to provide a tribal representative to monitor all project ground-disturbing activities at depths greater than 12 inches below the present ground surface. The archaeologist and tribal representative will identify any archaeological or tribal cultural resources that may be present; and (2), ensure that if such resources are identified the City of Rancho Cordova is notified in a timely manner. If major adjustments are made to the horizontal or vertical extent of project site, then an archaeologist and the consulting tribe shall be consulted to determine if further identification efforts are recommended.

Implementation of **Mitigation Measure CULT-1** and **CULT-2** would minimize any potentially significant impacts from the proposed project on an archaeological deposit or tribal cultural resource to a less than significant level.

b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?

Less Than Significant with Mitigation Incorporated. Background research, consultation, and field survey did not identify archaeological resources within the project site. Geoarchaeological sensitivity was determined based on University of California, Davis Soil Web Lab's soil survey of the project site and previously conducted geoarchaeological studies of the area. The project site is composed primarily of Rossmoor fine sandy loam which typically exists on 0 to 2 percent slopes, is formed from mixed-rock alluvium, and is typically geomorphically positioned on high floodplains. This soil matrix is found in the area northwest of Octavia Drive. The area southeast of the Chase-Octavia Drive intersection consists of Rossmore-Urban land complex. Both soil series are associated with Latest Holocene (2,000 to 150 years) alluvium deposits of a primarily non-marine nature.

Geoarchaeologically, the area has a very high potential for buried archaeological deposits based on the Latest Holocene-aged landform that underlies the project site. Additionally, the project site is located in close proximity to a documented historical resource, presented above. The proximity to a known historical resource and the underlying landform indicate that the proposed Project, which is

expected to extend up to a depth of 2 feet, may encounter previously unidentified subsurface archaeological deposits that may qualify as a historical or unique archaeological resource under CEQA.

The potential for encountering previously unidentified, intact subsurface archaeological deposits in the project site that may qualify as historical or unique archaeological resources, as defined in Section 15064.5(3)(c) and Section 21083.2, or as tribal cultural resources as defined in PRC § 21074, cannot be discounted. **Mitigation Measures CULT-1** and **CULT-2**, as presented above, shall be implemented to minimize potential impacts to unique archaeological resources, which are treated in a manner consistent with the procedures used to identify, evaluate, and treat historical resources.

c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

Less Than Significant with Mitigation Incorporated. Project plans, geologic maps of the project site, and relevant geological and paleontological literature were reviewed to determine which geologic units are present within the project site and whether fossils have been recovered within the project site or from those or similar geologic units elsewhere in the region. A search for known fossil localities was also conducted through the online collections database of the University of California, Museum of Paleontology (UCMP) at the University of California, Berkeley, in order to determine the status and extent of previously recorded paleontological resources within and surrounding the project site.

Geologic mapping indicates the project site contains Latest Holocene (2,000 to 150 YA) alluvium deposits of a primarily non-marine nature. Although Holocene deposits can contain remains of plants and animals, only those from the middle to early Holocene (4,200 to 11,700 years ago) are considered scientifically important. Scientifically important specimens from middle to early Holocene deposits are not very common, and the UCMP has no records of vertebrate fossil localities from Holocene deposits within or surrounding the project site. Additionally, for a specimen to be considered a fossil it must be more than 10,000 years old, because the soils found within the project site are associated with a landform much younger than 10,000 years, these soils are not likely to contain paleontological resources.

The project site is located in a previously disturbed area, and ground disturbance is not expected to extend below a depth of 2 feet. Therefore, the project is unlikely to impact scientifically important paleontological resources. In the unlikely event that fossil remains are encountered, paleontological mitigation will need to be developed. This mitigation would include paleontological monitoring; collection of observed resources; preservation, stabilization, and identification of collected resources; curation of resources into a museum repository; and preparation of a monitoring report of findings.

No paleontological resources or unique geologic features are known to exist within or near the project site. The site is underlain by Holocene Alluvium, which is considered to have low paleontological sensitivity. In addition, the project site is located in a previously disturbed area and will have ground disturbance that extends to a maximum depth of 2 feet. Therefore, the project is

unlikely to impact scientifically important paleontological resources. Should undiscovered paleontological resources be found during project ground-disturbing activities, **Mitigation Measure PALEO-1** shall be implemented to minimize potential impacts to paleontological resources.

Mitigation Measure PALEO-1: If paleontological resources are encountered during project ground-disturbing activities and no monitor is present, all ground-disturbing activities within 50 feet of the find shall be redirected to other areas until a qualified paleontologist can be retained to evaluate the find and make recommendations for additional paleontological mitigation, which may include paleontological monitoring; collection of observed resources; preservation, stabilization, and identification of collected resources; curation of resources into a museum repository; and preparation of a final report documenting the monitoring methods and results to be submitted to the museum repository and the City.

d) *Disturb any human remains, including those interred outside of formal cemeteries?*

Less than Significant with Mitigation Incorporated. There has been no indication that human remains are present within the project site, including those interred outside of formal cemeteries. If human remains are encountered, these remains shall be treated in accordance with California Health and Safety Code (HSC) Section 7050.5.

Mitigation Measure CULT-3: The City shall inform its contractor(s) of the cultural sensitivity of the project area for human remains by including the following directive in contract documents:

If human remains are encountered during project activities, work within 100 feet of the discovery shall be redirected and the County Coroner notified immediately. At the same time, an archaeologist shall be contacted to assess the situation and consult with agencies as appropriate. Project personnel shall not collect or move any human remains and associated materials. If the human remains are of Native American origin, the Coroner must notify the Native American Heritage Commission within 24 hours of this identification. The Native American Heritage Commission will identify a Most Likely Descendant to inspect the site and provide recommendations for the proper treatment of the remains and associated grave goods.

Procedures of conduct following the discovery of human remains on nonfederal lands are mandated by Health and Safety Code Section 7050.5, by Public Resources Code Section 5097.98, and by CEQA in CCR Section 15064.5(e). In the event that human remains are encountered during project activities, work within 100 feet of the discovery should be redirected and the County Coroner notified immediately. At the same time, an archaeologist should be

contacted to assess the situation and consult with agencies as appropriate. Project personnel should not collect or move any human remains and associated materials. If the human remains are of Native American origin, the Coroner must notify the Native American Heritage Commission within 24 hours of this identification. The Native American Heritage Commission will identify a Most Likely Descendant (MLD) to inspect the site and provide recommendations for the proper treatment of the remains and associated grave goods. Upon completion of the assessment, the archaeologist shall prepare a report documenting the methods and results, and provide recommendations for the treatment of the human remains and any associated cultural materials, as appropriate and in coordination with the recommendations of the MLD. The report shall be submitted to the City of Rancho Cordova and the North Central Information Center.

Implementation of **Mitigation Measure CULT-3** would ensure that human remains encountered during project activities are treated in a manner consistent with state law and reduce impacts to human remains to a less than significant level as required by CEQA.

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

Environmental Setting

Regional Geology. Rancho Cordova is located within the Great Valley geomorphic province of California, which is characterized by Jurassic through Holocene-aged sedimentary deposits. The United States Geological Survey (USGS) identifies in its published map "Cenozoic Deposits of the Fair Oaks Quadrangle" that the Project area has alluvial deposits from the Holocene Epoch and is bordered to the south by the Upper Member Modesto formation of the Pleistocene Epoch (Helley 1979).

Topography. The Project area is located near the relatively youngest geomorphic features in Rancho Cordova, which include natural levees, alluvial plains and many smaller channels along the American River corridor (City of Rancho Cordova-A, 2006). Soil conditions and topography within the Project area are the result of alluvial deposits on the geomorphic surface. This is reflected in the generally flat to gently rolling landscape in and around the Project area.

Faults and Seismicity. The potential for seismic activity and related damage within the Project area are low, based on the depth to groundwater and characteristics of the soil. No Alquist-Priolo earthquake hazard zones or known active faults exist in Rancho Cordova. USGS identifies the closest fault line to the Project area as Bear Mountain (City of Rancho Cordova-A, 2006). It is over 24 miles northeast of the Project area, and its last known activity was 1.6 million years ago.

Soils. The soils of the Project area are illustrated in **Table 2** below:

Table 2: Project Area Soils

Soil Type	Description	Land Capability Classification	Percent in Project Area
Rossmoor fine sandy loam	0-2 percent slopes;	3c	90%
Rossmoor – Urban land complex	0-2 percent slopes;	3c	10%

Source: Soil Survey Staff, 2016.

The Land Capability Classification of soil explains, in a general way, the suitability of soils for most kinds of field crops. Class 3 soils have severe limitations that restrict the choice of plants or that require special conservation practices, or both. The subclass, indicated by the lowercase letter next to the Classification, represents soil groups within one class. In this instance, “c” symbolizes that the chief limitation is climate that is very cold or very dry.

Discussion

a-i to iv) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving: fault-related events, strong seismic ground shaking, liquefaction, and/ or landslides?

- i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.*

No Impact. No known active faults or Alquist-Priolo earthquake hazard zones occur in the vicinity of the Project site. Therefore, the Project would have no impacts regarding fault rupture hazards.

ii) Strong seismic ground shaking?

Less Than Significant Impact. Seismic ground shaking, the motion that occurs as energy is released during fault related activity and is considered the most damaging of all seismic activities, is of moderate threat to the Project area due to the distance of active faults. Acknowledging the moderate threat of ground shaking, Project plans would not involve any sub-surface digging or placement of structures greater than 2 feet below the ground's surface. In the event of ground shaking, it is unlikely that any structures related to the Project area, such as roadways and parking lots, would be damaged. Furthermore, such structures would be constructed in accordance with the City of Rancho Cordova's Improvement Standards and Standard Construction Specifications; this would ensure all roadways and parking lots are constructed to withstand anticipated seismic forces for the area. This impact would be considered less than significant.

iii) Seismic-related ground failure, including liquefaction?

No Impact. Liquefaction, the process in which water is combined with unconsolidated soils causing soil to behave like quicksand, is of low concern to the Project area. Liquefaction is most likely to occur in deposits of water-saturated alluvium or similar deposits of artificial fill. Soils within the Project area, as listed in **Table 1**, are not water-saturated. Furthermore, the depth to the groundwater table and aquifer system in the City's Planning Area is generally found to be greater than 50 feet (City of Rancho Cordova-A, 2006). There would be no impact.

iv) Landslides?

No Impact. Topography of the area is relatively flat, ranging from 60-70 feet above sea level (City of Rancho Cordova-A, 2006). The gradual contours of the land ensure the Project would not cause or fall victim to a landslide. There would be no impact.

b) Result in substantial soil erosion or the loss of topsoil?

Less Than Significant Impact. The proposed Project involves construction of infrastructure such as roadway, surface parking, and bicycle and pedestrian facilities. These features would be located within flat areas that would not require intensive grading; sub surface disruption to the soil would not exceed a 2-foot depth. Construction activities could spur short-term wind-driven erosion. However, the proposed Project would be subject to the requirements set forth in the City of Rancho Cordova's Land Grading and Erosion Control Ordinance, as well as the Regional Water Quality Control Board's best management practices, which will ensure that erosion within the Project area would be controlled (City of Rancho Cordova-D, 2016). The proposed Project is also subject to the requirements set forth by the National Pollutant Discharge Elimination System (NPDES) Stormwater General Construction Permit, which requires a stormwater pollution prevention plan (SWPPP) to monitor and prevent soil erosion or the loss of top soil. Operations would have no impact on soil erosion or loss of topsoil. In summary, the proposed Project would have a less than significant impact on soil erosion and topsoil.

- c) *Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the Project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?*

No Impact. Subsidence, the gradual settling or sinking of surface soil deposits with little or no horizontal motion, is unlikely to occur in the Project area based on the Project area's soils. The Project will not involve minimal sub-surface disruption to the soil (approximately a 2-foot depth). Furthermore, the Rossmoor soils listed in Table 1 have a subsidence ranking of 0, according to the USDA's Web Soil Survey; this means that soils within the Project area have a low risk of subsidence (Soil Survey Staff, 2016). The Project would have no impact in regards to unstable soil or unstable geology.

- 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?*

No Impact. Expansion and contraction of volume happens when expansive soils undergo alternating cycles of wetting (swelling) and drying (shrinking) and are generally associated with clay soils. During these cycles, the volume of the soil changes markedly. Expansive soils are common throughout California and can cause damage to foundations and slabs unless properly treated during the construction process. The soils located at the proposed Project site are categorized as having a low shrink-swell (expansive soil rating) rating by the US Soil Conservation Service. Therefore, the Project would have no impact on the area's hazards of soil expansion or contraction.

- e) *Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?*

No Impact. The Project does not propose the use or construction of septic tanks or alternative wastewater disposal systems. Such facilities are not needed, as the Project would be limited to roadway improvements. The Project would have no impacts on the area's ability to adequately support the use of septic tanks or alternative waste water disposal systems.

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

Environmental Setting

Greenhouse gases (GHG) are present in the atmosphere naturally, are released by natural sources, or are formed from secondary reactions taking place in the atmosphere. The gases that are widely seen as the principal contributors to human-induced global climate change are:

- Carbon dioxide (CO₂);
- Methane (CH₄);
- Nitrous oxide (N₂O);
- Hydrofluorocarbons (HFCs);
- Perfluorocarbons (PFCs); and
- Sulfur Hexafluoride (SF₆).

Over the last 200 years, humans have caused substantial quantities of GHGs to be released into the atmosphere. These extra emissions are increasing GHG concentrations in the atmosphere and enhancing the natural greenhouse effect, believed to be causing global warming. While manmade GHGs include naturally-occurring GHGs such as CO₂, methane, and N₂O, some gases, like HFCs, PFCs, and SF₆ are completely new to the atmosphere.

Certain gases, such as water vapor, are short-lived in the atmosphere. Others remain in the atmosphere for significant periods of time, contributing to climate change in the long term. Water vapor is excluded from the list of GHGs above because it is short-lived in the atmosphere and its atmospheric concentrations are largely determined by natural processes, such as oceanic evaporation.

These gases vary considerably in terms of Global Warming Potential (GWP), a concept developed to compare the ability of each GHG to trap heat in the atmosphere relative to another gas. The GWP is based on several factors, including the relative effectiveness of a gas to absorb infrared radiation and length of time that the gas remains in the atmosphere ("atmospheric lifetime"). The GWP of each gas is measured relative to CO₂, the most abundant GHG. The definition of GWP for a particular GHG is the ratio of heat trapped by one unit mass of the GHG to the ratio of heat trapped by one

unit mass of CO₂ over a specified time period. GHG emissions are typically measured in terms of pounds or tons of “CO₂ equivalents” (CO₂e).

The California Climate Action Team and the California Air Resources Board (ARB) have developed several reports to achieve the State’s GHG targets that rely on voluntary actions of California businesses, local government and community groups, and State incentive and regulatory programs. California’s major initiative for reducing GHG emissions is outlined in Assembly Bill 32 (AB 32), the “Global Warming Solutions Act”, passed by the California State legislature on August 31, 2006. This effort aims at reducing GHG emissions to 1990 levels by 2020. AB 32 requires ARB to prepare a Scoping Plan that outlines the main State strategies for meeting the 2020 deadline and to reduce GHGs that contribute to global climate change. The Scoping Plan was approved by ARB on December 11, 2008, and the First Update to the AB 32 Scoping Plan was approved by ARB on May 22, 2014. The adopted Scoping Plan includes proposed GHG reductions from direct regulations, alternative compliance mechanisms, monetary and non-monetary incentives, voluntary actions, and market-based mechanisms such as cap-and-trade systems.

Discussion

- a) *Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?*

Less Than Significant Impact. The proposed Project would generate GHG emissions during the construction period. These impacts are discussed below.

Construction Activities. Construction activities associated with the proposed Project would produce combustion emissions from various sources. During construction, GHGs would be emitted through the operation of construction equipment and from worker and builder supply vendor vehicles, each of which typically use fossil-based fuels to operate. The combustion of fossil-based fuels creates GHGs such as CO₂, CH₄, and N₂O. Furthermore, CH₄ is emitted during the fueling of heavy equipment. Exhaust emissions from on-site construction activities would vary daily as construction activity levels change.

The SMAQMD’s adopted threshold of significance for construction-related GHG emissions is 1,100 metric tons per year. Using CalEEMod, it is estimated that the proposed Project would generate approximately 75.1 metric tons of CO₂e per year, which is well below the SMAQMD’s threshold. In addition, implementation of **Mitigation Measure AIR-1** would further reduce GHG emissions by reducing the amount of construction vehicle idling and by requiring the use of properly maintained equipment. Therefore, Project construction impacts associated with GHG emissions would be considered less than significant.

Operational Emissions. The proposed Project would improve bicycle facilities along Chase Drive and bicycle facilities connecting to Soil Born Farms and would also bring a segment of an existing Class II bicycle facility into a Class I bicycle facility along the stretch of road from Cordova High School to Hagan Community Park. The proposed Project would also pave the Soil Born parking lot and Soil Born Road. Since the Project site is currently used as an informal parking lot and driveway, it is not

expected that the Project would generate additional traffic. According to CalEEMod, operation of the proposed Project would generate approximately 12.9 metric tons of CO₂e annually, which is well below SMAQMD significance thresholds. Therefore, the proposed Project's GHG emissions will have a less than significant impact on the environment. No mitigation is required.

b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

Less Than Significant Impact. The proposed Project would not generate significant GHG emissions; therefore, the proposed Project would not conflict with the State goal of reducing GHG emissions. The proposed Project would also not conflict with the AB 32 Updated Scoping Plan or the early action measures. Therefore, implementation of the proposed Project would not conflict with any applicable plans, policies, or regulations adopted for the purpose of reducing GHG emissions. This impact would be considered less than significant.

	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
VIII. HAZARDS AND HAZARDOUS MATERIALS				
Would the Project:				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	☐	☐	☒	☐
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	☐	☒	☐	☐
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	☐	☒	☐	☐
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code 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 located 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 County of Sacramento Environmental Management Department enforces State regulations governing hazardous waste generation. Hazardous waste is defined in the California Code of

Regulations 22 CCR 66261.3. In California, there are four main characteristics that identify a hazardous waste:

- Ignitable
- Reactive
- Corrosive
- Toxic

Land uses around the proposed Project site include parks and open space to the northeast, agriculture to the west, and residential uses to the south. Construction activities occurring at the proposed Project site could potentially expose such land uses to hazardous materials.

The proposed Project site and nearby land uses are not located in an area that is included on a list of material sites compiled pursuant to Government Code Section 65962.5. A search of the California State Water Resources Control Board GeoTracker website indicates there are no hazardous materials sites located within 1,000 feet of the Project site (SWRCB 2016).

Discussion

- a) *Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?*

Less Than Significant Impact. The proposed Project would not include the routine transport, use, or disposal of hazardous materials that could create a significant hazard to the public. Hazardous materials (such as oil, fuel, and solvents) would be used during construction activities for minor equipment maintenance. Any use of hazardous materials would be in compliance with all applicable local, state, and federal standards associated with the handling of hazardous materials, which would minimize the potential for exposure and hazards. The Rancho Cordova General Plan EIR found that implementation of Rancho Cordova General Plan policies and associated action items, as well as adherence to all federal, state, and local regulations regarding the transport of hazardous materials, would reduce impacts associated with the routine transportation of hazardous materials on City roadways to less than significant (City of Rancho Cordova-A, 2006). Risks associated with hazardous materials transport, use, and disposal would be less than significant.

- 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?*

Less Than Significant with Mitigation. Hazardous materials (e.g., fuel, lubricant, concrete curing materials) may be used by construction equipment and for proposed Project improvements during construction. These materials would be used in accordance with all applicable laws and regulations, and, if used properly, would not pose a hazard to people, animals, or plants. The use of hazardous materials for construction equipment would be temporary, and the proposed Project would not include a permanent use or source of hazardous materials. **Mitigation Measure HAZ-1** is provided below to reduce any potentially significant impacts to a less than significant level.

Mitigation Measure HAZ-1:

The contractor shall prepare a Spill Prevention and Countermeasure Plan (SPCP) and submit the SPCP to the City for review and approval prior to the commencement of construction activities. The SPCP shall include information on the nature of all hazardous materials that would be used on-site. The SPCP shall also include information regarding proper handling of hazardous materials, and clean-up procedures in the event of an accidental release. The phone number of the agency overseeing hazardous materials and toxic clean-up shall be provided in the SPCP.

Implementation of **Mitigation Measure HAZ-1** would reduce potential impacts to a less than significant level.

- c) *Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?*

Less Than Significant with Mitigation. The Project area is within 0.25 mile from Cordova High School. Hazardous materials (e.g., fuel, lubricant, concrete curing materials) may be used by construction equipment and for proposed Project improvements during construction. These materials would be used in accordance with all applicable laws and regulations, and, if used properly, would not pose a hazard to people, animals, or plants. All refueling and maintenance of construction vehicles and equipment would occur within the designated staging area for the proposed Project. The use of hazardous materials for construction equipment would be temporary, and the proposed Project would not include a permanent use or source of hazardous materials. Implementation of **Mitigation Measure HAZ-1** would reduce any potentially significant impacts to a less than significant level.

- d) *Be located on a site which 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?*

No Impact. As described above, the proposed Project site is not on or near a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5. Therefore, implementation of the proposed Project would not create a significant hazard to the public or the environment; no impacts would occur.

- 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?*

No Impact. The Project is not located within the vicinity of an airport land use plan or within 2 miles of an airport; therefore, no impacts would occur.

- f) For a Project located within the vicinity of a private airstrip, would the Project result in a safety hazard for people residing or working in the Project area?*

No Impact. The Project is not located within the vicinity of a private airstrip; therefore, no impacts would occur.

- g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?*

Less Than Significant Impact. The existing dirt road between Chase Drive and Soil Born Farms would remain operational to vehicles and emergency responders while the proposed Soil Born Farms Road is under construction. Because this access route would remain operational during construction, acceptable emergency service response times to the Project area would be maintained during the temporary construction period. The City of Rancho Cordova implements the County of Sacramento emergency response program, including the County of Sacramento Emergency Operations Plan and the Sacramento County Evacuation Plan. The City would require the contractor to coordinate with local fire and police departments prior to construction to minimize potential interference with emergency response and evacuation during construction. The proposed Project would not result in any adverse impacts that would inhibit an adopted emergency response or evacuation plan within or adjacent to the Project area. This impact would be considered less than significant. No mitigation is required.

- 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?*

Less Than Significant Impact. The proposed Project area consists of paved roadways and park property that is maintained. Some dry grasses are located within the Project site; however, these grasses are low-cut and deemed as unsubstantial fuel for a wildfire. Rancho Cordova is not located in a designated Fire Hazard Severity Zone (Cal FIRE 2007). Furthermore, the proposed Project consists of roadway improvements that would not result in new development which would induce population growth in the area. Because existing conditions would not change substantially, the risk of wildland fires is not expected to increase above existing conditions within the Project area. Therefore, the Project would have a less than significant impact in regards to wildland fires.

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

Environmental Setting

Surface Water. Rancho Cordova is near to many major surface waters, including the American River, Folsom Reservoir, and Lake Natoma to the north; the Sacramento River to the west; and the Cosumnes River to the southeast. The Project area is approximately 700 feet south of the banks of the American River but is separated by an approximately 20-foot-tall levee. Additionally, the Project area is upstream from Cordova Creek, which runs through adjacent agricultural land to the west of the Project area.

Groundwater. The aquifer system in California is divided into the Sacramento Valley, the Sacramento-San Joaquin Delta, and the San Joaquin Valley groundwater basins, based on the various characteristics of the corresponding surface-water basins. The Project area is located within the Sacramento Valley Groundwater Basin and the South American (or Central Area) Subbasin (City of Rancho Cordova-A, 2006).

Floodplain. The Federal Emergency Management Agency has designated the Project area as being within a 100-year flood zone and explains this designation (FEMA, 2016):

The term “100-year flood” is misleading. It is not the flood that will occur once every 100 years. Rather, it is the flood that has a 1-percent chance of being equaled or exceeded each year. Thus, the 100-year flood could occur more than once in a relatively short period of time or even within the same month. Because this term is misleading, FEMA has also defined it as the “1-percent-annual-chance flood”. The “1-percent-annual-chance flood” is the term that is now used by most federal and state agencies and by the National Flood Insurance Program.

Discussion

a) *Violate any water quality standards or waste discharge requirements?*

Less Than Significant Impact.

Construction Period Impacts. Proposed construction activities would disturb site soils, potentially resulting in soil erosion and sedimentation of downstream waterways. Additionally, construction activities would require the storage and use of hazardous materials and other urban pollutants such as gasoline, diesel fuel, oils, solvents, and trash, which could enter drainages and degrade downstream water quality and/or violate applicable water quality standards or waste discharge requirements.

The State Water Resources Control Board requires dischargers whose projects disturb 1 or more acres of soil, or whose projects disturb less than 1 acre but are part of a larger common plan of development that in total disturbs 1 or more acres, to obtain coverage under the General Permit for Discharges of Storm Water Associated with Construction Activity (Construction General Permit 99-08-DWQ). Effective July 1, 2010, all dischargers are required to obtain coverage under the Construction General Permit Order 2009-0009-DWQ adopted on September 2, 2009. Construction

activity subject to this permit includes clearing, grading, and disturbances to the ground such as stockpiling or excavation.

The Construction General Permit requires the development and implementation of a SWPPP. The SWPPP must list best management practices (BMP) the discharger will use to protect stormwater runoff and the placement of those BMPs. Additionally, the SWPPP must contain a visual monitoring program and a chemical monitoring program for “non-visible” pollutants to be implemented if there is a failure of the BMPs.

In addition, measures would be included in the grading plans to minimize erosion potential and water quality degradation of the Project area in accordance with Rancho Cordova Municipal Code Title 16, Chapter 16.44, Land Grading and Erosion Control. Chapter 16.44 establishes administrative procedures, minimum standards for review, and implementation and enforcement procedures for controlling erosion, sedimentation, disruption of existing drainage, and related environmental damage caused by land clearing activities, grading, filling, and land excavation (City of Rancho Cordova-D, 2016). The City would identify the appropriate BMPs for the proposed Project. Compliance with the provisions of the SWPPP and with Municipal Code Chapter 16.44 would reduce impacts associated with water quality standards and discharge requirements to a less than significant level.

Operational Period Impacts. The proposed Project consists of paving the proposed sidewalk and multi-use trail, proposed Soil Born Farms Road, and the proposed Soil Born parking lot. Impervious surface area would be increased within the Project area; thus, the types, quantities, and timing of contaminant discharges in stormwater runoff would be altered relative to existing conditions. The stormwater within the Project site tends to disperse toward open field and grass area. Existing storm drain pipes flow towards Soil Born Farms property and eventually outlet at Cordova Creek. To reduce the stormwater impact due to the proposed improvement, biofiltration devices are proposed at the proposed paved parking lot and between the new Soil Born Farms Road and the existing entrance to Soil Born Farms.

The proposed Project would be subject to the requirements of National Pollution Discharge Elimination System (NPDES) Stormwater Permit No. CAS617002, which requires that the City impose water quality and watershed protection measures for all roadways and drainage facilities and prohibits discharges from causing violations of applicable water quality standards or from resulting in conditions that create a nuisance or water quality impairment in receiving waters. The NPDES permit requires a SWPPP to be developed and implemented and the SWPPP to identify BMPs for construction and operation in project design. Compliance with the City’s NPDES permit would reduce operational water quality impacts to a less significant level.

b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?

Less Than Significant Impact. The Project would not require digging or trenching at depths where groundwater aquifers used for drinking water occur (City of Rancho Cordova-A, 2006). If digging activities were to reach a groundwater aquifer used for drinking water, adherence to the SWPPP and compliance with the conditions of the NPDES general stormwater permit will reduce this possible effect to less than significant. Any increase of run-off due to additional of new impervious surface would be treated by the proposed biofiltration system to its maximum extent practicable. The negligible increase in impervious surfaces (1.85 acres) would not substantially affect groundwater in the Project area because runoff would be directed to the biofiltration system where groundwater recharge can still occur. Therefore, the proposed Project's impacts on groundwater recharge would be less than significant.

- c) *Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?*

Less Than Significant Impact. The proposed Project would result in a negligible increase in impervious surfaces, and biofiltration would be utilized to aid in the infiltration of any site run-off. Therefore, changes in stormwater drainage are not expected. Any water required for construction purposes would be imported from offsite to avoid depletion of ground and/or surface water near the Project area. As a result, the proposed Project would impact the drainage pattern in a manner which would result in less than significant risk of erosion or siltation.

- 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 which would result in flooding on- or off-site?*

Less Than Significant Impact. The proposed Project would result in a negligible increase in impervious surfaces, because biofiltration would be utilized to aid in the infiltration of any site run-off. Any increase of run-off due to additional of new impervious surface would be treated by the proposed biofiltration system to its maximum extent practicable. Therefore, changes in stormwater drainage are not expected. As a result, the proposed Project would impact the existing drainage pattern and surface runoff in a manner which would result in less than significant risk in flood-related hazards.

- e) *Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?*

Less Than Significant Impact. The proposed Project would result in a negligible increase in impervious surfaces, because biofiltration would be utilized to aid in the infiltration of any site run-off. Any increase of run-off due to additional of new impervious surface would be treated by the proposed biofiltration system to its maximum extent practicable. Therefore, changes in stormwater drainage are not expected. The Project would have a less than significant impact on stormwater drainage systems and associated runoff.

f) Otherwise substantially degrade water quality?

Less Than Significant Impact. The potential for adverse impacts to water quality would be eliminated with completion of the proposed Project. Long-term water quality impacts usually occur due to changes in stormwater drainage or increases in impervious surfaces. The proposed Project would result in a negligible increase in impervious surfaces, because biofiltration would be utilized to aid in the infiltration of any site run-off. Any increase of run-off due to additional of new impervious surface would be treated by the proposed biofiltration system to its maximum extent practicable. Therefore, changes in stormwater drainage are not expected. Any water required for construction purposes would be imported from offsite to avoid depletion of ground and/or surface water near the Project area. As a result, the proposed Project would not cause a degradation of water quality, would not adversely impact drainage, and would not deplete groundwater supplies. Operational impacts would be less than significant.

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?

No Impact. The proposed Project does not include any housing development. Therefore, the Project would not cause any flood hazards in regards to housing.

h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?

No Impact. The proposed Project would not involve substantial regrading of the existing landscape. The parking lot would be constructed on a flat area that is currently used as a parking lot. The proposed segment of roadway might include some grading, but soils within the Project area already have a relatively flat slope of 0-2 percent. Additionally, in the event of a 100-year flood, the proposed biofiltration would help to process any inundations within the Project area. Therefore, the Project would have no impact on flood flows.

i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding of as a result of the failure of a levee or dam?

No Impact. The Project site would not involve the development of residential or other sensitive land uses in or near these areas. Therefore, the Project would not expose people or structures to potential impacts involving flooding.

j) Inundation by seiche, tsunami, or mudflow?

No Impact. The Project site is not located near any ocean coast or seiche hazard areas and would not involve the development of residential or other sensitive land uses in or near these areas. Therefore, the Project would not expose people to potential impacts involving seiche or tsunami. Furthermore, the Project area is essentially flat and is not at risk of inundation from mudflow.

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

Environmental Setting

Land uses surrounding the proposed Project area include the American River/American River Parkway to the north, single family detached residences to the south, the local high school and Hagan Community Park to the east, and agricultural land and the Cordova Creek to the west. The proposed Project area is regularly trafficked by high school students, bicycle commuters and agriculturalists. During citywide special events, the proposed Project area is used to support overflow parking. Soil Born Farms is a regional destination for education and cultural exchange in farming practice. The proposed Project area is a small gap within an otherwise well-connected bicycle and pedestrian network of recreational destinations.

Discussion*a) Physically divide an established community?*

No Impact. The proposed Project would not divide an established community; in fact, its improvements to neighborhood-to-parks and open space connectivity would promote inclusion. With improvements to crossings on Chase Drive and Soil Born Farms Road, pedestrians would have increased visibility to better allow foot and bicycle traffic to and from residential units, Soil Born Farms, Hagan Community Park and Cordova High School. The proposed Project would have no impacts on division of 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?

No Impact. The proposed Project area's land use is categorized by the City as Parks and Open Space (City of Rancho Cordova-B, 2006). Several Plans and policies govern the proposed Project area's land use and its preservation as parks and open space; these include the following documents: Sacramento Area Council of Governments (SACOG) Blueprint Plan for growth, SACOG Metropolitan Transportation Plan/Sustainable Communities Strategy, Sacramento County General Plan and Land Use Map, the City of Rancho Cordova Zoning and Municipal Codes, and their Land Use Map. The proposed Project is consistent with the abovementioned regulatory framework that governs land use; therefore, the proposed Project would not conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the Project, resulting in no impact.

c) Conflict with any applicable habitat conservation plan or natural community conservation plan?

No Impact. The proposed Project supports applicable land use planning, policy and regulation of local and regional agencies. As stated in the Biological Resources Section of this document, the Project Area is not within a habitat conservation jurisdiction. However, it does follow design guidelines within the regional Sacramento County American River Parkway Plan (County of Sacramento, 2008). In summary, the proposed Project would not conflict with any conservation plans or applicable land use plans, policy or regulation of a governing agency. Therefore, there is no impact.

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

Environmental Setting

There are two mineral resource recovery sites located within the City of Rancho Cordova, but neither site is near the Project area. Five additional mining sites are located within the City's Planning Area, but outside of the Project area. No oil and gas resources exist within or near the Project area.

Per Surface Mining and Reclamation Act of 1975 (SMARA) directives, the California Geological Survey and the State Mining and Geology Board are the State agencies classify and designate areas of the State containing, or potentially containing, significant mineral resources. Areas known as Mineral Resource Zones (MRZ) are classified on the basis of geologic factors, without regard to existing land use and land ownership. The primary objective of the process is to provide local agencies with information on the location, need, and importance of minerals within their respective jurisdictions. The areas are categorized into four general classifications (MRZ-1 through MRZ-4). The Project area is classified with MRZ-2—areas where adequate information indicates that significant mineral deposits are present, or where it is judged that a high likelihood for their presence exists.

The regulatory framework governing mineral resources includes the statewide California Geological survey and SMARA as previously mentioned, as well as the California Code of Regulations' Building Standards Code. Local plans and regulations concerning mineral resources include: Sacramento County's General Plan, the Rancho Cordova citywide Erosion Control Ordinance, and the Sacramento Stormwater Quality Partnership's Stormwater Quality Improvement Plan.

Discussion

- 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?*

Less Than Significant Impact. Proposed construction would require no digging in excess depths of 2 feet. Classified as being within MRZ-2, there is adequate information indicating that significant

mineral deposits are either present or likely to exist within the proposed Project area. However, the proposed Project would have a less than significant impact on mineral resources resulting in a minor loss of an important mineral recovery site, because proposed construction requires minimal ground disturbance. Furthermore, the proposed Project site is an infill parcel surrounded by urban development and encompasses fewer than 3 acres, making the use of the site for mineral extraction infeasible. The proposed Project's access road, parking and biofiltration system would not change the site's existing land use (parks and open space)—a land use that does not permit mineral extraction or mineral recovery. Therefore, the proposed Project would have less than significant impacts on the availability of any known mineral resource located in the Project area.

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?

No Impact. There are two mineral resource recovery sites located within the City of Rancho Cordova, but neither site is near the Project area (City of Rancho Cordova-A, 2006). Five additional mining sites are located within the City's Planning Area, but outside of the Project area. No oil and gas resources exist within or near the Project area (City of Rancho Cordova-B, 2006). Therefore, the Project would have no impact on the availability of a locally important mineral resource.

	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
XII. NOISE				
Would the Project result in:				
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	☐	☒	☐	☐
b) Exposure of persons to or generation of excessive ground borne vibration or ground borne 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 not 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

A project will normally have a significant effect on the environment related to noise if it would substantially increase the ambient noise levels for adjoining areas or conflict with the adopted environmental plans and goals of the community in which it is located. Noise impacts can be described in three categories. The first is audible impacts that increase noise levels noticeable to humans. Audible increases in noise levels generally refer to a change of 3.0 decibels (dB) or greater since this level has been found to be barely perceptible in exterior environments. The second category, potentially audible, is the change in the noise level between 1.0 and 3.0 dB. This range of noise levels has been found to be noticeable only in laboratory environments. The last category is changes in noise level of less than 1.0 dB, which are inaudible to the human ear. Only audible changes in existing ambient or background noise levels are considered potentially significant. For the purpose of this analysis, the proposed Project creates a significant noise impact if the Project-related noise increase at an existing sensitive receptor is greater than 3 dB and the resulting noise

level is greater than the standards cited below or if the Project-related increase in noise is greater than 5 A-weighted decibels (dBA), yet the resulting noise levels are within the applicable land use compatibility standards for the sensitive use.

Certain land uses are considered more sensitive to noise than others. Examples of these include residential areas, educational facilities, hospitals, childcare facilities, and senior housing. The closest sensitive receptors are residential uses adjacent to the proposed Project. Other sensitive receptors near the Project site include the students at Cordova High School.

Noise within the proposed Project area can be relatively high at times due to the evening sporting events at Hagan Community Park and the nearby high school. Sensitive receptors include residents along Octavia Way, recreational users of the ARBT, and students at the Cordova High School.

The City of Rancho Cordova addresses noise in the Noise Element of the General Plan (City of Rancho Cordova-C, 2006). The Noise Element contains goals, policies, and actions that aim to ensure that all new development will be free of noise disturbances and mitigate existing noise disturbances. Action N.1.4.1 limits construction activity to the hours of 7:00 a.m. to 7:00 p.m. weekdays and 8:00 a.m. to 6:00 p.m. weekends when construction is conducted in proximity to residential uses. Action N.1.4.3 requires stationary construction equipment and construction staging areas to be set back from existing noise-sensitive land uses.

In addition, the City of Rancho Cordova sets allowable hours for construction activity in the Municipal Code. According to the Municipal Code, construction noise is exempt from the City's provisions on noise control, as long as no activities occur during the hours of 8:00 p.m. to 6:00 a.m. on weekdays, or during 8:00 p.m. to 7:00 a.m. on weekends (City of Rancho Cordova-D, 2016).

Discussion

- 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?*

Less Than Significant With Mitigation. Implementation of the proposed Project could expose nearby sensitive receptors to noise impacts related to construction and operation of the proposed Project. These impacts are discussed below.

Short-Term (Construction) Noise Impacts. Short-term noise impacts would occur during demolition, grading, and site preparation activities. **Table 3** lists maximum noise levels recommended for noise impact assessments for typical construction equipment, based on a distance of 50 feet between the equipment and a noise receptor. Construction-related short-term noise levels would be higher than existing ambient noise levels currently in the Project area but would no longer occur once construction of the Project is completed.

Table 3: Typical Construction Equipment Maximum Noise Levels, L_{max}

Type of Equipment	Range of Maximum Sound Levels (dBA at 50 feet)	Suggested Maximum Sound Levels for Analysis (dBA at 50 feet)
Pile Drivers	81 to 96	93
Rock Drills	83 to 99	96
Jackhammers	75 to 85	82
Pneumatic Tools	78 to 88	85
Pumps	74 to 84	80
Scrapers	83 to 91	87
Haul Trucks	83 to 94	88
Cranes	79 to 86	82
Portable Generators	71 to 87	80
Rollers	75 to 82	80
Dozers	77 to 90	85
Tractors	77 to 82	80
Front-End Loaders	77 to 90	86
Hydraulic Backhoe	81 to 90	86
Hydraulic Excavators	81 to 90	86
Graders	79 to 89	86
Air Compressors	76 to 89	86
Trucks	81 to 87	86

Source: Bolt, Beranek & Newman, 1987. Noise Control for Buildings and Manufacturing Plants.

Two types of short-term noise impacts could occur during construction of the proposed Project. The first type involves construction crew commutes and the transport of construction equipment and materials to the site for the proposed Project, which would incrementally increase noise levels on roads leading to the site. As shown in **Table 3**, there would be a relatively high single-event noise exposure potential at a maximum level of 87 dBA L_{max} with trucks passing at 50 feet.

The second type of short-term noise impact is related to noise generated during excavation, grading, and construction on the Project site. Construction is performed in discrete steps, or phases, each with its own mix of equipment and, consequently, its own noise characteristics. These various sequential phases would change the character of the noise generated on site. Therefore, the noise levels vary as construction progresses. Despite the variety in the type and size of construction equipment, similarities in the dominant noise sources and patterns of operation allow construction-related noise ranges to be categorized by work phase.

Table 3 also lists maximum noise levels recommended for noise impact assessments for typical construction equipment, based on a distance of 50 feet between the equipment and a noise receptor. Typical maximum noise levels range up to 91 dBA L_{max} at 50 feet during the noisiest construction phases. The site preparation phase, including excavation and grading of the site, tends to generate the highest noise levels because earthmoving machinery is the noisiest construction

equipment. Earthmoving equipment includes excavating machinery such as backfillers, bulldozers, draglines, and front loaders. Earthmoving and compacting equipment includes compactors, scrapers, and graders. Typical operating cycles for these types of construction equipment may involve 1 or 2 minutes of full-power operation followed by 3 or 4 minutes at lower power settings.

Noise sensitive receptors are located approximately 50 feet from the nearest Project construction areas. At this distance, the closest off-site residences may be subject to short-term construction reaching 91 dBA L_{max} when construction is occurring at the Project site. Per the City's Municipal Code, construction noise is allowed as long as construction activities occur between the hours of 6:00 a.m. and 8:00 p.m. on weekdays and between the hours of 7:00 a.m. and 8:00 p.m. on weekends. However, when construction is conducted in proximity to residential uses, the City's General Plan restricts construction activity to the hours of 7:00 a.m. to 7:00 p.m. weekdays and 8:00 a.m. to 6:00 p.m. weekends.

As discussed above, construction noise would result in a temporary or periodic increase in ambient noise levels in the Project vicinity above levels existing without the proposed Project. Implementation of the following mitigation measure for Project construction would reduce potential construction period noise impacts for the indicated sensitive receptors to less than significant levels.

Mitigation Measure NOI-1:

The Project contractor shall implement the following measures to reduce construction noise levels:

- Construction activity shall be limited to the hours of 7:00 a.m. to 7:00 p.m. weekdays and 8:00 a.m. to 6:00 p.m. weekends; and
- The Project contractor shall locate stationary construction equipment and construction staging areas away from existing noise-sensitive land uses.

Implementation of **Mitigation Measure NOI-1** would limit construction activities to the less noise-sensitive periods of the day consistent with the General Plan and would reduce any potentially significant construction impacts to a less than significant level.

Operational Noise Impacts. Implementation of the proposed Project would not result in exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, since the proposed Project is not expected to increase vehicular traffic in regards to the Soil Born Farms access road. Patrons parking in the existing overflow lot under current operations produce ambient noise levels louder than if they were to park on a paved lot (Rymer, 2005). Therefore, the increased capacity of the proposed paved parking lot would result in a less than significant net increase of operational noise, because the number of patrons utilizing overflow parking would likely decrease as more patrons would be allowed space to park in the paved parking lot. Noise levels associated with the proposed Project would be similar to existing conditions. Therefore, less than significant long-term noise impacts would occur after construction is completed.

- b) Exposure of persons to or generation of excessive ground borne vibration or ground borne noise levels?*

Less Than Significant Impact. Common sources of ground borne vibration and noise include trains and construction activities such as blasting, pile driving and operating heavy earthmoving equipment. The Project could expose sensitive receptors to ground borne vibration during the construction period; however, construction activities would not involve the use of construction equipment that would result in substantial ground-borne vibration or ground-borne noise on properties adjacent to the Project site. In addition, no pile driving or other construction activity that would generate high noise levels or ground borne vibration would occur. Furthermore, operation of the proposed Project would not generate substantial ground-borne noise and vibration. Therefore, the proposed Project would not result in the exposure of persons to or generation of excessive ground-borne noise and vibration impacts are considered less than significant, and no mitigation is required.

- c) A substantial permanent increase in ambient noise levels in the Project vicinity above levels existing without the Project?*

Less Than Significant Impact. The proposed Project would construct an asphalt roadway between Chase Drive and Soil Born Farms. A two-lane road would be installed to provide access to Soil Born Farms. Under existing conditions, Soil Born Farms is serviced by a dirt road, which the proposed Project would convert to a bike path. The proposed Project would not generate increased traffic noise or other sources of ambient noise. Additionally, noise produced by a car on a dirt road is slightly louder than a car on a paved road (Rymer 2005); therefore, noise levels associated with the proposed Project may be slightly lower than existing conditions. No substantial long-term increase in ambient noise levels is expected as a result of Project implementation.

- d) A substantial temporary or periodic increase in ambient noise levels in the Project vicinity above levels existing without the Project?*

Less Than Significant Impact. Although temporary high intermittent construction noise would occur at times in the Project area during Project construction, implementation of **Mitigation Measure NOI-1** would ensure the proposed Project would be compliant with the City's General Plan and would reduce construction noise levels to less than significant. Therefore, the proposed Project would not result in a substantial temporary or periodic increase in ambient noise levels.

- 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 expose people residing or working in the Project area to excessive noise levels?*

No Impact. The nearest airport to the proposed Project site is Mather Airport, a public use airport facility located approximately 2.7 miles south of the Project site. Aircraft noise is occasionally audible at the proposed Project site; however, the outermost noise contour of the Mather Airport is located more than 1 mile away from the proposed Project site (County of Sacramento, 2015). Additionally, the proposed Project is not within the Mather Airport Overflight Zone. The proposed

Project is not within the policy planning area for the airport's comprehensive land use planning area (Boyer, 1996). Therefore, no impact from aviation sources would occur.

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?

No Impact. There are no private airstrips in the Project area. Therefore the proposed Project would not expose future site users to excessive noise levels.

	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
XIII. POPULATION AND HOUSING				
Would the Project:				
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, 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 estimated population in 2015 in the City of Rancho Cordova was 71,026 residents, with an average household size of 2.86 persons (U.S. Census Bureau, 2015). The City's 2006 General Plan uses SACOG 2005 population estimates that the population in year 2025 will be 169,081 persons.

Discussion

- a) *Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?*

No Impact. The proposed Project would not include the construction of new homes or businesses. Although the proposed Project would include development of infrastructure such as parking and an access road to Soil Born Farms, the proposed Project vicinity is otherwise fully built-out; meaning, no future growth in the area is anticipated. The proposed Project is in accordance with the City of Rancho Cordova's General Plan; as such, no future growth for the area is planned (City of Rancho Cordova-C, 2006). Therefore, no impact would occur.

- b) *Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?*

No Impact. The proposed Project involves construction of a new stretch of road, bicycle and pedestrian facilities, parking, biofiltration, nighttime lighting, and signage for Soil Born Farms. No existing housing would be displaced due to the proposed Project; therefore, no impact would occur.

- c) *Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?*

No Impact. The proposed Project would not require property acquisition and no land use changes would occur. The proposed Project would not involve the removal or relocation of any housing that would displace people or necessitate construction of any replacement housing. No impact would occur.

	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
XIV. PUBLIC SERVICES				
a) Would the Project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
i. Fire protection?	☐	☐	☐	☒
ii. Police protection?	☐	☐	☐	☒
iii. Schools?	☐	☐	☐	☒
iv. Parks?	☐	☐	☐	☒
v. Other public facilities?	☐	☐	☐	☒

Environmental Setting

Police protection is provided by the City of Rancho Cordova's Police Department, the Sacramento County Sheriff's Department, and the California Highway Patrol. The Project area is within the Sacramento Metropolitan Fire District. The school district local to the Project area is Folsom Cordova Unified, of which one of its five high schools, Cordova High School, is located east of the Project area. Many of the Cordova High School students are avid volunteers at Soil Born Farms and are enrolled in Cordova Park District physical fitness leagues that often operate at Hagan Community Park (north and east of the Project area). Existing conditions require emergency response units and traffic circulation to access Soil Born Farms via a dirt road. The Project proposes a change to existing conditions by creating a new road parallel to the dirt road; the dirt road would then connect to the area bicycle facilities, such as the Jedidiah Memorial Trail/Hagan Park bike path.

Discussion

- a) *Would the Project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services: Fire protection, police protection, schools, parks, other public facilities?*

i,ii) Fire protection, police protection?

No Impact. The proposed Project would not include any employee-generating or resident-generating developments. Because the Project would not generate growth in the area, the proposed Project would not impact fire or police protection. During construction, the construction contractor would coordinate with emergency service providers to ensure that construction activities would not impair emergency response times. During operation, emergency response times are not anticipated to change. The proposed Project would have no impacts that would inhibit public services within or adjacent to the Project area.

iii, iv, v) School, parks, and other public facilities?

No Impact. The proposed Project would not include any employee-generating or resident-generating developments. Because the proposed Project would not generate growth in the area, the proposed Project would not increase enrollment or demand in schools, parks and other facilities. Expansion of additional facilities to maintain acceptable service ratios for the public would not be necessary. The proposed Project would have no impacts that would inhibit public services within or adjacent to the Project area.

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

Environmental Settings

The parks and open space within Rancho Cordova is maintained by the Cordova Recreation and Parks District. The 75-acre Hagan Community Park is located north and east of the Project area and is one of several community parks within the City of Rancho Cordova. The Project area is located south of the American River Parkway, a greenway that stretches for over 20 miles along the American River between downtown Sacramento and Folsom Lake.

Discussion

- 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?*

No Impact. The proposed Project would not increase the use of existing parks and recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated. The proposed Project would not preclude the use of recreational facilities and would not result in increased use of the adjacent parklands.

- b) *Does the Project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?*

Less Than Significant Impact. The proposed Project includes the development of the pervious overflow parking lot on park property; however, the pervious overflow parking lot would not significantly alter the use of the existing park field. Therefore, the proposed Project would have a less than significant impact.

	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
XVI. TRANSPORTATION/TRAFFIC				
Would the Project:				
a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	☐	☐	☐	☒
b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	☐	☐	☐	☒
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	☐	☐	☐	☒
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	☐	☐	☐	☒
e) Result in inadequate emergency access?	☐	☐	☐	☒
f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?	☐	☐	☐	☒

Environmental Setting

The Project would improve bicycle facilities along Chase Drive and bicycle facilities connecting to Soil Born Farms. The Project would also bring a segment of an existing Class II bicycle facility into a Class I bicycle facility along the stretch of road from Cordova High School to Hagan Community Park.

The City of Rancho Cordova's Department of Public Works hosts an interactive traffic count map Online (City of Rancho Cordova Department of Public Works, 2016). Data collected in 2006 shows light traffic at a volume of 296 vehicles in average daily traffic (ADT) on Octavia Way, the roadway that provides Chase Drive access to the residential units south of the Project area. The roadway

segment of Chase Drive north of Coloma Road, using data collected in 2012, counted northbound ADT at 2,984 and southbound ADT at 4,437 vehicles.

Discussion

- a) *Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?*

No Impact. The proposed Project would be consistent with existing and applicable alternative transportation plans, local policies and ordinances, and congestion management plans. The proposed Project would not have any impacts that would conflict with existing regulatory frameworks. No changes in local motorized vehicle traffic patterns would occur as a result of the proposed improvements. No land uses are proposed that would generate traffic which could affect traffic volumes or levels of service on Chase Drive. The proposed Project would not result in conditions that would affect bus or light rail transit service. The existing mass transit options light rail and bus service would not be impacted by the Project. In summary, the proposed Project would have no impact.

- b) *Conflict with an applicable congestion management program, including but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?*

No Impact. The proposed Project is consistent with congestion management plans. The proposed Project would not have any impacts that would conflict with existing regulatory frameworks. The proposed Project would have no impact in regards to congestion management plans or service standards.

- c) *Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that result in substantial safety risks?*

No Impact. The proposed Project would not result in a change to air traffic patterns. The Project area is over 2.7 miles away from the Mather Airport and is not within an airport approach zone. The proposed Project would have no impacts on air traffic patterns or air traffic safety.

- d) *Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?*

No Impact. The proposed Project does not include any design features or incompatible uses that would substantially increase hazards within the Project area. In fact, the design features aim to create a safer environment for transportation and traffic circulation for all users, including pedestrians, cyclists, and automotive modal users.

e) Result in inadequate emergency access?

No Impact. As mentioned in the Public Services portion, the construction contractor would coordinate with emergency service providers to ensure that construction activities would not impair emergency response times within the Project area. Therefore, the Project would have no impact on the adequacy of emergency access.

f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?

No Impact. The proposed Project is consistent with existing and applicable alternative transportation plans, local policies and ordinances, and congestion management plans. Construction of bike lanes and bike paths would be constructed as part of this proposed Project to improve connections between the ARBT, Cordova High School, Soil Born Farms, Hagan Park and the existing bicycle and pedestrian network. The Project would not have any impacts that would conflict with existing regulatory frameworks regarding forms of alternative transportation.

	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
XVII. TRIBAL CULTURAL RESOURCES				
Would the project:				
a) Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:				
1. Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k); or,	☐	☒	☐	☐
2. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.	☐	☒	☐	☐

Consultation and Outreach

As described above in the Cultural Resources section, letters describing the proposed Project and maps depicting the Project Area were mailed to the NAHC, and tribal outreach was conducted to identify sites of Native American interest or concerned that could be impacted by the proposed Project, as well as to solicit opinions for avoiding or mitigating potential impacts.

The City held a consultation meeting on November 14, 2016, to address UAIC's concerns and discuss impacts, avoidance, and treatment options for any tribal cultural resources identified in the Project area. UAIC stated that although no specific tribal cultural resources were identified in the Project area, the project site is sensitive for tribal cultural resources and recommended specific mitigation measures to address potential impacts to such resources.

Wilton Rancheria requested formal consultation in response to the City's initial tribal outreach. The City made several attempts to set up a consultation meeting with Wilton Rancheria but received no response. The City sent a final letter to Wilton Rancheria on February 21, 2017 stating that, due to their lack of response, the City was moving forward with the assumption that Wilton Rancheria has

reviewed the results and maps sent in the November 3, 2016 and January 19, 2017 letters and does not have any additional input on the identification of tribal cultural resources within the Project area. This letter concluded AB 52 consultation requirements between the City and Wilton Rancheria.

Discussion

a) *Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:*

1. *Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k); or,*

Less Than Significant with Mitigation Incorporated. UAIC did not identify specific tribal cultural resources; however, they did identify the Project site as sensitive for containing tribal cultural resources.

Implementation of **Mitigation Measures CULT-1, CULT-2, and CULT-3**, as presented in the Cultural Resources Section above, would reduce any potentially significant impacts from the proposed Project to tribal cultural resources that may be inadvertently discovered during construction activities to a less than significant impact.

2. *A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe?*

Less Than Significant with Mitigation Incorporated. UAIC did not identify specific tribal cultural resources; however, they did identify the Project site as sensitive for containing tribal cultural resources.

Implementation of **Mitigation Measures CULT-1, CULT-2, and CULT-3**, as presented in the Cultural Resources Section above, would reduce any potentially significant impacts from the proposed Project to tribal cultural resources that may be inadvertently discovered during construction activities to a less than significant impact.

	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
XVIII. UTILITIES AND SERVICE SYSTEMS				
Would the Project:				
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	☐	☐	☐	☒
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	☐	☐	☐	☒
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	☐	☐	☒	☐
d) Have sufficient water supplies available to serve the Project from existing entitlements and resources, or are new or expanded entitlements needed?	☐	☐	☐	☒
e) Result in a determination by the wastewater treatment provider which 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

Refuse service within the Project area is provided by City of Rancho Cordova Residential Solid Waste Services. The Project site is located within the Sacramento Regional County Sanitation District and sewerage is treated locally by the Sacramento Area Sewer District.

The Project area is close to the banks of the American River and is near Cordova Creek. The City administers the Storm Water Quality Program to prevent pollutants from entering the drainage system.

Discussion

- a) *Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?*

No Impact. The Project includes construction of a parking lot, a segment of roadway, biofiltration, wayfinding signage, and bicycle and pedestrian infrastructure. No components being constructed would generate wastewater or an increased demand for wastewater treatment. Therefore, the Project would not exceed the wastewater treatment requirements of the Regional Water Quality Control Board, and no impact would occur.

- 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?*

No Impact. The proposed Project would not result in any new residences or businesses, and would therefore not impact wastewater treatment. There would be no impact.

- c) *Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?*

Less Than Significant Impact. The Project would construct a biofiltration system to capture any stormwater runoff within the project area to treat it onsite. Any increase of run-off due to the addition of new impervious surface would be treated by the proposed biofiltration system to its maximum extent practicable. The biofiltration system would use riparian landscaping and would not cause significant environmental effects. There would be a less than significant impact in regards to storm water drainage.

- d) *Have sufficient water supplies available to serve the Project from existing entitlements and resources, or are new or expanded entitlements needed?*

No Impact. Water for dust control operations would be imported from off-site. No further water supplies would be required to serve the proposed Project, and operation would not require water service. As such, no impacts would occur.

- e) *Result in a determination by the wastewater treatment provider which 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?*

No Impact. During construction of the proposed Project, workers on-site would generate a nominal amount of wastewater. Any amount of wastewater generated by construction workers would be hauled and treated off-site. No impacts would occur to wastewater treatment requirements, nor would new water, wastewater facilities, or sewage systems need to be constructed. Operations would have no impact on wastewater. The Project would have no impact.

- f) Be served by a landfill with sufficient permitted capacity to accommodate the Project's solid waste disposal needs?*

Less Than Significant Impact. Solid waste disposal is provided by the City of Rancho Cordova. The City of Rancho Cordova adopted a Construction & Demolition Debris Reduction, Reuse, Recycling Ordinance in 2011 to comply with State law, which requires that a minimum of 50 percent of the waste generated from certain construction and demolition projects is recycled. This redirection of materials to reuse and recycling would ensure there is room for construction waste at the landfill. However, the proposed Project would not create a significant amount of solid waste; the proposed Project would not include any demolition. Therefore, little waste would be produced by the proposed Project, having a less than significant impact on utilities and service systems.

- g) Comply with federal, State, and local statutes and regulations related to solid waste?*

No Impact. The proposed Project would comply with all federal, state, and local statutes and regulations related to solid waste; therefore, there would be no impact.

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

Environmental Setting

The Mandatory Findings of Significance section discusses the potential of the proposed Project to degrade the quality of the environment and any biological habitats. Impacts on a cumulative basis are also discussed as well as the proposed Project having any environmental impacts which would cause substantial direct or indirect adverse impacts on human beings.

Discussion

- a) *Does the Project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?*

Less Than Significant with Mitigation. No aquatic resources were found on site. Based on the general biological survey, no plant or wildlife species would be impacted by the proposed Project. In

order to reduce any potentially significant impacts to nesting migratory birds should they be discovered, **Mitigation Measure BIO-1** shall be implemented.

- b) Does the Project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a Project are considerable when viewed in connection with the effects of past Projects, the effects of other current Projects, and the effects of probable future Projects.)*

Less Than Significant Impact with Mitigation. The impacts of the proposed Project would be individually limited and would not be cumulatively considerable. All environmental impacts that could occur as a result of the proposed Project would be reduced to a less than significant level with implementation of the mitigation measures recommended throughout this IS/MND. When viewed in conjunction with other closely related past, present or reasonably foreseeable future projects, development of this proposed Project would not contribute cumulatively considerable impacts.

- c) Does the Project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?*

Less Than Significant Impact with Mitigation. As described in this IS/MND, the implementation of the proposed Project could result in potentially significant impacts to aesthetics, air quality, biological resources, cultural resources, tribal cultural resources, hazards and hazardous materials, and noise impacts during the construction period. However, the following mitigation measures shall be incorporated with the proposed Project:

- **Mitigation Measure AES-1**
- **Mitigation Measure AIR-1**
- **Mitigation Measure BIO-1**
- **Mitigation Measure BIO-2**
- **Mitigation Measure HAZ-1**
- **Mitigation Measure CULT-1**
- **Mitigation Measure CULT-2**
- **Mitigation Measure CULT-3**
- **Mitigation Measure PALEO-1**
- **Mitigation Measure NOI-1**

Implementation of the mitigation measures recommended in this IS/MND, compliance with all applicable City of Rancho Cordova regulations, state regulations, and federal regulations, and the application of standard best management construction practices, would ensure that the proposed Project would not result in environmental impacts that would cause substantial direct or indirect adverse impacts on human beings.

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7 REPORT PREPARATION

7.1 REPORT PREPARERS

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8 RESPONSES TO COMMENTS

The Draft Mitigated Negative Declaration (Draft MND) for the Chase Drive Corridor Project Phase 1B: Soil Born Farms was distributed for public review on June 30, 2017, initiating a 30-day public review period ending on July 30, 2017. The document was made available online and at City of Rancho Cordova's office. A total of three letters were received before the close of the public comment period. After the close of the public comment period, one additional letter was received. All four letters have been considered. Pursuant to California Environmental Quality Act (CEQA) Guidelines §15088(a), "the lead agency shall evaluate comments on environmental issues received from persons who reviewed the Draft EIR and shall prepare a written response." All comment letters received on the Draft MND were evaluated for environmental issues, and written responses to comments on environmental issues were prepared.

Table 4 provides a list of the comment letters received, including details on the agency, organization, or individual that submitted the letter and the date of the letter. This section presents written responses to comments on environmental issues raised in these letters. The written responses describe the disposition of significant environmental issues raised, as required by CEQA Guidelines §15088(c).

Table 4: Comment Letters

Comment Letter	Commenter	Agency or Organization	Letter Date
Letter A	Cristina James, Park Planner	Cordova Recreation & Park District	July 19, 2017
Letter B	Stephanie Tadlock, Environmental Scientist	Central Valley Regional Water Quality Control Board	July 25, 2017
Letter C	Shawn Harrison, Founder & Co- Director	Soil Born Farms	July 25, 2017
Letter D	Scott Morgan, Director, State Clearinghouse	Governor's Office of Planning and Research State Clearinghouse and Planning Unit	August 1, 2017



July 19, 2017

Rupa Somavarapu
City of Rancho Cordova

Re: Chase Drive Initial Study and Mitigated Negative Declaration

Dear Rupa,

Thank you for the opportunity to comment on the Chase Drive Initial Study and Mitigated Negative Declaration. The study is very thorough in its examination of the project site and surroundings. Our concerns are as follows:

- The proposed project staging area as shown on **figures 3 and 4** has the potential to damage turf and irrigation on the existing soccer field. Drawings shall require Contractor to repair and replace turf to original (or better) condition.
- **Page 19:** Please clarify material of proposed entry signs. It is important that these signs are visible to patrons. The previous designs for Corten steel did not seem like a good choice of material to ensure visibility.
- Cordova Recreation and Park District believes that to implement the design option shown on figure 3 would result in substantial adverse impacts to the District's ability to provide recreational soccer programming. This should be discussed in section **Public Services**. As explained to **the Chase Drive** team in a meeting on 1.21.17:

The District believes that Full-Sized Soccer Fields are a commodity that Rancho Cordova can not afford to lose. Between soccer, lacrosse, and rugby, more sports are using full-sized soccer fields than ever. The District's current inventory of full sized soccer fields includes:

*Mather North
Mather South
Independence
Stone Creek*

*Dave Roberts
Larchmont/Rossmore
Larchmont
Hagan*

The fields at Mather are extremely impacted and used year-round to near capacity. Independence is heavily used by Adult Leagues in the Fall/Winter and Youth in the Spring/Summer. Stone Creek and Dave Roberts have so much use that they need to be put to rest in the Fall and they do not come back online until late Spring. Larchmont/Rossmore (Riverview) is used Year-round, but there is not a lot of availability to use it most of the year due to cricket league use from February-October. Larchmont is also used year-round. Hagan Park is the only available public field left to accommodate a growing sport in the District.

- The **Recreation** section of the Initial Study states that the pervious flow parking lot would not significantly alter the use of the existing park field. While this is true of the proposed parking lot design in figure 4, we disagree with this statement as it relates to the proposed overflow parking in figure 3. The design in figure 3 would convert the soccer field from full-size to a substantially smaller field. A full-size field can accommodate two groups of youth soccer teams at one time. The proposed design in figure 3 would eliminate that capability for the Soccer Community.

We hope you will consider these comments as you move forward with the project.

Sincerely,

Cristina James, Park Planner

Cc: Laura Taylor, Park Planning Manager CRPD
Christine Anderson, Mark Thomas
Mikki McDaniels, County of Sacramento Parks

Responses to Comments: Letter A

Cordova Recreation & Park District (Dated July 19, 2017)

A-1: This comment indicates that Cordova Recreation & Park District reviewed the document and has provided comments. This comment is noted. No further response is required because this comment does not pertain to the adequacy of information and analysis presented in the environmental document.

A-2: The commenter notes that contract specifications should include provision for restoration of temporarily disturbed areas. The contractor will be required to perform this restoration work if they agree to use the temporary staging areas shown on Figures 3 and 4.

A-3: The commenter questions what type of material would be used for the entry signs. Final selection of signage materials will not affect the environmental determination of this document. Cordova Recreation & Park District may provide comments on the 100% design plans once the environmental phase is complete.

A-4: The commenter opines that the proposed design would adversely impact the County's recreational soccer program. The City, Soil Born Farms, and Sacramento County will continue to coordinate with the Cordova Recreation & Parks District as the proposed Project moves forward to determine the needs of Soil Born Farms and the Cordova Recreation & Parks District. The City acknowledges the programming needs of the Cordova Recreation & Parks District; however, there is no approved Hagen Park Master Plan that would predicate the use of this area for a soccer field. The potential overflow parking shown is based on the current parking need of Soil Born Farms and may change based on future need as the Project progresses. The proposed Project includes an optional location for the overflow parking area to ensure site selection flexibility, which may better suit the Cordova Recreation & Parks District's use as a recreational soccer field.

A-5: See Response to Comment A-4.

Central Valley Regional Water Quality Control Board

25 July 2017



Rupa Somavarapu
City of Rancho Cordova
2729 Prospect Park Drive
Rancho Cordova, CA 95670

CERTIFIED MAIL
91 7199 9991 7035 8361 5196

**COMMENTS TO REQUEST FOR REVIEW FOR THE MITIGATED NEGATIVE
DECLARATION, CHASE DRIVE CORRIDOR PROJECT PHASE 1B: SOIL BORN FARMS
PROJECT, SCH# 2017062077, SACRAMENTO COUNTY**

Pursuant to the State Clearinghouse's 30 June 2017 request, the Central Valley Regional Water Quality Control Board (Central Valley Water Board) has reviewed the *Request for Review for the Mitigated Negative Declaration* for the Chase Drive Corridor Project Phase 1B: Soil Born Farms Project, located in Sacramento County.

B-1

Our agency is delegated with the responsibility of protecting the quality of surface and groundwaters of the state; therefore our comments will address concerns surrounding those issues.

I. Regulatory Setting

Basin Plan

The Central Valley Water Board is required to formulate and adopt Basin Plans for all areas within the Central Valley region under Section 13240 of the Porter-Cologne Water Quality Control Act. Each Basin Plan must contain water quality objectives to ensure the reasonable protection of beneficial uses, as well as a program of implementation for achieving water quality objectives with the Basin Plans. Federal regulations require each state to adopt water quality standards to protect the public health or welfare, enhance the quality of water and serve the purposes of the Clean Water Act. In California, the beneficial uses, water quality objectives, and the Antidegradation Policy are the State's water quality standards. Water quality standards are also contained in the National Toxics Rule, 40 CFR Section 131.36, and the California Toxics Rule, 40 CFR Section 131.38.

B-2

The Basin Plan is subject to modification as necessary, considering applicable laws, policies, technologies, water quality conditions and priorities. The original Basin Plans were adopted in 1975, and have been updated and revised periodically as required, using Basin Plan amendments. Once the Central Valley Water Board has adopted a Basin Plan amendment in noticed public hearings, it must be approved by the State Water Resources Control Board (State Water Board), Office of Administrative Law (OAL) and in some cases,

the United States Environmental Protection Agency (USEPA). Basin Plan amendments only become effective after they have been approved by the OAL and in some cases, the USEPA. Every three (3) years, a review of the Basin Plan is completed that assesses the appropriateness of existing standards and evaluates and prioritizes Basin Planning issues.

For more information on the *Water Quality Control Plan for the Sacramento and San Joaquin River Basins*, please visit our website:
http://www.waterboards.ca.gov/centralvalley/water_issues/basin_plans/.

B-2
(con.)

Antidegradation Considerations

All wastewater discharges must comply with the Antidegradation Policy (State Water Board Resolution 68-16) and the Antidegradation Implementation Policy contained in the Basin Plan. The Antidegradation Policy is available on page IV-15.01 at:
http://www.waterboards.ca.gov/centralvalleywater_issues/basin_plans/sacsjr.pdf

In part it states:

Any discharge of waste to high quality waters must apply best practicable treatment or control not only to prevent a condition of pollution or nuisance from occurring, but also to maintain the highest water quality possible consistent with the maximum benefit to the people of the State.

This information must be presented as an analysis of the impacts and potential impacts of the discharge on water quality, as measured by background concentrations and applicable water quality objectives.

B-3

The antidegradation analysis is a mandatory element in the National Pollutant Discharge Elimination System and land discharge Waste Discharge Requirements (WDRs) permitting processes. The environmental review document should evaluate potential impacts to both surface and groundwater quality.

II. Permitting Requirements

Construction Storm Water General Permit

Dischargers whose project disturb one or more acres of soil or where projects disturb less than one acre but are part of a larger common plan of development that in total disturbs one or more acres, are required to obtain coverage under the General Permit for Storm Water Discharges Associated with Construction Activities (Construction General Permit), Construction General Permit Order No. 2009-009-DWQ. Construction activity subject to this permit includes clearing, grading, grubbing, disturbances to the ground, such as stockpiling, or excavation, but does not include regular maintenance activities performed to restore the original line, grade, or capacity of the facility. The Construction General Permit requires the development and implementation of a Storm Water Pollution Prevention Plan

B-4

(SWPPP).

For more information on the Construction General Permit, visit the State Water Resources Control Board website at:

http://www.waterboards.ca.gov/water_issues/programs/stormwater/constpermits.shtml.

B-4
(con.)

Phase I and II Municipal Separate Storm Sewer System (MS4) Permits¹

The Phase I and II MS4 permits require the Permittees reduce pollutants and runoff flows from new development and redevelopment using Best Management Practices (BMPs) to the maximum extent practicable (MEP). MS4 Permittees have their own development standards, also known as Low Impact Development (LID)/post-construction standards that include a hydromodification component. The MS4 permits also require specific design concepts for LID/post-construction BMPs in the early stages of a project during the entitlement and CEQA process and the development plan review process.

B-5

For more information on which Phase I MS4 Permit this project applies to, visit the Central Valley Water Board website at:

http://www.waterboards.ca.gov/centralvalley/water_issues/storm_water/municipal_permits/.

For more information on the Caltrans Phase I MS4 Permit, visit the State Water Resources Control Board at:

http://www.waterboards.ca.gov/water_issues/programs/stormwater/caltrans.shtml.

For more information on the Phase II MS4 permit and who it applies to, visit the State Water Resources Control Board at:

http://www.waterboards.ca.gov/water_issues/programs/stormwater/phase_ii_municipal.shtml

Industrial Storm Water General Permit

Storm water discharges associated with industrial sites must comply with the regulations contained in the Industrial Storm Water General Permit Order No. 2014-0057-DWQ.

B-6

For more information on the Industrial Storm Water General Permit, visit the Central Valley Water Board website at:

http://www.waterboards.ca.gov/centralvalley/water_issues/storm_water/industrial_general_permits/index.shtml.

¹ Municipal Permits = The Phase I Municipal Separate Storm Water System (MS4) Permit covers medium sized Municipalities (serving between 100,000 and 250,000 people) and large sized municipalities (serving over 250,000 people). The Phase II MS4 provides coverage for small municipalities, including non-traditional Small MS4s, which include military bases, public campuses, prisons and hospitals.

Clean Water Act Section 404 Permit

If the project will involve the discharge of dredged or fill material in navigable waters or wetlands, a permit pursuant to Section 404 of the Clean Water Act may be needed from the United States Army Corps of Engineers (USACOE). If a Section 404 permit is required by the USACOE, the Central Valley Water Board will review the permit application to ensure that discharge will not violate water quality standards. If the project requires surface water drainage realignment, the applicant is advised to contact the Department of Fish and Game for information on Streambed Alteration Permit requirements.

B-7

If you have any questions regarding the Clean Water Act Section 404 permits, please contact the Regulatory Division of the Sacramento District of USACOE at (916) 557-5250.

Clean Water Act Section 401 Permit – Water Quality Certification

If an USACOE permit (e.g., Non-Reporting Nationwide Permit, Nationwide Permit, Letter of Permission, Individual Permit, Regional General Permit, Programmatic General Permit), or any other federal permit (e.g., Section 10 of the Rivers and Harbors Act or Section 9 from the United States Coast Guard), is required for this project due to the disturbance (i.e., discharge of dredge or fill material) of waters of the United States (such as streams and wetlands), then a Water Quality Certification must be obtained from the Central Valley Water Board prior to initiation of project activities. There are no waivers for 401 Water Quality Certifications.

B-8

Waste Discharge Requirements (WDRs)

Discharges to Waters of the State

If USACOE determines that only non-jurisdictional waters of the State (i.e., "non-federal" waters of the State) are present in the proposed project area, the proposed project may require a Waste Discharge Requirement (WDR) permit to be issued by Central Valley Water Board. Under the California Porter-Cologne Water Quality Control Act, discharges to all waters of the State, including all wetlands and other waters of the State including, but not limited to, isolated wetlands, are subject to State regulation.

Land Disposal of Dredge Material

If the project will involve dredging, Water Quality Certification for the dredging activity and Waste Discharge Requirements for the land disposal may be needed.

B-9

Local Agency Oversight

Pursuant to the State Water Board's Onsite Wastewater Treatment Systems Policy (OWTS Policy), the regulation of septic tank and leach field systems may be regulated under the local agency's management program in lieu of WDRs. A county environmental health department may permit septic tank and leach field systems designed for less than 10,000 gpd. For more information on septic system regulations, visit the Central Valley Water Board's website at:

http://www.waterboards.ca.gov/centralvalley/water_issues/owts/sb_owts_policy.pdf

For more information on the Water Quality Certification and WDR processes, visit the Central Valley Water Board website at:

http://www.waterboards.ca.gov/centralvalley/help/business_help/permit2.shtml.

B-9
(cont.)

Dewatering Permit

If the proposed project includes construction or groundwater dewatering to be discharged to land, the proponent may apply for coverage under State Water Board General Water Quality Order (Low Risk General Order) 2003-0003 or the Central Valley Water Board's Waiver of Report of Waste Discharge and Waste Discharge Requirements (Low Risk Waiver) R5-2013-0145. Small temporary construction dewatering projects are projects that discharge groundwater to land from excavation activities or dewatering of underground utility vaults. Dischargers seeking coverage under the General Order or Waiver must file a Notice of Intent with the Central Valley Water Board prior to beginning discharge.

B-10

For more information regarding the Low Risk General Order and the application process, visit the Central Valley Water Board website at:

http://www.waterboards.ca.gov/board_decisions/adopted_orders/water_quality/2003/wqo/wqo2003-0003.pdf

For more information regarding the Low Risk Waiver and the application process, visit the Central Valley Water Board website at:

http://www.waterboards.ca.gov/centralvalley/board_decisions/adopted_orders/waivers/r5-2013-0145_res.pdf

Regulatory Compliance for Commercially Irrigated Agriculture

If the property will be used for commercial irrigated agricultural, the discharger will be required to obtain regulatory coverage under the Irrigated Lands Regulatory Program. There are two options to comply:

1. **Obtain Coverage Under a Coalition Group.** Join the local Coalition Group that supports land owners with the implementation of the Irrigated Lands Regulatory Program. The Coalition Group conducts water quality monitoring and reporting to the Central Valley Water Board on behalf of its growers. The Coalition Groups charge an annual membership fee, which varies by Coalition Group. To find the Coalition Group in your area, visit the Central Valley Water Board's website at: http://www.waterboards.ca.gov/centralvalley/water_issues/irrigated_lands/app_approval/index.shtml; or contact water board staff at (916) 464-4611 or via email at IrrLands@waterboards.ca.gov.
2. **Obtain Coverage Under the General Waste Discharge Requirements for Individual Growers, General Order R5-2013-0100.** Dischargers not participating in a third-party group (Coalition) are regulated individually. Depending on the specific site conditions, growers may be required to monitor runoff from their property, install monitoring wells, and submit a notice of intent, farm plan, and other

B-11

action plans regarding their actions to comply with their General Order. Yearly costs would include State administrative fees (for example, annual fees for farm sizes from 10-100 acres are currently \$1,084 + \$6.70/Acre); the cost to prepare annual monitoring reports; and water quality monitoring costs. To enroll as an Individual Discharger under the Irrigated Lands Regulatory Program, call the Central Valley Water Board phone line at (916) 464-4611 or e-mail board staff at IrrLands@waterboards.ca.gov.

B-11
(con.)

Low or Limited Threat General NPDES Permit

If the proposed project includes construction dewatering and it is necessary to discharge the groundwater to waters of the United States, the proposed project will require coverage under a National Pollutant Discharge Elimination System (NPDES) permit. Dewatering discharges are typically considered a low or limited threat to water quality and may be covered under the General Order for *Dewatering and Other Low Threat Discharges to Surface Waters* (Low Threat General Order) or the General Order for *Limited Threat Discharges of Treated/Untreated Groundwater from Cleanup Sites, Wastewater from Superchlorination Projects, and Other Limited Threat Wastewaters to Surface Water* (Limited Threat General Order). A complete application must be submitted to the Central Valley Water Board to obtain coverage under these General NPDES permits.

B-12

For more information regarding the Low Threat General Order and the application process, visit the Central Valley Water Board website at:

http://www.waterboards.ca.gov/centralvalley/board_decisions/adopted_orders/general_orders/r5-2013-0074.pdf

For more information regarding the Limited Threat General Order and the application process, visit the Central Valley Water Board website at:

http://www.waterboards.ca.gov/centralvalley/board_decisions/adopted_orders/general_orders/r5-2013-0073.pdf

NPDES Permit

If the proposed project discharges waste that could affect the quality of the waters of the State, other than into a community sewer system, the proposed project will require coverage under a National Pollutant Discharge Elimination System (NPDES) permit. A complete Report of Waste Discharge must be submitted with the Central Valley Water Board to obtain a NPDES Permit.

B-13

For more information regarding the NPDES Permit and the application process, visit the Central Valley Water Board website at:

http://www.waterboards.ca.gov/centralvalley/help/business_help/permit3.shtml

Chase Drive Corridor Project Phase 1B: - 7 -
Soil Born Farms Project
Sacramento County

25 July 2017

If you have questions regarding these comments, please contact me at (916) 464-4644 or
Stephanie.Tadlock@waterboards.ca.gov.



Stephanie Tadlock
Environmental Scientist

cc: State Clearinghouse unit, Governor's Office of Planning and Research, Sacramento

Responses to Comments: Letter B

Central Valley Regional Water Quality Control Board (Dated July 25, 2017)

B-1: The commenter indicates that the Central Valley Regional Water Quality Control Board (Central Valley Water Board) reviewed the document and has provided comments. This comment is noted. No further response is required because this comment does not pertain to the adequacy of information and analysis presented in the environmental document.

B-2: The commenter discusses the regulatory setting surrounding Basin Plans and accompanying water quality objectives within the Central Valley region. This comment is noted. No further response is required because this comment does not pertain to the adequacy of information and analysis presented in the environmental document.

B-3: The commenter discusses the regulatory setting surrounding wastewater discharges, and notes that the environmental document should evaluate potential impacts to both surface and groundwater quality. As discussed in Section 5 under *Hydrology and Water Quality*, the proposed Project would develop and implement a Storm Water Pollution Prevent Plan (SWPPP) and comply with water quality degradation requirements in Rancho Cordova Municipal Code Chapter 16.44 during construction. These measures would ensure that water quality impacts associated with construction of the Project would be less than significant. The proposed Project includes the development of biofiltration devices to reduce stormwater impacts during operation. These biofiltration devices would ensure that water quality impacts to both surface water and groundwater would be less than significant.

B-4: The commenter suggests that the City should apply for a Construction General Permit and develop and implement a SWPPP prior to the initiation of construction. Per the recommendation in the comment and as discussed in Section 5 under *Hydrology and Water Quality*, the City would apply for a Construction General Permit and develop and implement a SWPPP prior to the initiation of proposed Project construction.

B-5: The commenter summarizes the Municipal Separate Storm Sewer System Permit process. Comment noted.

B-6: The commenter discusses the Industrial Storm Water General Permit process. This comment is directed towards parcels that will be used for industrial purposes. The proposed Project does not include industrial use components. No further response is required because this comment does not pertain to the adequacy of information and analysis presented in the environmental document.

B-7: The commenter discusses the requirement to obtain a permit pursuant to Section 404 of the Clean Water Act for all projects involving the discharge of dredged or fill material in navigable waters or wetlands. As discussed in Section 5 under *Biological Resources*, there are no aquatic resources (waters or wetlands) within the Project site. The Project does not include discharge of dredged or fill material into navigable waters or wetlands. No further response is required because

this comment does not pertain to the adequacy of information and analysis presented in the environmental document.

B-8: The commenter discusses the requirement to obtain a Water Quality Certification pursuant to Section 401 of the Clean Water Act. See Response to Comment B-7. The proposed Project does not include discharge of dredged or fill material. No further response is required because this comment does not pertain to the adequacy of information and analysis presented in the environmental document.

B-9: The commenter discusses Waste Discharge Requirements. See Response to Comment B-7. There are no aquatic resources within the Project site. The proposed Project does not include dredging, or the discharge of dredged or fill material into any aquatic resources. No further response is required because this comment does not pertain to the adequacy of information and analysis presented in the environmental document.

B-10: The commenter discusses the dewatering permit process. This comment is directed towards projects that include construction or groundwater dewatering. The proposed Project does not include construction or groundwater dewatering. No further response is required because this comment does not pertain to the adequacy of information and analysis presented in the environmental document.

B-11: The commenter regulatory compliance for parcels that will be used for commercial irrigated agricultural use. The proposed Project is transportation and parking related and would not be used for commercial irrigated agricultural use. No further response is required because this comment does not pertain to the adequacy of information and analysis presented in the environmental document.

B-12: The commenter discusses the requirements for projects that include construction dewatering. The proposed Project does not include dewatering during construction or operation activities. No further response is required because this comment does not pertain to the adequacy of information and analysis presented in the environmental document.

B-13: The commenter discusses the National Pollutant Discharge Elimination System (NPDES) Permit process. The proposed Project would not include the discharge of waste to any waters of State and would therefore not be required to obtain coverage under a NPDES Permit. As discussed in Section 5 under *Hydrology and Water Quality*, the Project would be subject to the requirements of NPDES Stormwater Permit No. CAS617002, which requires the City to impose water quality and watershed protection measures for all roadways and drainage facilities and prohibits discharges from causing violations of applicable water quality standards or from resulting in conditions that create a nuisance or water quality impairment in receiving waters. The NPDES permit requires a SWPPP to be developed and implemented and the SWPPP to identify BMPs for construction and operation in project design. Compliance with the City's NPDES permit would ensure that operational water quality impacts are less than significant.

From: Shawn Harrison [<mailto:sharrison@soilborn.org>]
Sent: Tuesday, July 25, 2017 5:28 PM
To: Rupa Somavarapu
Subject: Re: FW: FW: Chase Drive Initial Study Comments

Hi Rupa,

I have reviewed the attached "Initial Study and Mitigated Declaration" and have no edits at this point. My comments are two-fold:

Overflow parking: I believe the area in Figure 3 showing overflow running along the farm fence (existing condition) rather than along the proposed road would be the most functional/secure and have the least impact on view-shed and visitor experience. In the short or long-term this could be maintained as a grass space or improved as funds permit. My preference in any scenario would be to strive for a green surface rather than gravel. Without this overflow resource, current and future activity at the farm and education center will be negatively impacted. Having said all of this, we are certainly willing to be at the table to try and develop a configuration that everyone can agree on.

C-1

Other comment: I would be nice to state somewhere (if appropriate) that this project does not have to happen all at once. The proposed paved parking lot for example on the ARR property can happen first and independently from the entrance road.

C-2

Please call me if you have any other questions or feel like I am missing something that needs a response.

Thank you,

Shawn

Shawn Harrison, Founder & Co-Director

Cell [916 718-3563](tel:9167183563)

Office [916.363.9685](tel:9163639685)

Fax [916.363.9686](tel:9163639686)



SOIL BORN FARMS
urban agriculture & education project



Responses to Comments: Letter C**Soil Born Farms (Dated July 25, 2017)**

C-1: The commenter summarizes his wishes for the proposed overflow parking facility. Comment noted. The location of the overflow parking lot will be selected based on continued coordination and cooperation between the City of Rancho Cordova, Cordova Recreation & Parks District, and Sacramento County. The final location of the overflow parking lot may be determined based on the timing of construction as it relates to the status of the Cordova Recreation & Parks District and Sacramento County's Master Plan for Hagan Park. As discussed in Section 1.1 under *Description of Project*, the overflow parking lot would include a pervious surface. Pervious material selection will be determined later in the design process.

C-2: The commenter suggested that the document should state that development of the project may be phased. Comment noted. Section 1.1 has been revised to state that construction of the proposed Project may be phased based on available construction funding.



Edmund G. Brown Jr.
Governor

STATE OF CALIFORNIA
Governor's Office of Planning and Research
State Clearinghouse and Planning Unit



Ken Alex
Director

Letter 161

August 1, 2017

Rupa Somavarapu
City of Rancho Cordova
2729 Prospect Park Drive
Rancho Cordova, CA 95670

Subject: Chase Drive Corridor Project Phase 1B: Soil Born Farms
SCH#: 2017062077

Dear Rupa Somavarapu:

The State Clearinghouse submitted the above named Mitigated Negative Declaration to selected state agencies for review. On the enclosed Document Details Report please note that the Clearinghouse has listed the state agencies that reviewed your document. The review period closed on July 31, 2017, and the comments from the responding agency (ies) is (are) enclosed. If this comment package is not in order, please notify the State Clearinghouse immediately. Please refer to the project's ten-digit State Clearinghouse number in future correspondence so that we may respond promptly.

Please note that Section 21104(c) of the California Public Resources Code states that:

"A responsible or other public agency shall only make substantive comments regarding those activities involved in a project which are within an area of expertise of the agency or which are required to be carried out or approved by the agency. Those comments shall be supported by specific documentation."

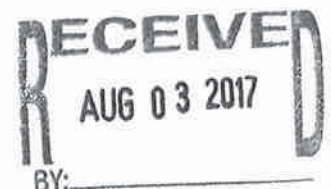
These comments are forwarded for use in preparing your final environmental document. Should you need more information or clarification of the enclosed comments, we recommend that you contact the commenting agency directly.

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 contact the State Clearinghouse at (916) 445-0613 if you have any questions regarding the environmental review process.

Sincerely,

Scott Morgan
Director, State Clearinghouse

Enclosures
cc: Resources Agency



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

SCH# 2017062077
Project Title Chase Drive Corridor Project Phase 1B: Soil Born Farms
Lead Agency Rancho Cordova, City of

Type **MND** Mitigated Negative Declaration

Description The proposed project would expand parking and pedestrian and bicycle access for Soil Born Farms. The Soil Born Farms parking lot would be improved with lighting, the existing asphalt driveway would be repurposed to a class 1 10-ft wide multi-use path and a 22-ft wide two-way vehicular asphalt roadway would be installed and named as new Soil Barn Farms Rd. Entry signs to both Soil Born Farms and Hagan Community Park would be installed along with new up-lights to enhance entries. LED, energy efficient street lights would also be installed at the Hagan Community Park entrance and the Soil Born Farms paved parking lot to match the same style lighting as found in the Cordova HS Performing Arts parking lot.

Lead Agency Contact

Name	Rupa'Somavarapu		
Agency	City of Rancho Cordova		
Phone	(916) 851-8712	Fax	
email			
Address	2729 Prospect Park Drive		
City	Rancho Cordova	State CA	Zip 95670

Project Location

County	Sacramento		
City	Rancho Cordova		
Region			
Lat / Long	38° 36' 02.5" N / 121° 18' 38.8" W		
Cross Streets	Chase Dr and Octavia Way		
Parcel No.	076-001-0015, 056-230-0180, etc.		
Township	Range	Section	Base

Proximity to:

Highways	50
Airports	
Railways	Sacramento Regional Transit
Waterways	American River
Schools	Cordova HS, etc.
Land Use	parks and open space

Project Issues Aesthetic/Visual; Air Quality; Archaeologic-Historic; Biological Resources; Noise; Toxic/Hazardous

Reviewing Agencies Resources Agency; Central Valley Flood Protection Board; Department of Fish and Wildlife, Region 2; Department of Parks and Recreation; Department of Water Resources; California Highway Patrol; Caltrans, District 3 S; Native American Heritage Commission; Public Utilities Commission; Delta Protection Commission; Delta Stewardship Council; Regional Water Quality Control Bd., Region 5 (Sacramento); Department of Toxic Substances Control; Air Resources Board, Transportation Projects

Date Received	06/30/2017	Start of Review	06/30/2017	End of Review	07/31/2017
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Central Valley Regional Water Quality Control Board

25 July 2017

GOVERNOR OF CALIFORNIA, OFFICE OF THE ATTORNEY GENERAL

JUL 26 2017

Rupa Somavarapu
City of Rancho Cordova
2729 Prospect Park Drive
Rancho Cordova, CA 95670

STATE CLEARINGHOUSE

CERTIFIED MAIL

91 7199 9991 7035 8361 5196

COMMENTS TO REQUEST FOR REVIEW FOR THE MITIGATED NEGATIVE DECLARATION, CHASE DRIVE CORRIDOR PROJECT PHASE 1B: SOIL BORN FARMS PROJECT, SCH# 2017062077, SACRAMENTO COUNTY

Pursuant to the State Clearinghouse's 30 June 2017 request, the Central Valley Regional Water Quality Control Board (Central Valley Water Board) has reviewed the *Request for Review for the Mitigated Negative Declaration* for the Chase Drive Corridor Project Phase 1B: Soil Born Farms Project, located in Sacramento County.

Our agency is delegated with the responsibility of protecting the quality of surface and groundwaters of the state; therefore our comments will address concerns surrounding those issues.

I. Regulatory Setting

Basin Plan

The Central Valley Water Board is required to formulate and adopt Basin Plans for all areas within the Central Valley region under Section 13240 of the Porter-Cologne Water Quality Control Act. Each Basin Plan must contain water quality objectives to ensure the reasonable protection of beneficial uses, as well as a program of implementation for achieving water quality objectives with the Basin Plans. Federal regulations require each state to adopt water quality standards to protect the public health or welfare, enhance the quality of water and serve the purposes of the Clean Water Act. In California, the beneficial uses, water quality objectives, and the Antidegradation Policy are the State's water quality standards. Water quality standards are also contained in the National Toxics Rule, 40 CFR Section 131.36, and the California Toxics Rule, 40 CFR Section 131.38.

The Basin Plan is subject to modification as necessary, considering applicable laws, policies, technologies, water quality conditions and priorities. The original Basin Plans were adopted in 1975, and have been updated and revised periodically as required, using Basin Plan amendments. Once the Central Valley Water Board has adopted a Basin Plan amendment in noticed public hearings, it must be approved by the State Water Resources Control Board (State Water Board), Office of Administrative Law (OAL) and in some cases,

the United States Environmental Protection Agency (USEPA). Basin Plan amendments only become effective after they have been approved by the OAL and in some cases, the USEPA. Every three (3) years, a review of the Basin Plan is completed that assesses the appropriateness of existing standards and evaluates and prioritizes Basin Planning issues.

For more information on the *Water Quality Control Plan for the Sacramento and San Joaquin River Basins*, please visit our website:
http://www.waterboards.ca.gov/centralvalley/water_issues/basin_plans/.

Antidegradation Considerations

All wastewater discharges must comply with the Antidegradation Policy (State Water Board Resolution 68-16) and the Antidegradation Implementation Policy contained in the Basin Plan. The Antidegradation Policy is available on page IV-15.01 at:
http://www.waterboards.ca.gov/centralvalleywater_issues/basin_plans/sacsjr.pdf

In part it states:

Any discharge of waste to high quality waters must apply best practicable treatment or control not only to prevent a condition of pollution or nuisance from occurring, but also to maintain the highest water quality possible consistent with the maximum benefit to the people of the State.

This information must be presented as an analysis of the impacts and potential impacts of the discharge on water quality, as measured by background concentrations and applicable water quality objectives.

The antidegradation analysis is a mandatory element in the National Pollutant Discharge Elimination System and land discharge Waste Discharge Requirements (WDRs) permitting processes. The environmental review document should evaluate potential impacts to both surface and groundwater quality.

II. Permitting Requirements

Construction Storm Water General Permit

Dischargers whose project disturb one or more acres of soil or where projects disturb less than one acre but are part of a larger common plan of development that in total disturbs one or more acres, are required to obtain coverage under the General Permit for Storm Water Discharges Associated with Construction Activities (Construction General Permit), Construction General Permit Order No. 2009-009-DWQ. Construction activity subject to this permit includes clearing, grading, grubbing, disturbances to the ground, such as stockpiling, or excavation, but does not include regular maintenance activities performed to restore the original line, grade, or capacity of the facility. The Construction General Permit requires the development and implementation of a Storm Water Pollution Prevention Plan

(SWPPP).

For more information on the Construction General Permit, visit the State Water Resources Control Board website at:

http://www.waterboards.ca.gov/water_issues/programs/stormwater/constpermits.shtml.

Phase I and II Municipal Separate Storm Sewer System (MS4) Permits¹

The Phase I and II MS4 permits require the Permittees reduce pollutants and runoff flows from new development and redevelopment using Best Management Practices (BMPs) to the maximum extent practicable (MEP). MS4 Permittees have their own development standards, also known as Low Impact Development (LID)/post-construction standards that include a hydromodification component. The MS4 permits also require specific design concepts for LID/post-construction BMPs in the early stages of a project during the entitlement and CEQA process and the development plan review process.

For more information on which Phase I MS4 Permit this project applies to, visit the Central Valley Water Board website at:

http://www.waterboards.ca.gov/centralvalley/water_issues/storm_water/municipal_permits/.

For more information on the Caltrans Phase I MS4 Permit, visit the State Water Resources Control Board at:

http://www.waterboards.ca.gov/water_issues/programs/stormwater/caltrans.shtml.

For more information on the Phase II MS4 permit and who it applies to, visit the State Water Resources Control Board at:

http://www.waterboards.ca.gov/water_issues/programs/stormwater/phase_ii_municipal.shtml

Industrial Storm Water General Permit

Storm water discharges associated with industrial sites must comply with the regulations contained in the Industrial Storm Water General Permit Order No. 2014-0057-DWQ.

For more information on the Industrial Storm Water General Permit, visit the Central Valley Water Board website at:

http://www.waterboards.ca.gov/centralvalley/water_issues/storm_water/industrial_general_permits/index.shtml.

¹ Municipal Permits = The Phase I Municipal Separate Storm Water System (MS4) Permit covers medium sized Municipalities (serving between 100,000 and 250,000 people) and large sized municipalities (serving over 250,000 people). The Phase II MS4 provides coverage for small municipalities, including non-traditional Small MS4s, which include military bases, public campuses, prisons and hospitals.

Clean Water Act Section 404 Permit

If the project will involve the discharge of dredged or fill material in navigable waters or wetlands, a permit pursuant to Section 404 of the Clean Water Act may be needed from the United States Army Corps of Engineers (USACOE). If a Section 404 permit is required by the USACOE, the Central Valley Water Board will review the permit application to ensure that discharge will not violate water quality standards. If the project requires surface water drainage realignment, the applicant is advised to contact the Department of Fish and Game for information on Streambed Alteration Permit requirements.

If you have any questions regarding the Clean Water Act Section 404 permits, please contact the Regulatory Division of the Sacramento District of USACOE at (916) 557-5250.

Clean Water Act Section 401 Permit – Water Quality Certification

If an USACOE permit (e.g., Non-Reporting Nationwide Permit, Nationwide Permit, Letter of Permission, Individual Permit, Regional General Permit, Programmatic General Permit), or any other federal permit (e.g., Section 10 of the Rivers and Harbors Act or Section 9 from the United States Coast Guard), is required for this project due to the disturbance (i.e., discharge of dredge or fill material) of waters of the United States (such as streams and wetlands), then a Water Quality Certification must be obtained from the Central Valley Water Board prior to initiation of project activities. There are no waivers for 401 Water Quality Certifications.

Waste Discharge Requirements (WDRs)

Discharges to Waters of the State

If USACOE determines that only non-jurisdictional waters of the State (i.e., "non-federal" waters of the State) are present in the proposed project area, the proposed project may require a Waste Discharge Requirement (WDR) permit to be issued by Central Valley Water Board. Under the California Porter-Cologne Water Quality Control Act, discharges to all waters of the State, including all wetlands and other waters of the State including, but not limited to, isolated wetlands, are subject to State regulation.

Land Disposal of Dredge Material

If the project will involve dredging, Water Quality Certification for the dredging activity and Waste Discharge Requirements for the land disposal may be needed.

Local Agency Oversight

Pursuant to the State Water Board's Onsite Wastewater Treatment Systems Policy (OWTS Policy), the regulation of septic tank and leach field systems may be regulated under the local agency's management program in lieu of WDRs. A county environmental health department may permit septic tank and leach field systems designed for less than 10,000 gpd. For more information on septic system regulations, visit the Central Valley Water Board's website at:

http://www.waterboards.ca.gov/centralvalley/water_issues/owts/sb_owts_policy.pdf

For more information on the Water Quality Certification and WDR processes, visit the Central Valley Water Board website at:
http://www.waterboards.ca.gov/centralvalley/help/business_help/permit2.shtml.

Dewatering Permit

If the proposed project includes construction or groundwater dewatering to be discharged to land, the proponent may apply for coverage under State Water Board General Water Quality Order (Low Risk General Order) 2003-0003 or the Central Valley Water Board's Waiver of Report of Waste Discharge and Waste Discharge Requirements (Low Risk Waiver) R5-2013-0145. Small temporary construction dewatering projects are projects that discharge groundwater to land from excavation activities or dewatering of underground utility vaults. Dischargers seeking coverage under the General Order or Waiver must file a Notice of Intent with the Central Valley Water Board prior to beginning discharge.

For more information regarding the Low Risk General Order and the application process, visit the Central Valley Water Board website at:

http://www.waterboards.ca.gov/board_decisions/adopted_orders/water_quality/2003/wqo/wqo2003-0003.pdf

For more information regarding the Low Risk Waiver and the application process, visit the Central Valley Water Board website at:

http://www.waterboards.ca.gov/centralvalley/board_decisions/adopted_orders/waivers/r5-2013-0145_res.pdf

Regulatory Compliance for Commercially Irrigated Agriculture

If the property will be used for commercial irrigated agricultural, the discharger will be required to obtain regulatory coverage under the Irrigated Lands Regulatory Program. There are two options to comply:

1. **Obtain Coverage Under a Coalition Group.** Join the local Coalition Group that supports land owners with the implementation of the Irrigated Lands Regulatory Program. The Coalition Group conducts water quality monitoring and reporting to the Central Valley Water Board on behalf of its growers. The Coalition Groups charge an annual membership fee, which varies by Coalition Group. To find the Coalition Group in your area, visit the Central Valley Water Board's website at: http://www.waterboards.ca.gov/centralvalley/water_issues/irrigated_lands/app_approval/index.shtml; or contact water board staff at (916) 464-4611 or via email at IrrLands@waterboards.ca.gov.
2. **Obtain Coverage Under the General Waste Discharge Requirements for Individual Growers, General Order R5-2013-0100.** Dischargers not participating in a third-party group (Coalition) are regulated individually. Depending on the specific site conditions, growers may be required to monitor runoff from their property, install monitoring wells, and submit a notice of intent, farm plan, and other

action plans regarding their actions to comply with their General Order. Yearly costs would include State administrative fees (for example, annual fees for farm sizes from 10-100 acres are currently \$1,084 + \$6.70/Acre); the cost to prepare annual monitoring reports; and water quality monitoring costs. To enroll as an Individual Discharger under the Irrigated Lands Regulatory Program, call the Central Valley Water Board phone line at (916) 464-4611 or e-mail board staff at IrrLands@waterboards.ca.gov.

Low or Limited Threat General NPDES Permit

If the proposed project includes construction dewatering and it is necessary to discharge the groundwater to waters of the United States, the proposed project will require coverage under a National Pollutant Discharge Elimination System (NPDES) permit. Dewatering discharges are typically considered a low or limited threat to water quality and may be covered under the General Order for *Dewatering and Other Low Threat Discharges to Surface Waters* (Low Threat General Order) or the General Order for *Limited Threat Discharges of Treated/Untreated Groundwater from Cleanup Sites, Wastewater from Superchlorination Projects, and Other Limited Threat Wastewaters to Surface Water* (Limited Threat General Order). A complete application must be submitted to the Central Valley Water Board to obtain coverage under these General NPDES permits.

For more information regarding the Low Threat General Order and the application process, visit the Central Valley Water Board website at:
http://www.waterboards.ca.gov/centralvalley/board_decisions/adopted_orders/general_orders/r5-2013-0074.pdf

For more information regarding the Limited Threat General Order and the application process, visit the Central Valley Water Board website at:
http://www.waterboards.ca.gov/centralvalley/board_decisions/adopted_orders/general_orders/r5-2013-0073.pdf

NPDES Permit

If the proposed project discharges waste that could affect the quality of the waters of the State, other than into a community sewer system, the proposed project will require coverage under a National Pollutant Discharge Elimination System (NPDES) permit. A complete Report of Waste Discharge must be submitted with the Central Valley Water Board to obtain a NPDES Permit.

For more information regarding the NPDES Permit and the application process, visit the Central Valley Water Board website at:
http://www.waterboards.ca.gov/centralvalley/help/business_help/permit3.shtml

Chase Drive Corridor Project Phase 1B: - 7 -
Soil Born Farms Project
Sacramento County

25 July 2017

If you have questions regarding these comments, please contact me at (916) 464-4644 or
Stephanie.Tadlock@waterboards.ca.gov.



Stephanie Tadlock
Environmental Scientist

cc: State Clearinghouse unit, Governor's Office of Planning and Research, Sacramento

Responses to Comments: Letter D

State of California Governor's Office of Planning and Research State Clearinghouse and Planning Unit (Dated August 1, 2017)

D-1: The commenter provides all comment letters received from reviewing State agencies and acknowledges that the City complied with the State Clearinghouse review requirements. Comment noted.

9 MITIGATION MONITORING AND REPORTING PROGRAM

This Mitigation and Monitoring Reporting Program (MMRP) has been formulated based upon the findings of the Mitigated Negative Declaration (MND) prepared for the proposed Chase Drive Corridor Project Phase 1B: Soil Born Farms (proposed Project). The purpose of the MMRP is to ensure the implementation of mitigation measures identified as part of the environmental review for the Project. The MMRP includes the following information:

- A list of mitigation measures;
- The party responsible for implementing the mitigation measures;
- The timing for implementation of the mitigation measure;
- The agency/city department responsible for monitoring the implementation; and
- The monitoring action and frequency.

The City of Rancho Cordova must adopt this MMRP, or an equally effective program, if it approves the proposed Project with the mitigation measures that were adopted or made conditions of Project approval.

Monitoring Item No.	EIR Mitigation Measure	Mitigation Measure	Timing	Responsible Party	Monitoring Party	Frequency and Duration of Monitoring	Performance Criteria
1	AES-1	Prior to initiation of construction activities, the City shall prepare and approve an Outdoor Lighting Plan consistent with Municipal Code §23.725.080. The Plan shall include the following: 1. Manufacturer specifications sheets, cut sheets, and other manufacturer-provided information for all proposed outdoor light fixtures to show fixture diagrams and outdoor light output levels. 2. The proposed location, mounting height, and aiming point of all outdoor lighting fixtures. 3. Photometric data including a computer-generated photometric grid showing foot-candle readings every 10 feet within the property or site and 10 feet beyond the property lines. [Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 4.9.080)]	Prior to Construction	City of Rancho Cordova	City of Rancho Cordova	Once prior to construction	Completion of an Outdoor Lighting Plan
2	AIR-1	Consistent with the Basic Construction Emission Control Practices required by the SMAQMD, the following actions shall be incorporated into construction contracts and specifications for the Project: • Water all exposed surfaces two times daily. Exposed surfaces include, but are not limited to soil piles, graded areas, unpaved parking areas, staging areas, and access roads. • Cover or maintain at least two feet of free board space on haul trucks transporting soil, sand, or other loose material on the site. Any haul trucks that would be traveling along freeways or major roadways should be covered. • Use wet power vacuum street sweepers to remove any visible trackout mud or dirt onto adjacent public roads at least once a day. Use of dry power sweeping is prohibited. • Limit vehicle speeds on unpaved roads to 15 miles per hour (mph). • All roadways, driveways, sidewalks, parking lots to be paved should be completed as soon as possible. In addition, building pads should be laid as soon as possible after grading unless seeding or soil binders are used. • Minimize idling time either by shutting equipment off when not in use or reducing the time of idling to 5 minutes [required by California Code of Regulations, Title 13, sections 2449(d)(3) and 2485]. Provide clear signage that posts this requirement for workers at the entrances to the site. • Maintain all construction equipment in proper working condition according to manufacturer's specifications. The	Prior to and During Construction	Construction Contractor	City of Rancho Cordova	Continually during construction	Completed documentation of compliance with SMAQMD Control Practices

Monitoring Item No.	EIR Mitigation Measure	Mitigation Measure	Timing	Responsible Party	Monitoring Party	Frequency and Duration of Monitoring	Performance Criteria
		equipment must be checked by a certified mechanic and determine to be running in proper condition before it is operated. - The project construction contractor shall provide a plan for approval by the SMAQMD demonstrating that the heavy-duty (50 horsepower or more) off-road vehicles to be used in the construction of the project will achieve a project-wide fleet-average 20 percent NOX reduction and 45 percent particulate reduction compared to the most recent CARB fleet average. - Acceptable options for reducing emissions may include use of late model engines (CARB Tier 3 Certified or better), low-emission diesel products, alternative fuels, engine retrofit technology, after-treatment products, and/or other options as they become available. - The project construction contractor shall ensure that emissions from all off-road diesel-powered equipment used 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.					
3	BIO-1	In order to minimize potential impacts to nesting Swainson's hawk, the following avoidance and minimization measures are proposed: - If work is scheduled to begin during the nesting season (February 1 through September 15), prior to the start of construction, an early season preconstruction survey for nesting Swainson's hawks shall be conducted by a qualified biologist between January and March on the property and immediate vicinity (an approximate 0.25-mile radius) by a qualified biologist when tree foliage is relatively sparse and nests are easy to identify. A second preconstruction survey for nesting Swainson's hawks shall be conducted on the property and immediate vicinity by a qualified biologist no more than 10 days prior to initiation of earthmoving activities. - If nesting Swainson's hawks are found within the survey area, a qualified biologist shall evaluate the potential for the Project to disturb nesting activities. CDFW shall be contacted to review the evaluation and determine if the Project can proceed without adversely affecting nesting activities. CDFW shall also be consulted to establish protection measures such	Prior to and During Construction	City of Rancho Cordova, Qualified biologist	City of Rancho Cordova	Prior to construction; continually during construction (if required)	Successful completion and documentation of surveys and worker training; successful completion and documentation of monitoring efforts (as required)

Monitoring Item No.	EIR Mitigation Measure	Mitigation Measure	Timing	Responsible Party	Monitoring Party	Frequency and Duration of Monitoring	Performance Criteria
		as buffers. Disturbance of active nests shall be avoided until it is determined by a qualified biologist that nesting is complete and the young have fledged, or that the nest has failed. If CDFW allows work to proceed, at a minimum, a qualified biologist shall be on-site during the start of construction activities during the nesting season to monitor nesting activity. The monitor shall have the authority to stop work if it is determined the Project is adversely affecting nesting activities. 3. Worker environmental awareness training will be conducted by a qualified biologist for all construction personnel. This training instructs workers to recognize Swainson's hawks and their habitat(s). 4. Brightly colored ESA fencing shall be placed along the limits of work to prevent unnecessary encroachment into adjacent areas. Fencing shall be maintained in good condition for the duration of construction activities.					
4	BIO-1	In accordance with the Chapter 19.12 of the City of Rancho Cordova, Tree Preservation and Protection Ordinance, the following measures shall apply to mitigate impacts to native oak trees on the Project site: 1. A certified arborist shall conduct a tree inventory of all native oak trees (valley oak [Quercus lobata]; interior live oak [Quercus wislizenii]; blue oak [Quercus douglasii]; and oracle oak [Quercus morehus]), meeting the required diameter at breast height (DBH), which will be impacted within their dripline due to the Project construction. The minimum single trunk DBH is 6 inches, or a multitrunked tree with an aggregate diameter of 10 inches or more. The dripline is the area delineated by the Project of the periphery of the crown area of a tree down to the ground surface. 2. The documentation of the tree attributes shall be in accordance with Chapter 19.12 of the City of Rancho Cordova, Tree Preservation and Protection Ordinance. If trenching, grading, or filling will occur within the dripline of any native oak tree meeting the requirement, or cutting, destroying, or removing any native oak tree meeting the requirement, a tree permit will need to be authorized by the director of public works.	Prior to Construction	City of Rancho Cordova, Certified Arborist	City of Rancho Cordova	Prior to construction	Successful completion of tree inventory and submittal of documentation; procurement of tree permit (as required)

Monitoring Item No.	EIR Mitigation Measure	Mitigation Measure	Timing	Responsible Party	Monitoring Party	Frequency and Duration of Monitoring	Performance Criteria
5	CULT-1	The City shall inform its contractor(s) of the possibility of subsurface archaeological deposits within the project site by including the following directive in contract documents: <i>If prehistoric or historical archaeological deposits are discovered during project activities, all work within 100 feet of the discovery shall be redirected and a qualified archaeologist contacted to assess the situation, consult with agencies as appropriate, and make recommendations regarding the treatment of the discovery. Project personnel shall not collect or move any archaeological materials or human remains and associated materials. Archaeological resources can include flaked-stone tools (e.g., projectile points, knives, choppers) or obsidian, chert, basalt, or quartzite toolmaking debris; bone tools; culturally darkened soil (i.e., midden soil often containing heat-affected rock, ash and charcoal, shellfish remains, faunal bones, and cultural materials); and stone-milling equipment (e.g., mortars, pestles, handstones). Prehistoric archaeological sites often contain human remains. Historical materials can include wood, stone, concrete, or adobe footings, walls, and other structural remains; debris-filled wells or privies; and deposits of wood, glass, ceramics, metal, and other refuse.</i> <i>If archaeological deposits are identified during project ground-disturbing activities, all ground disturbance within 100 feet shall be redirected. A qualified archaeologist and a Native American representative designated to speak on behalf of a culturally-affiliated tribe that has requested consultation for the project shall be contacted to assess the situation and consult with agencies as appropriate. The archaeologist shall first determine whether such deposits are historical resources as defined in 14 CCR §15064.5(a) and as required of the lead agency at 14 CCR §15064.5(c)(1). If these deposits do not qualify as historical resources, a determination will be made if they qualify as unique archaeological resources, pursuant to 14 CCR §15064.5(c)(3). The consulting tribe shall determine whether the archaeological resource qualifies as a tribal cultural resource as defined in PRC § 21074. If the deposit qualifies as either a historical resource or unique archaeological resource, as determined by the qualified archeologist, or a tribal cultural resource, as determined by the qualified archeologist, the resource will need to be avoided by any adverse effects, or such effects must be mitigated. Mitigation may consist of, but is not necessarily limited to, systematic recovery</i>	Prior to and During Construction	City of Rancho Cordova, Qualified Archaeologist	City of Rancho Cordova	During contractor contract document preparation; continually during construction	Including directive in contractor contract documents; Cultural Material Assessment

Monitoring Item No.	EIR Mitigation Measure	Mitigation Measure	Timing	Responsible Party	Monitoring Party	Frequency and Duration of Monitoring	Performance Criteria
		<i>and analysis of archaeological deposits; recording the resource; preparation of a report of findings; and accessioning recovered historic-period archaeological materials at an appropriate curation facility. Public educational outreach may also be appropriate. Upon completion of the assessment, the archaeologist shall prepare a report documenting the methods and results, and provide recommendations for the treatment of the archaeological materials discovered. If the resource qualifies as a tribal cultural resource, the consulting tribe shall provide recommendations for the treatment of such resources that may be included in the report. The report shall be submitted to the City of Rancho Cordova and the North Central Information Center.</i>					
6	CULT-2	The City shall retain a qualified archaeologist and invite the consulting tribe to provide a tribal representative to monitor all project ground-disturbing activities at depths greater than 12 inches below the present ground surface. The archaeologist and tribal representative will identify any archaeological or tribal cultural resources that may be present; and (2), ensure that if such resources are identified the City of Rancho Cordova is notified in a timely manner. If major adjustments are made to the horizontal or vertical extent of project site, then an archaeologist and the consulting tribe shall be consulted to determine if further identification efforts are recommended.	During Construction	Qualified Archaeologist and Tribal Representative	City of Rancho Cordova	Continually during construction	Presence of monitors during all ground-disturbing activities
7	CULT-3	The City shall inform its contractor(s) of the cultural sensitivity of the project area for human remains by including the following directive in contract documents: <i>If human remains are encountered during project activities, work within 100 feet of the discovery shall be redirected and the County Coroner notified immediately. At the same time, an archaeologist shall be contacted to assess the situation and consult with agencies as appropriate. Project personnel shall not collect or move any human remains and associated materials. If the human remains are of Native American origin, the Coroner must notify the Native American Heritage Commission within 24 hours of this identification. The Native American Heritage Commission will identify a Most Likely Descendant to inspect the site and provide recommendations for the proper treatment of the remains and associated grave goods.</i> <i>Procedures of conduct following the discovery of human remains on nonfederal lands are mandated by Health and Safety Code Section 7050.5, by Public Resources Code Section 5097.98, and by</i>	Prior to and During Construction	City of Rancho Cordova, Qualified Archaeologist, County Coroner	City of Rancho Cordova	During contractor contract document preparation; continually during construction	Including directive in contractor contract documents; notification of interested parties and assessment of potential human remains

Monitoring Item No.	EIR Mitigation Measure	Mitigation Measure	Timing	Responsible Party	Monitoring Party	Frequency and Duration of Monitoring	Performance Criteria
		<i>CEQA in CCR Section 15064.5(e). In the event that human remains are encountered during project activities, work within 100 feet of the discovery should be redirected and the County Coroner notified immediately. At the same time, an archaeologist should be contacted to assess the situation and consult with agencies as appropriate. Project personnel should not collect or move any human remains and associated materials. If the human remains are of Native American origin, the Coroner must notify the Native American Heritage Commission within 24 hours of this identification. The Native American Heritage Commission will identify a Most Likely Descendant (MLD) to inspect the site and provide recommendations for the proper treatment of the remains and associated grave goods. Upon completion of the assessment, the archaeologist shall prepare a report documenting the methods and results, and provide recommendations for the treatment of the human remains and any associated cultural materials, as appropriate and in coordination with the recommendations of the MLD. The report shall be submitted to the City of Rancho Cordova and the North Central Information Center.</i>					
8	PALEO-1	If paleontological resources are encountered during project ground-disturbing activities and no monitor is present, all ground-disturbing activities within 50 feet of the find shall be redirected to other areas until a qualified paleontologist can be retained to evaluate the find and make recommendations for additional paleontological mitigation, which may include paleontological monitoring; collection of observed resources; preservation, stabilization, and identification of collected resources; curation of resources into a museum repository; and preparation of a final report documenting the monitoring methods and results to be submitted to the museum repository and the City.	During Construction	City of Rancho Cordova, Qualified Paleontologist	City of Rancho Cordova	Continually during construction	Preparation of Paleontological Resource Assessment (as needed)
9	HAZ-1	The contractor shall prepare a Spill Prevention and Countermeasure Plan (SPCP) and submit the SPCP to the City for review and approval prior to the commencement of construction activities. The SPCP shall include information on the nature of all hazardous materials that would be used on-site. The SPCP shall also include information regarding proper handling of hazardous materials, and clean-up procedures in the event of an accidental release. The phone number of the agency overseeing hazardous materials and toxic clean-up shall be provided in the SPCP.	Prior to Construction	Construction Contractor	City of Rancho Cordova	Once prior to construction	Preparation of and City's approval of SPCP

Monitoring Item No.	EIR Mitigation Measure	Mitigation Measure	Timing	Responsible Party	Monitoring Party	Frequency and Duration of Monitoring	Performance Criteria
10	NOI-1	The Project contractor shall implement the following measures to reduce construction noise levels: - Construction activity shall be limited to the hours of 7:00 a.m. to 7:00 p.m. weekdays and 8:00 a.m. to 6:00 p.m. weekends; and - The Project contractor shall locate stationary construction equipment and construction staging areas away from existing noise-sensitive land uses.	During Construction	Construction Contractor	City of Rancho Cordova	Continually during construction	Compliance with construction hours; proper location of construction equipment and staging areas

APPENDIX A

CALEEMOD OUTPUT

Soil Born Farms - Sacramento Metropolitan AQMD Air District, Annual

Soil Born Farms

Sacramento Metropolitan AQMD Air District, Annual

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Parking Lot	75.00	1000sqft	1.72	75,000.00	0
Other Non-Asphalt Surfaces	29.00	1000sqft	0.67	29,000.00	0

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	3.5	Precipitation Freq (Days)	58
Climate Zone	6			Operational Year	2019
Utility Company	Pacific Gas & Electric Company				
CO2 Intensity (lb/MW hr)	427	CH4 Intensity (lb/MW hr)	0.029	N2O Intensity (lb/MW hr)	0.006

1.3 User Entered Comments & Non-Default Data

Project Characteristics - CO2 intensity factor per PG&E, 2015

Land Use - Default

Construction Phase - Construction activities are anticipated to take approximately 3 months

Energy Use - Default

Table Name	Column Name	Default Value	New Value
tblConstructionPhase	NumDays	220.00	15.00
tblConstructionPhase	NumDays	20.00	3.00
tblConstructionPhase	NumDays	6.00	4.00
tblConstructionPhase	NumDays	10.00	24.00

tblConstructionPhase	NumDays	3.00	20.00
tblGrading	AcresOfGrading	2.00	3.00
tblGrading	AcresOfGrading	30.00	4.50
tblProjectCharacteristics	CO2IntensityFactor	641.35	427
tblProjectCharacteristics	OperationalYear	2018	2019

2.0 Emissions Summary

2.1 Overall Construction Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2017	0.0977	0.7635	0.5003	8.2000e-004	0.0217	0.0407	0.0624	8.5800e-003	0.0379	0.0465	0.0000	74.6374	74.6374	0.0190	0.0000	75.1114
Maximum	0.0977	0.7635	0.5003	8.2000e-004	0.0217	0.0407	0.0624	8.5800e-003	0.0379	0.0465	0.0000	74.6374	74.6374	0.0190	0.0000	75.1114

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2017	0.0977	0.7635	0.5003	8.2000e-004	0.0217	0.0407	0.0624	8.5800e-003	0.0379	0.0465	0.0000	74.6373	74.6373	0.0190	0.0000	75.1113
Maximum	0.0977	0.7635	0.5003	8.2000e-004	0.0217	0.0407	0.0624	8.5800e-003	0.0379	0.0465	0.0000	74.6373	74.6373	0.0190	0.0000	75.1113

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Percent Reduction	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

Quarter	Start Date	End Date	Maximum Unmitigated ROG + NOX (tons/quarter)	Maximum Mitigated ROG + NOX (tons/quarter)
1	6-19-2017	9-18-2017	0.8377	0.8377
		Highest	0.8377	0.8377

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	8.3000e-003	1.0000e-005	1.3400e-003	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	2.5800e-003	2.5800e-003	1.0000e-005	0.0000	2.7600e-003
Energy	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	12.7831	12.7831	8.7000e-004	1.8000e-004	12.8584
Mobile	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Waste						0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Water						0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	8.3000e-003	1.0000e-005	1.3400e-003	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	12.7857	12.7857	8.8000e-004	1.8000e-004	12.8611

mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
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Category	tons/yr										MT/yr					
Area	8.3000e-003	1.0000e-005	1.3400e-003	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	2.5800e-003	2.5800e-003	1.0000e-005	0.0000	2.7600e-003
Energy	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	12.7831	12.7831	8.7000e-004	1.8000e-004	12.8584
Mobile	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Waste						0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Water						0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	8.3000e-003	1.0000e-005	1.3400e-003	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	12.7857	12.7857	8.8000e-004	1.8000e-004	12.8611

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Percent Reduction	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

3.0 Construction Detail

Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Demolition	Demolition	6/19/2017	6/21/2017	5	3	
2	Site Preparation	Site Preparation	6/22/2017	7/19/2017	5	20	
3	Grading	Grading	7/19/2017	7/24/2017	5	4	
4	Building Construction	Building Construction	7/25/2017	8/14/2017	5	15	
5	Paving	Paving	8/15/2017	9/15/2017	5	24	
6	Architectural Coating	Architectural Coating	9/4/2017	9/15/2017	5	10	

Acres of Grading (Site Preparation Phase): 4.5

Acres of Grading (Grading Phase): 3

Acres of Paving: 2.39

Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 0; Non-Residential Outdoor: 0; Striped Parking Area: 6,240

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Demolition	Concrete/Industrial Saws	1	8.00	81	0.73
Demolition	Rubber Tired Dozers	1	8.00	247	0.40
Demolition	Tractors/Loaders/Backhoes	3	8.00	97	0.37
Site Preparation	Graders	1	8.00	187	0.41
Site Preparation	Scrapers	1	8.00	367	0.48
Site Preparation	Tractors/Loaders/Backhoes	1	7.00	97	0.37
Grading	Graders	1	8.00	187	0.41
Grading	Rubber Tired Dozers	1	8.00	247	0.40
Grading	Tractors/Loaders/Backhoes	2	7.00	97	0.37
Building Construction	Cranes	1	8.00	231	0.29
Building Construction	Forklifts	2	7.00	89	0.20
Building Construction	Generator Sets	1	8.00	84	0.74
Building Construction	Tractors/Loaders/Backhoes	1	6.00	97	0.37
Building Construction	Welders	3	8.00	46	0.45
Paving	Cement and Mortar Mixers	1	8.00	9	0.56
Paving	Pavers	1	8.00	130	0.42
Paving	Paving Equipment	1	8.00	132	0.36
Paving	Rollers	2	8.00	80	0.38
Paving	Tractors/Loaders/Backhoes	1	8.00	97	0.37
Architectural Coating	Air Compressors	1	6.00	78	0.48

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Demolition	5	13.00	0.00	0.00	10.00	6.50	20.00	LD_Mix	HDT_Mix	HHDT
Site Preparation	3	8.00	0.00	0.00	10.00	6.50	20.00	LD_Mix	HDT_Mix	HHDT
Grading	4	10.00	0.00	0.00	10.00	6.50	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	8	44.00	17.00	0.00	10.00	6.50	20.00	LD_Mix	HDT_Mix	HHDT

Paving	6	15.00	0.00	0.00	10.00	6.50	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	9.00	0.00	0.00	10.00	6.50	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

3.2 Demolition - 2017

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	4.1400e-003	0.0401	0.0233	4.0000e-005		2.4700e-003	2.4700e-003		2.3100e-003	2.3100e-003	0.0000	3.2950	3.2950	8.3000e-004	0.0000	3.3159
Total	4.1400e-003	0.0401	0.0233	4.0000e-005		2.4700e-003	2.4700e-003		2.3100e-003	2.3100e-003	0.0000	3.2950	3.2950	8.3000e-004	0.0000	3.3159

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.0000e-004	7.0000e-005	7.6000e-004	0.0000	1.4000e-004	0.0000	1.4000e-004	4.0000e-005	0.0000	4.0000e-005	0.0000	0.1393	0.1393	1.0000e-005	0.0000	0.1394
Total	1.0000e-004	7.0000e-005	7.6000e-004	0.0000	1.4000e-004	0.0000	1.4000e-004	4.0000e-005	0.0000	4.0000e-005	0.0000	0.1393	0.1393	1.0000e-005	0.0000	0.1394

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	4.1400e-003	0.0401	0.0233	4.0000e-005		2.4700e-003	2.4700e-003		2.3100e-003	2.3100e-003	0.0000	3.2950	3.2950	8.3000e-004	0.0000	3.3159
Total	4.1400e-003	0.0401	0.0233	4.0000e-005		2.4700e-003	2.4700e-003		2.3100e-003	2.3100e-003	0.0000	3.2950	3.2950	8.3000e-004	0.0000	3.3159

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.0000e-004	7.0000e-005	7.6000e-004	0.0000	1.4000e-004	0.0000	1.4000e-004	4.0000e-005	0.0000	4.0000e-005	0.0000	0.1393	0.1393	1.0000e-005	0.0000	0.1394
Total	1.0000e-004	7.0000e-005	7.6000e-004	0.0000	1.4000e-004	0.0000	1.4000e-004	4.0000e-005	0.0000	4.0000e-005	0.0000	0.1393	0.1393	1.0000e-005	0.0000	0.1394

3.3 Site Preparation - 2017

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
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Category	tons/yr										MT/yr					
Fugitive Dust					2.3900e-003	0.0000	2.3900e-003	2.6000e-004	0.0000	2.6000e-004	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0213	0.2672	0.1442	2.5000e-004		0.0111	0.0111		0.0102	0.0102	0.0000	22.7559	22.7559	6.9700e-003	0.0000	22.9302
Total	0.0213	0.2672	0.1442	2.5000e-004	2.3900e-003	0.0111	0.0135	2.6000e-004	0.0102	0.0105	0.0000	22.7559	22.7559	6.9700e-003	0.0000	22.9302

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	4.0000e-004	3.0000e-004	3.1300e-003	1.0000e-005	5.9000e-004	0.0000	5.9000e-004	1.6000e-004	0.0000	1.6000e-004	0.0000	0.5713	0.5713	2.0000e-005	0.0000	0.5719
Total	4.0000e-004	3.0000e-004	3.1300e-003	1.0000e-005	5.9000e-004	0.0000	5.9000e-004	1.6000e-004	0.0000	1.6000e-004	0.0000	0.5713	0.5713	2.0000e-005	0.0000	0.5719

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					2.3900e-003	0.0000	2.3900e-003	2.6000e-004	0.0000	2.6000e-004	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0213	0.2672	0.1442	2.5000e-004		0.0111	0.0111		0.0102	0.0102	0.0000	22.7559	22.7559	6.9700e-003	0.0000	22.9302

Total	0.0213	0.2672	0.1442	2.5000e-004	2.3900e-003	0.0111	0.0135	2.6000e-004	0.0102	0.0105	0.0000	22.7559	22.7559	6.9700e-003	0.0000	22.9302
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Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	4.0000e-004	3.0000e-004	3.1300e-003	1.0000e-005	5.9000e-004	0.0000	5.9000e-004	1.6000e-004	0.0000	1.6000e-004	0.0000	0.5713	0.5713	2.0000e-005	0.0000	0.5719
Total	4.0000e-004	3.0000e-004	3.1300e-003	1.0000e-005	5.9000e-004	0.0000	5.9000e-004	1.6000e-004	0.0000	1.6000e-004	0.0000	0.5713	0.5713	2.0000e-005	0.0000	0.5719

3.4 Grading - 2017

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.0136	0.0000	0.0136	6.7900e-003	0.0000	6.7900e-003	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	4.6400e-003	0.0523	0.0216	4.0000e-005		2.6000e-003	2.6000e-003		2.3900e-003	2.3900e-003	0.0000	3.8323	3.8323	1.1700e-003	0.0000	3.8616
Total	4.6400e-003	0.0523	0.0216	4.0000e-005	0.0136	2.6000e-003	0.0162	6.7900e-003	2.3900e-003	9.1800e-003	0.0000	3.8323	3.8323	1.1700e-003	0.0000	3.8616

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.0000e-004	7.0000e-005	7.8000e-004	0.0000	1.5000e-004	0.0000	1.5000e-004	4.0000e-005	0.0000	4.0000e-005	0.0000	0.1428	0.1428	1.0000e-005	0.0000	0.1430
Total	1.0000e-004	7.0000e-005	7.8000e-004	0.0000	1.5000e-004	0.0000	1.5000e-004	4.0000e-005	0.0000	4.0000e-005	0.0000	0.1428	0.1428	1.0000e-005	0.0000	0.1430

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.0136	0.0000	0.0136	6.7900e-003	0.0000	6.7900e-003	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	4.6400e-003	0.0523	0.0216	4.0000e-005		2.6000e-003	2.6000e-003		2.3900e-003	2.3900e-003	0.0000	3.8323	3.8323	1.1700e-003	0.0000	3.8616
Total	4.6400e-003	0.0523	0.0216	4.0000e-005	0.0136	2.6000e-003	0.0162	6.7900e-003	2.3900e-003	9.1800e-003	0.0000	3.8323	3.8323	1.1700e-003	0.0000	3.8616

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					

Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.0000e-004	7.0000e-005	7.8000e-004	0.0000	1.5000e-004	0.0000	1.5000e-004	4.0000e-005	0.0000	4.0000e-005	0.0000	0.1428	0.1428	1.0000e-005	0.0000	0.1430
Total	1.0000e-004	7.0000e-005	7.8000e-004	0.0000	1.5000e-004	0.0000	1.5000e-004	4.0000e-005	0.0000	4.0000e-005	0.0000	0.1428	0.1428	1.0000e-005	0.0000	0.1430

3.5 Building Construction - 2017

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0251	0.1727	0.1223	1.9000e-004		0.0110	0.0110		0.0106	0.0106	0.0000	15.9729	15.9729	3.5600e-003	0.0000	16.0619
Total	0.0251	0.1727	0.1223	1.9000e-004		0.0110	0.0110		0.0106	0.0106	0.0000	15.9729	15.9729	3.5600e-003	0.0000	16.0619

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	8.2000e-004	0.0176	6.6000e-003	3.0000e-005	7.5000e-004	1.6000e-004	9.0000e-004	2.2000e-004	1.5000e-004	3.7000e-004	0.0000	3.0679	3.0679	2.1000e-004	0.0000	3.0731
Worker	1.6500e-003	1.2200e-003	0.0129	3.0000e-005	2.4200e-003	2.0000e-005	2.4400e-003	6.4000e-004	2.0000e-005	6.6000e-004	0.0000	2.3566	2.3566	9.0000e-005	0.0000	2.3589
Total	2.4700e-003	0.0188	0.0195	6.0000e-005	3.1700e-003	1.8000e-004	3.3400e-003	8.6000e-004	1.7000e-004	1.0300e-003	0.0000	5.4245	5.4245	3.0000e-004	0.0000	5.4319

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0251	0.1727	0.1223	1.9000e-004		0.0110	0.0110		0.0106	0.0106	0.0000	15.9729	15.9729	3.5600e-003	0.0000	16.0619
Total	0.0251	0.1727	0.1223	1.9000e-004		0.0110	0.0110		0.0106	0.0106	0.0000	15.9729	15.9729	3.5600e-003	0.0000	16.0619

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	8.2000e-004	0.0176	6.6000e-003	3.0000e-005	7.5000e-004	1.6000e-004	9.0000e-004	2.2000e-004	1.5000e-004	3.7000e-004	0.0000	3.0679	3.0679	2.1000e-004	0.0000	3.0731
Worker	1.6500e-003	1.2200e-003	0.0129	3.0000e-005	2.4200e-003	2.0000e-005	2.4400e-003	6.4000e-004	2.0000e-005	6.6000e-004	0.0000	2.3566	2.3566	9.0000e-005	0.0000	2.3589
Total	2.4700e-003	0.0188	0.0195	6.0000e-005	3.1700e-003	1.8000e-004	3.3400e-003	8.6000e-004	1.7000e-004	1.0300e-003	0.0000	5.4245	5.4245	3.0000e-004	0.0000	5.4319

6 Paving - 2017

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0199	0.2001	0.1465	2.1000e-004		0.0124	0.0124		0.0114	0.0114	0.0000	19.6199	19.6199	5.9000e-003	0.0000	19.7674
Paving	2.2500e-003					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	0.0222	0.2001	0.1465	2.1000e-004		0.0124	0.0124		0.0114	0.0114	0.0000	19.6199	19.6199	5.9000e-003	0.0000	19.7674

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	9.0000e-004	6.7000e-004	7.0500e-003	1.0000e-005	1.3200e-003	1.0000e-005	1.3300e-003	3.5000e-004	1.0000e-005	3.6000e-004	0.0000	1.2854	1.2854	5.0000e-005	0.0000	1.2867
Total	9.0000e-004	6.7000e-004	7.0500e-003	1.0000e-005	1.3200e-003	1.0000e-005	1.3300e-003	3.5000e-004	1.0000e-005	3.6000e-004	0.0000	1.2854	1.2854	5.0000e-005	0.0000	1.2867

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0199	0.2001	0.1465	2.1000e-004		0.0124	0.0124		0.0114	0.0114	0.0000	19.6199	19.6199	5.9000e-003	0.0000	19.7674

Paving	2.2500e-003					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	0.0222	0.2001	0.1465	2.1000e-004		0.0124	0.0124		0.0114	0.0114	0.0000	19.6199	19.6199	5.9000e-003	0.0000	19.7674

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	9.0000e-004	6.7000e-004	7.0500e-003	1.0000e-005	1.3200e-003	1.0000e-005	1.3300e-003	3.5000e-004	1.0000e-005	3.6000e-004	0.0000	1.2854	1.2854	5.0000e-005	0.0000	1.2867
Total	9.0000e-004	6.7000e-004	7.0500e-003	1.0000e-005	1.3200e-003	1.0000e-005	1.3300e-003	3.5000e-004	1.0000e-005	3.6000e-004	0.0000	1.2854	1.2854	5.0000e-005	0.0000	1.2867

3.7 Architectural Coating - 2017

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Archit. Coating	0.0145					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	1.6600e-003	0.0109	9.3400e-003	1.0000e-005		8.7000e-004	8.7000e-004		8.7000e-004	8.7000e-004	0.0000	1.2766	1.2766	1.3000e-004	0.0000	1.2800
Total	0.0161	0.0109	9.3400e-003	1.0000e-005		8.7000e-004	8.7000e-004		8.7000e-004	8.7000e-004	0.0000	1.2766	1.2766	1.3000e-004	0.0000	1.2800

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	2.3000e-004	1.7000e-004	1.7600e-003	0.0000	3.3000e-004	0.0000	3.3000e-004	9.0000e-005	0.0000	9.0000e-005	0.0000	0.3214	0.3214	1.0000e-005	0.0000	0.3217
Total	2.3000e-004	1.7000e-004	1.7600e-003	0.0000	3.3000e-004	0.0000	3.3000e-004	9.0000e-005	0.0000	9.0000e-005	0.0000	0.3214	0.3214	1.0000e-005	0.0000	0.3217

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Archit. Coating	0.0145					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	1.6600e-003	0.0109	9.3400e-003	1.0000e-005		8.7000e-004	8.7000e-004		8.7000e-004	8.7000e-004	0.0000	1.2766	1.2766	1.3000e-004	0.0000	1.2800
Total	0.0161	0.0109	9.3400e-003	1.0000e-005		8.7000e-004	8.7000e-004		8.7000e-004	8.7000e-004	0.0000	1.2766	1.2766	1.3000e-004	0.0000	1.2800

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					

Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	2.3000e-004	1.7000e-004	1.7600e-003	0.0000	3.3000e-004	0.0000	3.3000e-004	9.0000e-005	0.0000	9.0000e-005	0.0000	0.3214	0.3214	1.0000e-005	0.0000	0.3217
Total	2.3000e-004	1.7000e-004	1.7600e-003	0.0000	3.3000e-004	0.0000	3.3000e-004	9.0000e-005	0.0000	9.0000e-005	0.0000	0.3214	0.3214	1.0000e-005	0.0000	0.3217

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Unmitigated	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000

4.2 Trip Summary Information

	Average Daily Trip Rate			Unmitigated	Mitigated
Land Use	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Parking Lot	0.00	0.00	0.00		
Other Non-Asphalt Surfaces	0.00	0.00	0.00		
Total	0.00	0.00	0.00		

3 Trip Type Information

	Miles	Trip %	Trip Purpose %
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Land Use	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Parking Lot	10.00	5.00	6.50	0.00	0.00	0.00	0	0	0
Other Non-Asphalt Surfaces	10.00	5.00	6.50	0.00	0.00	0.00	0	0	0

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Parking Lot	0.547085	0.042365	0.202414	0.127049	0.023381	0.005779	0.018348	0.021363	0.002103	0.002394	0.006067	0.000620	0.001032
Other Non-Asphalt Surfaces	0.547085	0.042365	0.202414	0.127049	0.023381	0.005779	0.018348	0.021363	0.002103	0.002394	0.006067	0.000620	0.001032

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Electricity Mitigated						0.0000	0.0000		0.0000	0.0000	0.0000	12.7831	12.7831	8.7000e-004	1.8000e-004	12.8584
Electricity Unmitigated						0.0000	0.0000		0.0000	0.0000	0.0000	12.7831	12.7831	8.7000e-004	1.8000e-004	12.8584
NaturalGas Mitigated	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
NaturalGas Unmitigated	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000

5.2 Energy by Land Use - NaturalGas
Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
Other Non-Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Parking Lot	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total		0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
Other Non-Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Parking Lot	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total		0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000

5.3 Energy by Land Use - Electricity

Unmitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
er Non-Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000
Parking Lot	66000	12.7831	8.7000e-004	1.8000e-004	12.8584

Total		12.7831	8.7000e-004	1.8000e-004	12.8584
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Mitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Other Non-Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000
Parking Lot	66000	12.7831	8.7000e-004	1.8000e-004	12.8584
Total		12.7831	8.7000e-004	1.8000e-004	12.8584

6.0 Area Detail

6.1 Mitigation Measures Area

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	8.3000e-003	1.0000e-005	1.3400e-003	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	2.5800e-003	2.5800e-003	1.0000e-005	0.0000	2.7600e-003
Unmitigated	8.3000e-003	1.0000e-005	1.3400e-003	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	2.5800e-003	2.5800e-003	1.0000e-005	0.0000	2.7600e-003

AGENDA ITEM 13.3
2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	1.4500e-003					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	6.7200e-003					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	1.3000e-004	1.0000e-005	1.3400e-003	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	2.5800e-003	2.5800e-003	1.0000e-005	0.0000	2.7600e-003
Total	8.3000e-003	1.0000e-005	1.3400e-003	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	2.5800e-003	2.5800e-003	1.0000e-005	0.0000	2.7600e-003

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	1.4500e-003					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	6.7200e-003					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	1.3000e-004	1.0000e-005	1.3400e-003	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	2.5800e-003	2.5800e-003	1.0000e-005	0.0000	2.7600e-003
Total	8.3000e-003	1.0000e-005	1.3400e-003	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	2.5800e-003	2.5800e-003	1.0000e-005	0.0000	2.7600e-003

7.0 Water Detail

1 Mitigation Measures Water

	Total CO2	CH4	N2O	CO2e
Category	MT/yr			
Mitigated	0.0000	0.0000	0.0000	0.0000
Unmitigated	0.0000	0.0000	0.0000	0.0000

7.2 Water by Land Use

Unmitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Other Non-Asphalt Surfaces	0 / 0	0.0000	0.0000	0.0000	0.0000
Parking Lot	0 / 0	0.0000	0.0000	0.0000	0.0000
Total		0.0000	0.0000	0.0000	0.0000

Mitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			

Other Non-Asphalt Surfaces	0 / 0	0.0000	0.0000	0.0000	0.0000
Parking Lot	0 / 0	0.0000	0.0000	0.0000	0.0000
Total		0.0000	0.0000	0.0000	0.0000

8.0 Waste Detail

8.1 Mitigation Measures Waste

Category/Year

	Total CO2	CH4	N2O	CO2e
	MT/yr			
Mitigated	0.0000	0.0000	0.0000	0.0000
Unmitigated	0.0000	0.0000	0.0000	0.0000

8.2 Waste by Land Use

Unmitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Other Non-Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000
Parking Lot	0	0.0000	0.0000	0.0000	0.0000

Total		0.0000	0.0000	0.0000	0.0000
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Mitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Other Non-Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000
Parking Lot	0	0.0000	0.0000	0.0000	0.0000
Total		0.0000	0.0000	0.0000	0.0000

9.0 Operational Offroad

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type
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10.0 Stationary Equipment

Fire Pumps and Emergency Generators

Equipment Type	Number	Hours/Day	Hours/Year	Horse Power	Load Factor	Fuel Type
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Boilers

Equipment Type	Number	Heat Input/Day	Heat Input/Year	Boiler Rating	Fuel Type
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User Defined Equipment

Equipment Type	Number
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11.0 Vegetation

Soil Born Farms - Sacramento Metropolitan AQMD Air District, Summer

Soil Born Farms**Sacramento Metropolitan AQMD Air District, Summer****1.0 Project Characteristics****1.1 Land Usage**

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Parking Lot	75.00	1000sqft	1.72	75,000.00	0
Other Non-Asphalt Surfaces	29.00	1000sqft	0.67	29,000.00	0

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	3.5	Precipitation Freq (Days)	58
Climate Zone	6			Operational Year	2019
Utility Company	Pacific Gas & Electric Company				
CO2 Intensity (lb/MW hr)	427	CH4 Intensity (lb/MW hr)	0.029	N2O Intensity (lb/MW hr)	0.006

1.3 User Entered Comments & Non-Default Data

Project Characteristics - CO2 intensity factor per PG&E, 2015

Land Use - Default

Construction Phase - Construction activities are anticipated to take approximately 3 months

Energy Use - Default

Table Name	Column Name	Default Value	New Value
tblConstructionPhase	NumDays	220.00	15.00
tblConstructionPhase	NumDays	20.00	3.00
tblConstructionPhase	NumDays	6.00	4.00
tblConstructionPhase	NumDays	10.00	24.00

tblConstructionPhase	NumDays	3.00	20.00
tblGrading	AcresOfGrading	2.00	3.00
tblGrading	AcresOfGrading	30.00	4.50
tblProjectCharacteristics	CO2IntensityFactor	641.35	427
tblProjectCharacteristics	OperationalYear	2018	2019

2.0 Emissions Summary

2.1 Overall Construction (Maximum Daily Emission)

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2017	5.2097	52.9484	26.0205	0.0467	7.1930	2.4092	9.6022	3.4582	2.2165	5.6747	0.0000	4,777.2855	4,777.2855	1.4217	0.0000	4,812.8281
Maximum	5.2097	52.9484	26.0205	0.0467	7.1930	2.4092	9.6022	3.4582	2.2165	5.6747	0.0000	4,777.2855	4,777.2855	1.4217	0.0000	4,812.8281

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2017	5.2097	52.9484	26.0205	0.0467	7.1930	2.4092	9.6022	3.4582	2.2165	5.6747	0.0000	4,777.2855	4,777.2855	1.4217	0.0000	4,812.8281
Maximum	5.2097	52.9484	26.0205	0.0467	7.1930	2.4092	9.6022	3.4582	2.2165	5.6747	0.0000	4,777.2855	4,777.2855	1.4217	0.0000	4,812.8281

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Percent Reduction	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	0.0458	1.0000e-004	0.0107	0.0000		4.0000e-005	4.0000e-005		4.0000e-005	4.0000e-005		0.0228	0.0228	6.0000e-005		0.0243
Energy	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Mobile	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Total	0.0458	1.0000e-004	0.0107	0.0000	0.0000	4.0000e-005	4.0000e-005	0.0000	4.0000e-005	4.0000e-005		0.0228	0.0228	6.0000e-005	0.0000	0.0243

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	0.0458	1.0000e-004	0.0107	0.0000		4.0000e-005	4.0000e-005		4.0000e-005	4.0000e-005		0.0228	0.0228	6.0000e-005		0.0243
Energy	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Mobile	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000

Total	0.0458	1.0000e-004	0.0107	0.0000	0.0000	4.0000e-005	4.0000e-005	0.0000	4.0000e-005	4.0000e-005		0.0228	0.0228	6.0000e-005	0.0000	0.0243
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	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Percent Reduction	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

3.0 Construction Detail

Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Demolition	Demolition	6/19/2017	6/21/2017	5	3	
2	Site Preparation	Site Preparation	6/22/2017	7/19/2017	5	20	
3	Grading	Grading	7/19/2017	7/24/2017	5	4	
4	Building Construction	Building Construction	7/25/2017	8/14/2017	5	15	
5	Paving	Paving	8/15/2017	9/15/2017	5	24	
6	Architectural Coating	Architectural Coating	9/4/2017	9/15/2017	5	10	

Acres of Grading (Site Preparation Phase): 4.5

Acres of Grading (Grading Phase): 3

Acres of Paving: 2.39

Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 0; Non-Residential Outdoor: 0; Striped Parking Area: 6,240

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Demolition	Concrete/Industrial Saws	1	8.00	81	0.73
Demolition	Rubber Tired Dozers	1	8.00	247	0.40
Demolition	Tractors/Loaders/Backhoes	3	8.00	97	0.37
Site Preparation	Graders	1	8.00	187	0.41
Site Preparation	Scrapers	1	8.00	367	0.48
Site Preparation	Tractors/Loaders/Backhoes	1	7.00	97	0.37

Grading	Graders	1	8.00	187	0.41
Grading	Rubber Tired Dozers	1	8.00	247	0.40
Grading	Tractors/Loaders/Backhoes	2	7.00	97	0.37
Building Construction	Cranes	1	8.00	231	0.29
Building Construction	Forklifts	2	7.00	89	0.20
Building Construction	Generator Sets	1	8.00	84	0.74
Building Construction	Tractors/Loaders/Backhoes	1	6.00	97	0.37
Building Construction	Welders	3	8.00	46	0.45
Paving	Cement and Mortar Mixers	1	8.00	9	0.56
Paving	Pavers	1	8.00	130	0.42
Paving	Paving Equipment	1	8.00	132	0.36
Paving	Rollers	2	8.00	80	0.38
Paving	Tractors/Loaders/Backhoes	1	8.00	97	0.37
Architectural Coating	Air Compressors	1	6.00	78	0.48

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Demolition	5	13.00	0.00	0.00	10.00	6.50	20.00	LD_Mix	HDT_Mix	HHDT
Site Preparation	3	8.00	0.00	0.00	10.00	6.50	20.00	LD_Mix	HDT_Mix	HHDT
Grading	4	10.00	0.00	0.00	10.00	6.50	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	8	44.00	17.00	0.00	10.00	6.50	20.00	LD_Mix	HDT_Mix	HHDT
Paving	6	15.00	0.00	0.00	10.00	6.50	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	9.00	0.00	0.00	10.00	6.50	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

2 Demolition - 2017

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	2.7625	26.7594	15.5573	0.0241		1.6477	1.6477		1.5404	1.5404		2,421.4229	2,421.4229	0.6125		2,436.7347
Total	2.7625	26.7594	15.5573	0.0241		1.6477	1.6477		1.5404	1.5404		2,421.4229	2,421.4229	0.6125		2,436.7347

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0750	0.0436	0.5946	1.1400e-003	0.0989	7.6000e-004	0.0997	0.0262	7.0000e-004	0.0269		113.1683	113.1683	4.3100e-003		113.2761
Total	0.0750	0.0436	0.5946	1.1400e-003	0.0989	7.6000e-004	0.0997	0.0262	7.0000e-004	0.0269		113.1683	113.1683	4.3100e-003		113.2761

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					

Off-Road	2.7625	26.7594	15.5573	0.0241		1.6477	1.6477		1.5404	1.5404	0.0000	2,421.4229	2,421.4229	0.6125		2,436.7347
Total	2.7625	26.7594	15.5573	0.0241		1.6477	1.6477		1.5404	1.5404	0.0000	2,421.4229	2,421.4229	0.6125		2,436.7347

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0750	0.0436	0.5946	1.1400e-003	0.0989	7.6000e-004	0.0997	0.0262	7.0000e-004	0.0269		113.1683	113.1683	4.3100e-003		113.2761
Total	0.0750	0.0436	0.5946	1.1400e-003	0.0989	7.6000e-004	0.0997	0.0262	7.0000e-004	0.0269		113.1683	113.1683	4.3100e-003		113.2761

3.3 Site Preparation - 2017

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					0.2386	0.0000	0.2386	0.0258	0.0000	0.0258			0.0000			0.0000
Off-Road	2.1335	26.7238	14.4219	0.0245		1.1097	1.1097		1.0209	1.0209		2,508.4086	2,508.4086	0.7686		2,527.6229
Total	2.1335	26.7238	14.4219	0.0245	0.2386	1.1097	1.3483	0.0258	1.0209	1.0466		2,508.4086	2,508.4086	0.7686		2,527.6229

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0462	0.0268	0.3659	7.0000e-004	0.0609	4.7000e-004	0.0613	0.0161	4.3000e-004	0.0166		69.6421	69.6421	2.6500e-003		69.7083
Total	0.0462	0.0268	0.3659	7.0000e-004	0.0609	4.7000e-004	0.0613	0.0161	4.3000e-004	0.0166		69.6421	69.6421	2.6500e-003		69.7083

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					0.2386	0.0000	0.2386	0.0258	0.0000	0.0258			0.0000			0.0000
Off-Road	2.1335	26.7238	14.4219	0.0245		1.1097	1.1097		1.0209	1.0209	0.0000	2,508.4086	2,508.4086	0.7686		2,527.6229
Total	2.1335	26.7238	14.4219	0.0245	0.2386	1.1097	1.3483	0.0258	1.0209	1.0466	0.0000	2,508.4086	2,508.4086	0.7686		2,527.6229

Agenda Item 13.3 Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
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Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0462	0.0268	0.3659	7.0000e-004	0.0609	4.7000e-004	0.0613	0.0161	4.3000e-004	0.0166		69.6421	69.6421	2.6500e-003		69.7083
Total	0.0462	0.0268	0.3659	7.0000e-004	0.0609	4.7000e-004	0.0613	0.0161	4.3000e-004	0.0166		69.6421	69.6421	2.6500e-003		69.7083

3.4 Grading - 2017

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					6.8175	0.0000	6.8175	3.3961	0.0000	3.3961			0.0000			0.0000
Off-Road	2.3212	26.1643	10.7753	0.0206		1.2985	1.2985		1.1947	1.1947		2,112.1822	2,112.1822	0.6472		2,128.3614
Total	2.3212	26.1643	10.7753	0.0206	6.8175	1.2985	8.1160	3.3961	1.1947	4.5908		2,112.1822	2,112.1822	0.6472		2,128.3614

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0577	0.0335	0.4574	8.8000e-004	0.0761	5.8000e-004	0.0767	0.0202	5.4000e-004	0.0207		87.0526	87.0526	3.3100e-003		87.1354

Total	0.0577	0.0335	0.4574	8.8000e-004	0.0761	5.8000e-004	0.0767	0.0202	5.4000e-004	0.0207		87.0526	87.0526	3.3100e-003		87.1354
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Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					6.8175	0.0000	6.8175	3.3961	0.0000	3.3961			0.0000			0.0000
Off-Road	2.3212	26.1643	10.7753	0.0206		1.2985	1.2985		1.1947	1.1947	0.0000	2,112.1822	2,112.1822	0.6472		2,128.3614
Total	2.3212	26.1643	10.7753	0.0206	6.8175	1.2985	8.1160	3.3961	1.1947	4.5908	0.0000	2,112.1822	2,112.1822	0.6472		2,128.3614

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0577	0.0335	0.4574	8.8000e-004	0.0761	5.8000e-004	0.0767	0.0202	5.4000e-004	0.0207		87.0526	87.0526	3.3100e-003		87.1354
Total	0.0577	0.0335	0.4574	8.8000e-004	0.0761	5.8000e-004	0.0767	0.0202	5.4000e-004	0.0207		87.0526	87.0526	3.3100e-003		87.1354

5 Building Construction - 2017

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	3.3418	23.0287	16.3102	0.0250		1.4697	1.4697		1.4068	1.4068		2,347.6211	2,347.6211	0.5228		2,360.6922
Total	3.3418	23.0287	16.3102	0.0250		1.4697	1.4697		1.4068	1.4068		2,347.6211	2,347.6211	0.5228		2,360.6922

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.1075	2.2783	0.8553	4.3200e-003	0.1023	0.0210	0.1233	0.0295	0.0200	0.0495		455.4831	455.4831	0.0297		456.2244
Worker	0.2538	0.1475	2.0126	3.8600e-003	0.3347	2.5700e-003	0.3373	0.0888	2.3700e-003	0.0912		383.0313	383.0313	0.0146		383.3959
Total	0.3614	2.4258	2.8679	8.1800e-003	0.4371	0.0235	0.4606	0.1182	0.0224	0.1406		838.5144	838.5144	0.0442		839.6203

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					

Off-Road	3.3418	23.0287	16.3102	0.0250		1.4697	1.4697		1.4068	1.4068	0.0000	2,347.621 1	2,347.6211	0.5228		2,360.692 2
Total	3.3418	23.0287	16.3102	0.0250		1.4697	1.4697		1.4068	1.4068	0.0000	2,347.621 1	2,347.6211	0.5228		2,360.692 2

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.1075	2.2783	0.8553	4.3200e-003	0.1023	0.0210	0.1233	0.0295	0.0200	0.0495		455.4831	455.4831	0.0297		456.2244
Worker	0.2538	0.1475	2.0126	3.8600e-003	0.3347	2.5700e-003	0.3373	0.0888	2.3700e-003	0.0912		383.0313	383.0313	0.0146		383.3959
Total	0.3614	2.4258	2.8679	8.1800e-003	0.4371	0.0235	0.4606	0.1182	0.0224	0.1406		838.5144	838.5144	0.0442		839.6203

3.6 Paving - 2017

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.6589	16.6726	12.2090	0.0178		1.0334	1.0334		0.9519	0.9519		1,802.268 2	1,802.2682	0.5420		1,815.817 7
Paving	0.1878					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	1.8467	16.6726	12.2090	0.0178		1.0334	1.0334		0.9519	0.9519		1,802.268 2	1,802.2682	0.5420		1,815.817 7

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0865	0.0503	0.6861	1.3100e-003	0.1141	8.7000e-004	0.1150	0.0303	8.1000e-004	0.0311		130.5788	130.5788	4.9700e-003		130.7032
Total	0.0865	0.0503	0.6861	1.3100e-003	0.1141	8.7000e-004	0.1150	0.0303	8.1000e-004	0.0311		130.5788	130.5788	4.9700e-003		130.7032

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.6589	16.6726	12.2090	0.0178		1.0334	1.0334		0.9519	0.9519	0.0000	1,802.2682	1,802.2682	0.5420		1,815.8177
Paving	0.1878					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	1.8467	16.6726	12.2090	0.0178		1.0334	1.0334		0.9519	0.9519	0.0000	1,802.2682	1,802.2682	0.5420		1,815.8177

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
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Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0865	0.0503	0.6861	1.3100e-003	0.1141	8.7000e-004	0.1150	0.0303	8.1000e-004	0.0311		130.5788	130.5788	4.9700e-003		130.7032
Total	0.0865	0.0503	0.6861	1.3100e-003	0.1141	8.7000e-004	0.1150	0.0303	8.1000e-004	0.0311		130.5788	130.5788	4.9700e-003		130.7032

3.7 Architectural Coating - 2017

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	2.8922					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.3323	2.1850	1.8681	2.9700e-003		0.1733	0.1733		0.1733	0.1733		281.4481	281.4481	0.0297		282.1909
Total	3.2246	2.1850	1.8681	2.9700e-003		0.1733	0.1733		0.1733	0.1733		281.4481	281.4481	0.0297		282.1909

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0519	0.0302	0.4117	7.9000e-004	0.0685	5.2000e-004	0.0690	0.0182	4.8000e-004	0.0187		78.3473	78.3473	2.9800e-003		78.4219

Total	0.0519	0.0302	0.4117	7.9000e-004	0.0685	5.2000e-004	0.0690	0.0182	4.8000e-004	0.0187		78.3473	78.3473	2.9800e-003		78.4219
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Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	2.8922					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.3323	2.1850	1.8681	2.9700e-003		0.1733	0.1733		0.1733	0.1733	0.0000	281.4481	281.4481	0.0297		282.1909
Total	3.2246	2.1850	1.8681	2.9700e-003		0.1733	0.1733		0.1733	0.1733	0.0000	281.4481	281.4481	0.0297		282.1909

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0519	0.0302	0.4117	7.9000e-004	0.0685	5.2000e-004	0.0690	0.0182	4.8000e-004	0.0187		78.3473	78.3473	2.9800e-003		78.4219
Total	0.0519	0.0302	0.4117	7.9000e-004	0.0685	5.2000e-004	0.0690	0.0182	4.8000e-004	0.0187		78.3473	78.3473	2.9800e-003		78.4219

0 Operational Detail - Mobile

1 Mitigation Measures Mobile

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Unmitigated	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000

4.2 Trip Summary Information

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Parking Lot	0.00	0.00	0.00		
Other Non-Asphalt Surfaces	0.00	0.00	0.00		
Total	0.00	0.00	0.00		

4.3 Trip Type Information

Land Use	Miles			Trip %			Trip Purpose %		
	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Parking Lot	10.00	5.00	6.50	0.00	0.00	0.00	0	0	0
Other Non-Asphalt Surfaces	10.00	5.00	6.50	0.00	0.00	0.00	0	0	0

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Parking Lot	0.547085	0.042365	0.202414	0.127049	0.023381	0.005779	0.018348	0.021363	0.002103	0.002394	0.006067	0.000620	0.001032
Other Non-Asphalt Surfaces	0.547085	0.042365	0.202414	0.127049	0.023381	0.005779	0.018348	0.021363	0.002103	0.002394	0.006067	0.000620	0.001032

0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
NaturalGas Mitigated	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
NaturalGas Unmitigated	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000

5.2 Energy by Land Use - NaturalGas
Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Other Non-Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Parking Lot	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Total		0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000

	Natural Gas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Other Non-Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Parking Lot	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Total		0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000

6.0 Area Detail

6.1 Mitigation Measures Area

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	0.0458	1.0000e-004	0.0107	0.0000		4.0000e-005	4.0000e-005		4.0000e-005	4.0000e-005		0.0228	0.0228	6.0000e-005		0.0243
Unmitigated	0.0458	1.0000e-004	0.0107	0.0000		4.0000e-005	4.0000e-005		4.0000e-005	4.0000e-005		0.0228	0.0228	6.0000e-005		0.0243

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
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SubCategory	lb/day										lb/day					
Architectural Coating	7.9200e-003					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	0.0368					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	1.0200e-003	1.0000e-004	0.0107	0.0000		4.0000e-005	4.0000e-005		4.0000e-005	4.0000e-005		0.0228	0.0228	6.0000e-005		0.0243
Total	0.0458	1.0000e-004	0.0107	0.0000		4.0000e-005	4.0000e-005		4.0000e-005	4.0000e-005		0.0228	0.0228	6.0000e-005		0.0243

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	7.9200e-003					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	0.0368					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	1.0200e-003	1.0000e-004	0.0107	0.0000		4.0000e-005	4.0000e-005		4.0000e-005	4.0000e-005		0.0228	0.0228	6.0000e-005		0.0243
Total	0.0458	1.0000e-004	0.0107	0.0000		4.0000e-005	4.0000e-005		4.0000e-005	4.0000e-005		0.0228	0.0228	6.0000e-005		0.0243

7.0 Water Detail

7.1 Mitigation Measures Water

8.0 Waste Detail

1 Mitigation Measures Waste

0 Operational Offroad

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type
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10.0 Stationary Equipment

Fire Pumps and Emergency Generators

Equipment Type	Number	Hours/Day	Hours/Year	Horse Power	Load Factor	Fuel Type
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Boilers

Equipment Type	Number	Heat Input/Day	Heat Input/Year	Boiler Rating	Fuel Type
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User Defined Equipment

Equipment Type	Number
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11.0 Vegetation

Soil Born Farms - Sacramento Metropolitan AQMD Air District, Winter

Soil Born Farms

Sacramento Metropolitan AQMD Air District, Winter

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Parking Lot	75.00	1000sqft	1.72	75,000.00	0
Other Non-Asphalt Surfaces	29.00	1000sqft	0.67	29,000.00	0

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	3.5	Precipitation Freq (Days)	58
Climate Zone	6			Operational Year	2019
Utility Company	Pacific Gas & Electric Company				
CO2 Intensity (lb/MW hr)	427	CH4 Intensity (lb/MW hr)	0.029	N2O Intensity (lb/MW hr)	0.006

1.3 User Entered Comments & Non-Default Data

Project Characteristics - CO2 intensity factor per PG&E, 2015

Land Use - Default

Construction Phase - Construction activities are anticipated to take approximately 3 months

Energy Use - Default

Table Name	Column Name	Default Value	New Value
tblConstructionPhase	NumDays	220.00	15.00
tblConstructionPhase	NumDays	20.00	3.00
tblConstructionPhase	NumDays	6.00	4.00
tblConstructionPhase	NumDays	10.00	24.00

tblConstructionPhase	NumDays	3.00	20.00
tblGrading	AcresOfGrading	2.00	3.00
tblGrading	AcresOfGrading	30.00	4.50
tblProjectCharacteristics	CO2IntensityFactor	641.35	427
tblProjectCharacteristics	OperationalYear	2018	2019

2.0 Emissions Summary

2.1 Overall Construction (Maximum Daily Emission)

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2017	5.1998	52.9628	25.9162	0.0466	7.1930	2.4092	9.6022	3.4582	2.2165	5.6747	0.0000	4,758.2641	4,758.2641	1.4211	0.0000	4,793.7916
Maximum	5.1998	52.9628	25.9162	0.0466	7.1930	2.4092	9.6022	3.4582	2.2165	5.6747	0.0000	4,758.2641	4,758.2641	1.4211	0.0000	4,793.7916

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2017	5.1998	52.9628	25.9162	0.0466	7.1930	2.4092	9.6022	3.4582	2.2165	5.6747	0.0000	4,758.2640	4,758.2640	1.4211	0.0000	4,793.7916
Maximum	5.1998	52.9628	25.9162	0.0466	7.1930	2.4092	9.6022	3.4582	2.2165	5.6747	0.0000	4,758.2640	4,758.2640	1.4211	0.0000	4,793.7916

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Percent Reduction	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	0.0458	1.0000e-004	0.0107	0.0000		4.0000e-005	4.0000e-005		4.0000e-005	4.0000e-005		0.0228	0.0228	6.0000e-005		0.0243
Energy	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Mobile	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Total	0.0458	1.0000e-004	0.0107	0.0000	0.0000	4.0000e-005	4.0000e-005	0.0000	4.0000e-005	4.0000e-005		0.0228	0.0228	6.0000e-005	0.0000	0.0243

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	0.0458	1.0000e-004	0.0107	0.0000		4.0000e-005	4.0000e-005		4.0000e-005	4.0000e-005		0.0228	0.0228	6.0000e-005		0.0243
Energy	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Mobile	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000

Total	0.0458	1.0000e-004	0.0107	0.0000	0.0000	4.0000e-005	4.0000e-005	0.0000	4.0000e-005	4.0000e-005		0.0228	0.0228	6.0000e-005	0.0000	0.0243
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	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Percent Reduction	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

3.0 Construction Detail

Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Demolition	Demolition	6/19/2017	6/21/2017	5	3	
2	Site Preparation	Site Preparation	6/22/2017	7/19/2017	5	20	
3	Grading	Grading	7/19/2017	7/24/2017	5	4	
4	Building Construction	Building Construction	7/25/2017	8/14/2017	5	15	
5	Paving	Paving	8/15/2017	9/15/2017	5	24	
6	Architectural Coating	Architectural Coating	9/4/2017	9/15/2017	5	10	

Acres of Grading (Site Preparation Phase): 4.5

Acres of Grading (Grading Phase): 3

Acres of Paving: 2.39

Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 0; Non-Residential Outdoor: 0; Striped Parking Area: 6,240

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Demolition	Concrete/Industrial Saws	1	8.00	81	0.73
Demolition	Rubber Tired Dozers	1	8.00	247	0.40
Demolition	Tractors/Loaders/Backhoes	3	8.00	97	0.37
Site Preparation	Graders	1	8.00	187	0.41
Site Preparation	Scrapers	1	8.00	367	0.48
Site Preparation	Tractors/Loaders/Backhoes	1	7.00	97	0.37

Grading	Graders	1	8.00	187	0.41
Grading	Rubber Tired Dozers	1	8.00	247	0.40
Grading	Tractors/Loaders/Backhoes	2	7.00	97	0.37
Building Construction	Cranes	1	8.00	231	0.29
Building Construction	Forklifts	2	7.00	89	0.20
Building Construction	Generator Sets	1	8.00	84	0.74
Building Construction	Tractors/Loaders/Backhoes	1	6.00	97	0.37
Building Construction	Welders	3	8.00	46	0.45
Paving	Cement and Mortar Mixers	1	8.00	9	0.56
Paving	Pavers	1	8.00	130	0.42
Paving	Paving Equipment	1	8.00	132	0.36
Paving	Rollers	2	8.00	80	0.38
Paving	Tractors/Loaders/Backhoes	1	8.00	97	0.37
Architectural Coating	Air Compressors	1	6.00	78	0.48

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Demolition	5	13.00	0.00	0.00	10.00	6.50	20.00	LD_Mix	HDT_Mix	HHDT
Site Preparation	3	8.00	0.00	0.00	10.00	6.50	20.00	LD_Mix	HDT_Mix	HHDT
Grading	4	10.00	0.00	0.00	10.00	6.50	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	8	44.00	17.00	0.00	10.00	6.50	20.00	LD_Mix	HDT_Mix	HHDT
Paving	6	15.00	0.00	0.00	10.00	6.50	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	9.00	0.00	0.00	10.00	6.50	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

2 Demolition - 2017

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	2.7625	26.7594	15.5573	0.0241		1.6477	1.6477		1.5404	1.5404		2,421.4229	2,421.4229	0.6125		2,436.7347
Total	2.7625	26.7594	15.5573	0.0241		1.6477	1.6477		1.5404	1.5404		2,421.4229	2,421.4229	0.6125		2,436.7347

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0696	0.0540	0.5193	1.0000e-003	0.0989	7.6000e-004	0.0997	0.0262	7.0000e-004	0.0269		99.4306	99.4306	3.8700e-003		99.5274
Total	0.0696	0.0540	0.5193	1.0000e-003	0.0989	7.6000e-004	0.0997	0.0262	7.0000e-004	0.0269		99.4306	99.4306	3.8700e-003		99.5274

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					

Off-Road	2.7625	26.7594	15.5573	0.0241		1.6477	1.6477		1.5404	1.5404	0.0000	2,421.4229	2,421.4229	0.6125		2,436.7347
Total	2.7625	26.7594	15.5573	0.0241		1.6477	1.6477		1.5404	1.5404	0.0000	2,421.4229	2,421.4229	0.6125		2,436.7347

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0696	0.0540	0.5193	1.0000e-003	0.0989	7.6000e-004	0.0997	0.0262	7.0000e-004	0.0269		99.4306	99.4306	3.8700e-003		99.5274
Total	0.0696	0.0540	0.5193	1.0000e-003	0.0989	7.6000e-004	0.0997	0.0262	7.0000e-004	0.0269		99.4306	99.4306	3.8700e-003		99.5274

3.3 Site Preparation - 2017

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					0.2386	0.0000	0.2386	0.0258	0.0000	0.0258			0.0000			0.0000
Off-Road	2.1335	26.7238	14.4219	0.0245		1.1097	1.1097		1.0209	1.0209		2,508.4086	2,508.4086	0.7686		2,527.6229
Total	2.1335	26.7238	14.4219	0.0245	0.2386	1.1097	1.3483	0.0258	1.0209	1.0466		2,508.4086	2,508.4086	0.7686		2,527.6229

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0429	0.0332	0.3196	6.2000e-004	0.0609	4.7000e-004	0.0613	0.0161	4.3000e-004	0.0166		61.1881	61.1881	2.3800e-003		61.2477
Total	0.0429	0.0332	0.3196	6.2000e-004	0.0609	4.7000e-004	0.0613	0.0161	4.3000e-004	0.0166		61.1881	61.1881	2.3800e-003		61.2477

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					0.2386	0.0000	0.2386	0.0258	0.0000	0.0258			0.0000			0.0000
Off-Road	2.1335	26.7238	14.4219	0.0245		1.1097	1.1097		1.0209	1.0209	0.0000	2,508.4086	2,508.4086	0.7686		2,527.6229
Total	2.1335	26.7238	14.4219	0.0245	0.2386	1.1097	1.3483	0.0258	1.0209	1.0466	0.0000	2,508.4086	2,508.4086	0.7686		2,527.6229

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
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Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0429	0.0332	0.3196	6.2000e-004	0.0609	4.7000e-004	0.0613	0.0161	4.3000e-004	0.0166		61.1881	61.1881	2.3800e-003		61.2477
Total	0.0429	0.0332	0.3196	6.2000e-004	0.0609	4.7000e-004	0.0613	0.0161	4.3000e-004	0.0166		61.1881	61.1881	2.3800e-003		61.2477

3.4 Grading - 2017

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					6.8175	0.0000	6.8175	3.3961	0.0000	3.3961			0.0000			0.0000
Off-Road	2.3212	26.1643	10.7753	0.0206		1.2985	1.2985		1.1947	1.1947		2,112.1822	2,112.1822	0.6472		2,128.3614
Total	2.3212	26.1643	10.7753	0.0206	6.8175	1.2985	8.1160	3.3961	1.1947	4.5908		2,112.1822	2,112.1822	0.6472		2,128.3614

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0536	0.0415	0.3995	7.7000e-004	0.0761	5.8000e-004	0.0767	0.0202	5.4000e-004	0.0207		76.4851	76.4851	2.9800e-003		76.5596

Total	0.0536	0.0415	0.3995	7.7000e-004	0.0761	5.8000e-004	0.0767	0.0202	5.4000e-004	0.0207		76.4851	76.4851	2.9800e-003		76.5596
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Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					6.8175	0.0000	6.8175	3.3961	0.0000	3.3961			0.0000			0.0000
Off-Road	2.3212	26.1643	10.7753	0.0206		1.2985	1.2985		1.1947	1.1947	0.0000	2,112.1822	2,112.1822	0.6472		2,128.3614
Total	2.3212	26.1643	10.7753	0.0206	6.8175	1.2985	8.1160	3.3961	1.1947	4.5908	0.0000	2,112.1822	2,112.1822	0.6472		2,128.3614

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0536	0.0415	0.3995	7.7000e-004	0.0761	5.8000e-004	0.0767	0.0202	5.4000e-004	0.0207		76.4851	76.4851	2.9800e-003		76.5596
Total	0.0536	0.0415	0.3995	7.7000e-004	0.0761	5.8000e-004	0.0767	0.0202	5.4000e-004	0.0207		76.4851	76.4851	2.9800e-003		76.5596

5 Building Construction - 2017

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	3.3418	23.0287	16.3102	0.0250		1.4697	1.4697		1.4068	1.4068		2,347.6211	2,347.6211	0.5228		2,360.6922
Total	3.3418	23.0287	16.3102	0.0250		1.4697	1.4697		1.4068	1.4068		2,347.6211	2,347.6211	0.5228		2,360.6922

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.1135	2.3462	0.9569	4.2100e-003	0.1023	0.0214	0.1238	0.0295	0.0205	0.0500		444.5803	444.5803	0.0322		445.3848
Worker	0.2357	0.1826	1.7576	3.3900e-003	0.3347	2.5700e-003	0.3373	0.0888	2.3700e-003	0.0912		336.5345	336.5345	0.0131		336.8621
Total	0.3491	2.5289	2.7145	7.6000e-003	0.4371	0.0240	0.4610	0.1182	0.0229	0.1411		781.1147	781.1147	0.0453		782.2469

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					

Off-Road	3.3418	23.0287	16.3102	0.0250		1.4697	1.4697		1.4068	1.4068	0.0000	2,347.621 1	2,347.6211	0.5228		2,360.692 2
Total	3.3418	23.0287	16.3102	0.0250		1.4697	1.4697		1.4068	1.4068	0.0000	2,347.621 1	2,347.6211	0.5228		2,360.692 2

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.1135	2.3462	0.9569	4.2100e- 003	0.1023	0.0214	0.1238	0.0295	0.0205	0.0500		444.5803	444.5803	0.0322		445.3848
Worker	0.2357	0.1826	1.7576	3.3900e- 003	0.3347	2.5700e- 003	0.3373	0.0888	2.3700e- 003	0.0912		336.5345	336.5345	0.0131		336.8621
Total	0.3491	2.5289	2.7145	7.6000e- 003	0.4371	0.0240	0.4610	0.1182	0.0229	0.1411		781.1147	781.1147	0.0453		782.2469

3.6 Paving - 2017

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.6589	16.6726	12.2090	0.0178		1.0334	1.0334		0.9519	0.9519		1,802.268 2	1,802.2682	0.5420		1,815.817 7
Paving	0.1878					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	1.8467	16.6726	12.2090	0.0178		1.0334	1.0334		0.9519	0.9519		1,802.268 2	1,802.2682	0.5420		1,815.817 7

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0803	0.0623	0.5992	1.1600e-003	0.1141	8.7000e-004	0.1150	0.0303	8.1000e-004	0.0311		114.7277	114.7277	4.4700e-003		114.8393
Total	0.0803	0.0623	0.5992	1.1600e-003	0.1141	8.7000e-004	0.1150	0.0303	8.1000e-004	0.0311		114.7277	114.7277	4.4700e-003		114.8393

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.6589	16.6726	12.2090	0.0178		1.0334	1.0334		0.9519	0.9519	0.0000	1,802.2682	1,802.2682	0.5420		1,815.8177
Paving	0.1878					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	1.8467	16.6726	12.2090	0.0178		1.0334	1.0334		0.9519	0.9519	0.0000	1,802.2682	1,802.2682	0.5420		1,815.8177

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
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Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0803	0.0623	0.5992	1.1600e-003	0.1141	8.7000e-004	0.1150	0.0303	8.1000e-004	0.0311		114.7277	114.7277	4.4700e-003		114.8393
Total	0.0803	0.0623	0.5992	1.1600e-003	0.1141	8.7000e-004	0.1150	0.0303	8.1000e-004	0.0311		114.7277	114.7277	4.4700e-003		114.8393

3.7 Architectural Coating - 2017

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	2.8922					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.3323	2.1850	1.8681	2.9700e-003		0.1733	0.1733		0.1733	0.1733		281.4481	281.4481	0.0297		282.1909
Total	3.2246	2.1850	1.8681	2.9700e-003		0.1733	0.1733		0.1733	0.1733		281.4481	281.4481	0.0297		282.1909

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0482	0.0374	0.3595	6.9000e-004	0.0685	5.2000e-004	0.0690	0.0182	4.8000e-004	0.0187		68.8366	68.8366	2.6800e-003		68.9036

Total	0.0482	0.0374	0.3595	6.9000e-004	0.0685	5.2000e-004	0.0690	0.0182	4.8000e-004	0.0187		68.8366	68.8366	2.6800e-003		68.9036
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Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	2.8922					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.3323	2.1850	1.8681	2.9700e-003		0.1733	0.1733		0.1733	0.1733	0.0000	281.4481	281.4481	0.0297		282.1909
Total	3.2246	2.1850	1.8681	2.9700e-003		0.1733	0.1733		0.1733	0.1733	0.0000	281.4481	281.4481	0.0297		282.1909

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0482	0.0374	0.3595	6.9000e-004	0.0685	5.2000e-004	0.0690	0.0182	4.8000e-004	0.0187		68.8366	68.8366	2.6800e-003		68.9036
Total	0.0482	0.0374	0.3595	6.9000e-004	0.0685	5.2000e-004	0.0690	0.0182	4.8000e-004	0.0187		68.8366	68.8366	2.6800e-003		68.9036

0 Operational Detail - Mobile

1 Mitigation Measures Mobile

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Unmitigated	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000

4.2 Trip Summary Information

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Parking Lot	0.00	0.00	0.00		
Other Non-Asphalt Surfaces	0.00	0.00	0.00		
Total	0.00	0.00	0.00		

4.3 Trip Type Information

Land Use	Miles			Trip %			Trip Purpose %		
	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Parking Lot	10.00	5.00	6.50	0.00	0.00	0.00	0	0	0
Other Non-Asphalt Surfaces	10.00	5.00	6.50	0.00	0.00	0.00	0	0	0

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Parking Lot	0.547085	0.042365	0.202414	0.127049	0.023381	0.005779	0.018348	0.021363	0.002103	0.002394	0.006067	0.000620	0.001032
Other Non-Asphalt Surfaces	0.547085	0.042365	0.202414	0.127049	0.023381	0.005779	0.018348	0.021363	0.002103	0.002394	0.006067	0.000620	0.001032

0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
NaturalGas Mitigated	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
NaturalGas Unmitigated	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000

5.2 Energy by Land Use - NaturalGas
Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Other Non-Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Parking Lot	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Total		0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Other Non-Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Parking Lot	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Total		0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000

6.0 Area Detail

6.1 Mitigation Measures Area

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	0.0458	1.0000e-004	0.0107	0.0000		4.0000e-005	4.0000e-005		4.0000e-005	4.0000e-005		0.0228	0.0228	6.0000e-005		0.0243
Unmitigated	0.0458	1.0000e-004	0.0107	0.0000		4.0000e-005	4.0000e-005		4.0000e-005	4.0000e-005		0.0228	0.0228	6.0000e-005		0.0243

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
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SubCategory	lb/day										lb/day					
Architectural Coating	7.9200e-003					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	0.0368					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	1.0200e-003	1.0000e-004	0.0107	0.0000		4.0000e-005	4.0000e-005		4.0000e-005	4.0000e-005		0.0228	0.0228	6.0000e-005		0.0243
Total	0.0458	1.0000e-004	0.0107	0.0000		4.0000e-005	4.0000e-005		4.0000e-005	4.0000e-005		0.0228	0.0228	6.0000e-005		0.0243

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	7.9200e-003					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	0.0368					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	1.0200e-003	1.0000e-004	0.0107	0.0000		4.0000e-005	4.0000e-005		4.0000e-005	4.0000e-005		0.0228	0.0228	6.0000e-005		0.0243
Total	0.0458	1.0000e-004	0.0107	0.0000		4.0000e-005	4.0000e-005		4.0000e-005	4.0000e-005		0.0228	0.0228	6.0000e-005		0.0243

7.0 Water Detail

7.1 Mitigation Measures Water

8.0 Waste Detail

1 Mitigation Measures Waste

0 Operational Offroad

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type
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10.0 Stationary Equipment

Fire Pumps and Emergency Generators

Equipment Type	Number	Hours/Day	Hours/Year	Horse Power	Load Factor	Fuel Type
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Boilers

Equipment Type	Number	Heat Input/Day	Heat Input/Year	Boiler Rating	Fuel Type
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User Defined Equipment

Equipment Type	Number
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11.0 Vegetation

EXHIBIT B**MITIGATION MONITORING AND REPORTING PROGRAM**

This Mitigation and Monitoring Reporting Program (MMRP) has been formulated based upon the findings of the Mitigated Negative Declaration (MND) prepared for the proposed Chase Drive Corridor Project Phase 1B: Soil Born Farms (proposed Project). The purpose of the MMRP is to ensure the implementation of mitigation measures identified as part of the environmental review for the Project. The MMRP includes the following information:

- A list of mitigation measures;
- The party responsible for implementing the mitigation measures;
- The timing for implementation of the mitigation measure;
- The agency/city department responsible for monitoring the implementation; and
- The monitoring action and frequency.

The City of Rancho Cordova must adopt this MMRP, or an equally effective program, if it approves the proposed Project with the mitigation measures that were adopted or made conditions of Project approval.

Monitoring Item No.	EIR Mitigation Measure	Mitigation Measure	Timing	Responsible Party	Monitoring Party	Frequency and Duration of Monitoring	Performance Criteria
1	AES-1	Prior to initiation of construction activities, the City shall prepare and approve an Outdoor Lighting Plan consistent with Municipal Code §23.725.080. The Plan shall include the following: 1. Manufacturer specifications sheets, cut sheets, and other manufacturer-provided information for all proposed outdoor light fixtures to show fixture diagrams and outdoor light output levels. 2. The proposed location, mounting height, and aiming point of all outdoor lighting fixtures. 3. Photometric data including a computer-generated photometric grid showing foot-candle readings every 10 feet within the property or site and 10 feet beyond the property lines. [Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 4.9.080)]	Prior to Construction	City of Rancho Cordova	City of Rancho Cordova	Once prior to construction	Completion of an Outdoor Lighting Plan
2	AIR-1	Consistent with the Basic Construction Emission Control Practices required by the SMAQMD, the following actions shall be incorporated into construction contracts and specifications for the Project: • Water all exposed surfaces two times daily. Exposed surfaces include, but are not limited to soil piles, graded areas, unpaved parking areas, staging areas, and access roads. • Cover or maintain at least two feet of free board space on haul trucks transporting soil, sand, or other loose material on the site. Any haul trucks that would be traveling along freeways or major roadways should be covered. • Use wet power vacuum street sweepers to remove any visible trackout mud or dirt onto adjacent public roads at least once a day. Use of dry power sweeping is prohibited. • Limit vehicle speeds on unpaved roads to 15 miles per hour (mph). • All roadways, driveways, sidewalks, parking lots to be paved should be completed as soon as possible. In addition, building pads should be laid as soon as possible after grading unless seeding or soil binders are used. • Minimize idling time either by shutting equipment off when not in use or reducing the time of idling to 5 minutes [required by California Code of Regulations, Title 13, sections 2449(d)(3) and 2485]. Provide clear signage that posts this requirement for workers at the entrances to the site. • Maintain all construction equipment in proper working condition according to manufacturer's specifications. The	Prior to and During Construction	Construction Contractor	City of Rancho Cordova	Continually during construction	Completed documentation of compliance with SMAQMD Control Practices

Monitoring Item No.	EIR Mitigation Measure	Mitigation Measure	Timing	Responsible Party	Monitoring Party	Frequency and Duration of Monitoring	Performance Criteria
		equipment must be checked by a certified mechanic and determine to be running in proper condition before it is operated. - The project construction contractor shall provide a plan for approval by the SMAQMD demonstrating that the heavy-duty (50 horsepower or more) off-road vehicles to be used in the construction of the project will achieve a project-wide fleet-average 20 percent NOX reduction and 45 percent particulate reduction compared to the most recent CARB fleet average. - Acceptable options for reducing emissions may include use of late model engines (CARB Tier 3 Certified or better), low-emission diesel products, alternative fuels, engine retrofit technology, after-treatment products, and/or other options as they become available. - The project construction contractor shall ensure that emissions from all off-road diesel-powered equipment used 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.					
3	BIO-1	In order to minimize potential impacts to nesting Swainson's hawk, the following avoidance and minimization measures are proposed: - If work is scheduled to begin during the nesting season (February 1 through September 15), prior to the start of construction, an early season preconstruction survey for nesting Swainson's hawks shall be conducted by a qualified biologist between January and March on the property and immediate vicinity (an approximate 0.25-mile radius) by a qualified biologist when tree foliage is relatively sparse and nests are easy to identify. A second preconstruction survey for nesting Swainson's hawks shall be conducted on the property and immediate vicinity by a qualified biologist no more than 10 days prior to initiation of earthmoving activities. - If nesting Swainson's hawks are found within the survey area, a qualified biologist shall evaluate the potential for the Project to disturb nesting activities. CDFW shall be contacted to review the evaluation and determine if the Project can proceed without adversely affecting nesting activities. CDFW shall also be consulted to establish protection measures such	Prior to and During Construction	City of Rancho Cordova, Qualified biologist	City of Rancho Cordova	Prior to construction; continually during construction (if required)	Successful completion and documentation of surveys and worker training; successful completion and documentation of monitoring efforts (as required)

Monitoring Item No.	EIR Mitigation Measure	Mitigation Measure	Timing	Responsible Party	Monitoring Party	Frequency and Duration of Monitoring	Performance Criteria
		as buffers. Disturbance of active nests shall be avoided until it is determined by a qualified biologist that nesting is complete and the young have fledged, or that the nest has failed. If CDFW allows work to proceed, at a minimum, a qualified biologist shall be on-site during the start of construction activities during the nesting season to monitor nesting activity. The monitor shall have the authority to stop work if it is determined the Project is adversely affecting nesting activities. 3. Worker environmental awareness training will be conducted by a qualified biologist for all construction personnel. This training instructs workers to recognize Swainson's hawks and their habitat(s). 4. Brightly colored ESA fencing shall be placed along the limits of work to prevent unnecessary encroachment into adjacent areas. Fencing shall be maintained in good condition for the duration of construction activities.					
4	BIO-1	In accordance with the Chapter 19.12 of the City of Rancho Cordova, Tree Preservation and Protection Ordinance, the following measures shall apply to mitigate impacts to native oak trees on the Project site: 1. A certified arborist shall conduct a tree inventory of all native oak trees (valley oak [Quercus lobata]; interior live oak [Quercus wislizenii]; blue oak [Quercus douglasii]; and oracle oak [Quercus morehus]), meeting the required diameter at breast height (DBH), which will be impacted within their dripline due to the Project construction. The minimum single trunk DBH is 6 inches, or a multitrunked tree with an aggregate diameter of 10 inches or more. The dripline is the area delineated by the Project of the periphery of the crown area of a tree down to the ground surface. 2. The documentation of the tree attributes shall be in accordance with Chapter 19.12 of the City of Rancho Cordova, Tree Preservation and Protection Ordinance. If trenching, grading, or filling will occur within the dripline of any native oak tree meeting the requirement, or cutting, destroying, or removing any native oak tree meeting the requirement, a tree permit will need to be authorized by the director of public works.	Prior to Construction	City of Rancho Cordova, Certified Arborist	City of Rancho Cordova	Prior to construction	Successful completion of tree inventory and submittal of documentation; procurement of tree permit (as required)

Monitoring Item No.	EIR Mitigation Measure	Mitigation Measure	Timing	Responsible Party	Monitoring Party	Frequency and Duration of Monitoring	Performance Criteria
5	CULT-1	The City shall inform its contractor(s) of the possibility of subsurface archaeological deposits within the project site by including the following directive in contract documents: <i>If prehistoric or historical archaeological deposits are discovered during project activities, all work within 100 feet of the discovery shall be redirected and a qualified archaeologist contacted to assess the situation, consult with agencies as appropriate, and make recommendations regarding the treatment of the discovery. Project personnel shall not collect or move any archaeological materials or human remains and associated materials. Archaeological resources can include flaked-stone tools (e.g., projectile points, knives, choppers) or obsidian, chert, basalt, or quartzite toolmaking debris; bone tools; culturally darkened soil (i.e., midden soil often containing heat-affected rock, ash and charcoal, shellfish remains, faunal bones, and cultural materials); and stone-milling equipment (e.g., mortars, pestles, handstones). Prehistoric archaeological sites often contain human remains. Historical materials can include wood, stone, concrete, or adobe footings, walls, and other structural remains; debris-filled wells or privies; and deposits of wood, glass, ceramics, metal, and other refuse.</i> <i>If archaeological deposits are identified during project ground-disturbing activities, all ground disturbance within 100 feet shall be redirected. A qualified archaeologist and a Native American representative designated to speak on behalf of a culturally-affiliated tribe that has requested consultation for the project shall be contacted to assess the situation and consult with agencies as appropriate. The archaeologist shall first determine whether such deposits are historical resources as defined in 14 CCR §15064.5(a) and as required of the lead agency at 14 CCR §15064.5(c)(1). If these deposits do not qualify as historical resources, a determination will be made if they qualify as unique archaeological resources, pursuant to 14 CCR §15064.5(c)(3). The consulting tribe shall determine whether the archaeological resource qualifies as a tribal cultural resource as defined in PRC § 21074. If the deposit qualifies as either a historical resource or unique archaeological resource, as determined by the qualified archeologist, or a tribal cultural resource, as determined by the qualified archeologist, the resource will need to be avoided by any adverse effects, or such effects must be mitigated. Mitigation may consist of, but is not necessarily limited to, systematic recovery</i>	Prior to and During Construction	City of Rancho Cordova, Qualified Archaeologist	City of Rancho Cordova	During contractor contract document preparation; continually during construction	Including directive in contractor contract documents; Cultural Material Assessment

Monitoring Item No.	EIR Mitigation Measure	Mitigation Measure	Timing	Responsible Party	Monitoring Party	Frequency and Duration of Monitoring	Performance Criteria
		<i>and analysis of archaeological deposits; recording the resource; preparation of a report of findings; and accessioning recovered historic-period archaeological materials at an appropriate curation facility. Public educational outreach may also be appropriate. Upon completion of the assessment, the archaeologist shall prepare a report documenting the methods and results, and provide recommendations for the treatment of the archaeological materials discovered. If the resource qualifies as a tribal cultural resource, the consulting tribe shall provide recommendations for the treatment of such resources that may be included in the report. The report shall be submitted to the City of Rancho Cordova and the North Central Information Center.</i>					
6	CULT-2	The City shall retain a qualified archaeologist and invite the consulting tribe to provide a tribal representative to monitor all project ground-disturbing activities at depths greater than 12 inches below the present ground surface. The archaeologist and tribal representative will identify any archaeological or tribal cultural resources that may be present; and (2), ensure that if such resources are identified the City of Rancho Cordova is notified in a timely manner. If major adjustments are made to the horizontal or vertical extent of project site, then an archaeologist and the consulting tribe shall be consulted to determine if further identification efforts are recommended.	During Construction	Qualified Archaeologist and Tribal Representative	City of Rancho Cordova	Continually during construction	Presence of monitors during all ground-disturbing activities
7	CULT-3	The City shall inform its contractor(s) of the cultural sensitivity of the project area for human remains by including the following directive in contract documents: <i>If human remains are encountered during project activities, work within 100 feet of the discovery shall be redirected and the County Coroner notified immediately. At the same time, an archaeologist shall be contacted to assess the situation and consult with agencies as appropriate. Project personnel shall not collect or move any human remains and associated materials. If the human remains are of Native American origin, the Coroner must notify the Native American Heritage Commission within 24 hours of this identification. The Native American Heritage Commission will identify a Most Likely Descendant to inspect the site and provide recommendations for the proper treatment of the remains and associated grave goods.</i> <i>Procedures of conduct following the discovery of human remains on nonfederal lands are mandated by Health and Safety Code Section 7050.5, by Public Resources Code Section 5097.98, and by</i>	Prior to and During Construction	City of Rancho Cordova, Qualified Archaeologist, County Coroner	City of Rancho Cordova	During contractor contract document preparation; continually during construction	Including directive in contractor contract documents; notification of interested parties and assessment of potential human remains

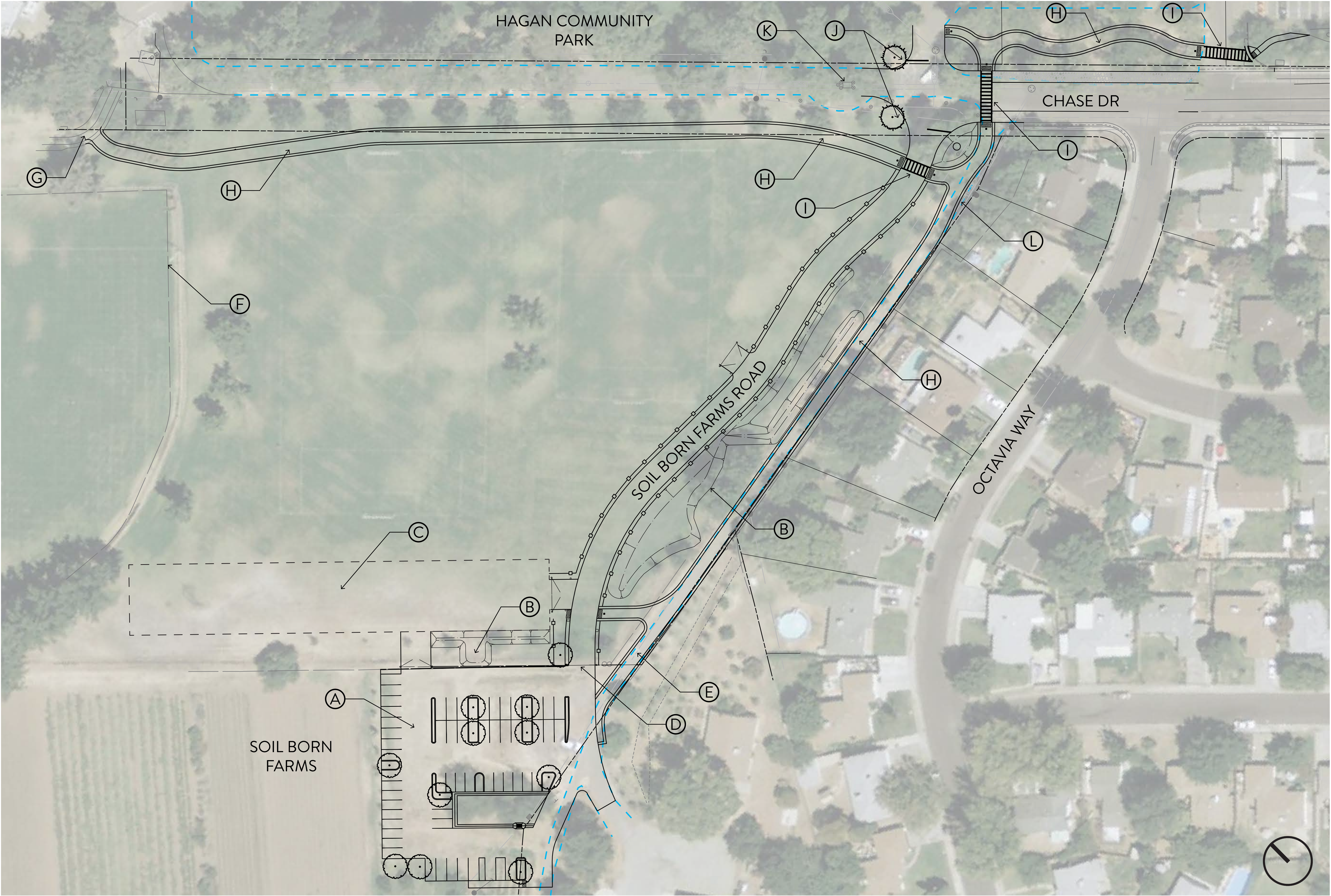
Monitoring Item No.	EIR Mitigation Measure	Mitigation Measure	Timing	Responsible Party	Monitoring Party	Frequency and Duration of Monitoring	Performance Criteria
		<i>CEQA in CCR Section 15064.5(e). In the event that human remains are encountered during project activities, work within 100 feet of the discovery should be redirected and the County Coroner notified immediately. At the same time, an archaeologist should be contacted to assess the situation and consult with agencies as appropriate. Project personnel should not collect or move any human remains and associated materials. If the human remains are of Native American origin, the Coroner must notify the Native American Heritage Commission within 24 hours of this identification. The Native American Heritage Commission will identify a Most Likely Descendant (MLD) to inspect the site and provide recommendations for the proper treatment of the remains and associated grave goods. Upon completion of the assessment, the archaeologist shall prepare a report documenting the methods and results, and provide recommendations for the treatment of the human remains and any associated cultural materials, as appropriate and in coordination with the recommendations of the MLD. The report shall be submitted to the City of Rancho Cordova and the North Central Information Center.</i>					
8	PALEO-1	If paleontological resources are encountered during project ground-disturbing activities and no monitor is present, all ground-disturbing activities within 50 feet of the find shall be redirected to other areas until a qualified paleontologist can be retained to evaluate the find and make recommendations for additional paleontological mitigation, which may include paleontological monitoring; collection of observed resources; preservation, stabilization, and identification of collected resources; curation of resources into a museum repository; and preparation of a final report documenting the monitoring methods and results to be submitted to the museum repository and the City.	During Construction	City of Rancho Cordova, Qualified Paleontologist	City of Rancho Cordova	Continually during construction	Preparation of Paleontological Resource Assessment (as needed)
9	HAZ-1	The contractor shall prepare a Spill Prevention and Countermeasure Plan (SPCP) and submit the SPCP to the City for review and approval prior to the commencement of construction activities. The SPCP shall include information on the nature of all hazardous materials that would be used on-site. The SPCP shall also include information regarding proper handling of hazardous materials, and clean-up procedures in the event of an accidental release. The phone number of the agency overseeing hazardous materials and toxic clean-up shall be provided in the SPCP.	Prior to Construction	Construction Contractor	City of Rancho Cordova	Once prior to construction	Preparation of and City's approval of SPCP

Monitoring Item No.	EIR Mitigation Measure	Mitigation Measure	Timing	Responsible Party	Monitoring Party	Frequency and Duration of Monitoring	Performance Criteria
10	NOI-1	The Project contractor shall implement the following measures to reduce construction noise levels: - Construction activity shall be limited to the hours of 7:00 a.m. to 7:00 p.m. weekdays and 8:00 a.m. to 6:00 p.m. weekends; and - The Project contractor shall locate stationary construction equipment and construction staging areas away from existing noise-sensitive land uses.	During Construction	Construction Contractor	City of Rancho Cordova	Continually during construction	Compliance with construction hours; proper location of construction equipment and staging areas

MASTER PLAN - UPDATE

LEGEND

- (A) Paved Parking Lot
- (B) Biofiltration Area
- (C) Current Overflow Parking Area
Future Configuration and Material
Undetermined
- (D) Automatic Rolling Gate
- (E) Separate Pedestrian and Bike
Entry Gate
- (F) Ex. Baseball Field
- (G) Ex. County Bike Trail Spur
- (H) Multi-Use Trail
- (I) Crosswalk
- (J) Entry Signs to Soil Born Farms
and Hagan Community Park
- (K) Ex. Hagan Park Entry Kiosk
- (L) Ex. Soil Born Farms Access Road



MEMORANDUM

DATE: September 5, 2017

TO: Honorable Mayor and Council Members

FROM: Stacy Leitner, City Clerk



SUBJECT: RESOLUTION REAFFIRMING THE DESIGNATION OF MAYOR DONALD TERRY AS THE VOTING DELEGATE AND DESIGNATING THE ALTERNATE FOR THE 2017 LEAGUE OF CALIFORNIA CITIES ANNUAL CONFERENCE TO BE HELD SEPTEMBER 13-15, 2017 IN SACRAMENTO, CALIFORNIA

RECOMMENDATION

Adopt Resolution No. 120-2017, re-affirming the designation Mayor Donald Terry as Voting Delegate and designating Council Member _____ as Voting Alternate for the 2017 Annual League of California Cities Conference Business Meeting.

RESULT OF RECOMMENDED ACTION

The Voting Delegate or Alternate will be able to represent the City by voting at the Annual Business Meeting at the League of California Cities Conference.

BACKGROUND

The 2017 Annual League of California Cities Conference is scheduled for September 13 through 15, 2017 in Sacramento, California. An important part of the Annual Conference is the Annual Business Meeting scheduled for Friday, September 15, 2017 at 12:00 PM. At this meeting, the League membership considers and takes action on resolutions that establish League policy. In order to vote at the Annual Business Meeting, the City Council must designate a voting delegate.

At the August 7, 2017 Council meeting, Council adopted Resolution No. 108-2017 designating Mayor Donald Terry as the Voting Delegate and Council Member David Sander as the Voting alternate for the 2017 Annual League of California Cities Conference Business Meeting. Council Member Sander's schedule has changed and he will not be able to serve as the Voting Alternate. Staff has reached out to staff at the League of California Cities and received approval for Council to appoint a Voting Alternate at the September 5, 2017 Council meeting.

ATTACHMENT

Resolution No. 120-2017.

CITY OF RANCHO CORDOVA

RESOLUTION NO. 120-2017

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA RE-AFFIRMING DESIGNATION A MAYOR DONALD TERRY AS THE VOTING DELEGATE AND DESIGNATING THE VOTING ALTERNATE FOR THE 2017 ANNUAL LEAGUE OF CALIFORNIA CITIES CONFERENCE BUSINESS MEETING

WHEREAS, the 2017 Annual League of California Cities Conference will be held September 13-15, 2017 in Sacramento, California; and

WHEREAS, in order to vote at the Annual Business Meeting, the City Council must designate its voting delegate and may designate voting delegate alternates; and

WHEREAS, Council Member David Sander is unable to serve as the Voting Alternate.

NOW, THEREFORE, BE IT HEREBY RESOLVED BY THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA re-affirms that Mayor Donald Terry is designated as the City's Voting Delegate and Council Member _____ is designated as the Alternate Voting Delegates for the 2017 Annual League of California Cities Conference.

BE IT FURTHER RESOLVED that the City Clerk will submit a certified copy of this resolution to the League of California Cities by September 6, 2017.

PASSED AND ADOPTED by the City Council of the City of Rancho Cordova on the 5th day of September, 2017 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Donald Terry, Mayor

ATTEST:

Stacy Leitner, City Clerk

MEMORANDUM

DATE: September 5, 2017

TO: Honorable Mayor and Council Members

FROM: Nicholas Sosa, Project Planner

SUBJECT: **3390 SUNRISE BOULEVARD DD PARCEL SPLIT TENTATIVE PARCEL MAP – PROJECT NO. DD9716; LOCATED AT 3390 SUNRISE BOULEVARD.**



PROPERTY OWNER: Vhz Investments LLC Vachagan Zakaryan 3390 Sunrise Boulevard Rancho Cordova, CA 95742	APPLICANT/DEVELOPER: RFE Engineering, Inc. Bob Eynck 2260 Douglas Road, Suite 160 Roseville, CA 95661
PROJECT: 3390 Sunrise Boulevard Parcel Split FILE: DD9716 LOCATION: 3390 Sunrise Boulevard APN: 072-0580-019-0000 PLANNER: Nicholas Sosa, Assistant Planner	

RECOMMENDATION

Adopt the Resolution 118-2017.

RESULT OF RECOMMENDED ACTION

Adoption of Resolution 118-2017 would approve the applicant's request to subdivide an existing developed 2.46+/- acre parcel into two new parcels; Lot A at 1.248 acres and Lot B at 1.208 acres. This lot split would allow for the sale, lease, or finance of individual parcels. No physical improvements are proposed with this request.

PROJECT DESCRIPTION

The City of Rancho Cordova received an application requesting a Tentative Parcel Map to divide the existing 2.46+/- acre parcel into two new parcels for individual sale, lease, or financing. The existing parcel currently includes two buildings with outdoor storage and adequate parking; Building A; 8,000 sq. ft. and Building B; 6,000 sq. ft. The site is zoned M-2 (heavy industrial) in the Rancho Cordova Zoning Code within the General Plan's Sunrise Boulevard South Planning Area (SBSPA).

The new parcels are shown in Figure 2 and will include:

- Lot A: 1.248 acre parcel with an existing 8,000 sq. ft. building.
- Lot B: 1.208 acre parcel with an existing 6,000 sq. ft. building.

The application was routed to the City's commenting agencies and reviewed for environmental concerns.

FIGURE 3: Existing Street View

REQUIRED PERMITS AND REGULATORY BASIS

According to the State Subdivision Map Act and Municipal Code, a commercial parcel may be subdivided into multiple separate lots with a Parcel Map, guided by the following provisions:

1. Subdivision Map Act
2. RCMC Title 22, Land Development, provides the local authority under the Subdivision Map Act to subdivide land.
3. RCMC Title 23, Zoning Code

ANALYSIS

The applicant is requesting approval of a Tentative Parcel Map to divide a developed 2.46+/- acre parcel into 2 new parcels. No physical improvements or changes in use are proposed at this time.

General Plan: The project site is located in the SBSPA designation of the General Plan. Target uses for this area include industrial, office mixed-use, and commercial mixed-use. The existing uses include a cluster of auto dismantling and recycling west of Sunrise and home improvement and building materials uses east of Sunrise.

Table 1: Surrounding Designations and Existing Uses

Location	Existing Use	General Plan Designation	Zoning Designation
3390 Sunrise Boulevard (Project Site)	Existing Auto Dismantlers and parts sales	SBSPA (Sunrise Boulevard South Planning Area)	M-2 (Heavy Industrial/Manufacturing)
North	Motorcycle Dismantling	SBSPA (Sunrise Boulevard South Planning Area)	M-2 (Heavy Industrial/Manufacturing)
East (Across Sunrise Blvd)	Superior Self Storage	SBSPA (Sunrise Boulevard South Planning Area)	M-2 (Heavy Industrial/Manufacturing)
South	Auto Dismantling	SBSPA (Sunrise Boulevard South Planning Area)	M-2 (Heavy Industrial/Manufacturing)
West	Folsom South Canal	P/QP	POS

Location	Existing Use	General Plan Designation	Zoning Designation
		(Public/Quasi-Public)	(Public Open Space)

Zoning Code: The project site is zoned M-2 (Heavy Industrial) which allows for intensive industrial uses that may generate noise, vibration, odor, or other conditions that make particular uses incompatible near residential or mixed use districts. The site is currently utilized as an auto dismantler, consistent with the designations intentions, and contains 2 existing buildings on site.

No physical improvements are included with this lot split. Both parcels will include a reciprocal parking and access agreement to integrate parking and meet required zoning code development standards. Any changes to this map must be reviewed by staff for consistency and compatibility.

Title 22 - Land Development: Title 22 of the City of Rancho Cordova Municipal Code regulates land division and is intended to supplement and implement the Subdivision Map Act. The proposed project, as conditioned, is consistent with requirements and procedures of a tentative parcel map application.

Section 66474 of the California Subdivision Map Act requires a City to deny approval of a tentative map, if any of the following findings are found to be true. In the case of the proposed map, none of the required findings were found to be true. The following evidence supports the map request:

1. ***Finding:*** *That the proposed map is not consistent with applicable general and specific plans as specified in Section 65451.*

Evidence: The proposed project is consistent with the General Plan and the land use designation specified for this parcel. The site is currently utilized as an auto dismantler with 2 buildings on-site consistent with the M-2 zoning designation. Both lots are consistent with the SBSPA designation of the General Plan. No physical improvements are proposed as part of this map.

2. ***Finding:*** *That the design or improvement of the proposed subdivision is not consistent with applicable general and specific plans.*

Evidence: The proposed Tentative Parcel Map is consistent with the existing development standards of the General Plan designation of SBSPA and the zoning standards of the M-2 (Heavy Industrial/Manufacturing) zone.

3. ***Finding:*** *That the site is not physically suitable for the type of development.*

Evidence: The site is physically suitable to subdivide. The existing parcel is developed and includes 2 existing buildings on site. Both new parcels will be supported by a parking and access agreement. No improvements or changes in use are proposed with this project.

4. ***Finding:*** *That the site is not physically suitable for the proposed density of development.*

Evidence: No physical changes or changes in use are proposed on the new parcels with this project. The existing parcel is currently occupied by two auto dismantlers which are allowed within the M-2 (Heavy Industrial/Manufacturing) zoning designation. No changes in site intensity are proposed. A reciprocal parking and access agreement will be added as a condition of the map. Therefore the site is physically suitable for the proposed density of development.

5. *Finding: That the design of the subdivision or the proposed improvements are likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.*

Evidence: The proposed project does not involve any physical improvements or changes in use at this time. The site is currently developed as an auto dismantler with two existing buildings on site. The proposed project is exempt from environmental review pursuant to section 15315 (Minor Land Division) of the California Environmental Quality Act. Therefore there is no likelihood for substantial environmental damage.

6. *Finding: That the design of the subdivision or the type of improvements is likely to cause serious public health problems.*

Evidence: The division of one parcel into two new parcels would allow the existing buildings to be placed on individual lots to allow for the sale, lease or finance of each building. The proposed Tentative Parcel Map does not include any physical change and will not disturb any previously undisturbed area. No public health problems will result from approval of the tentative parcel map.

7. *Finding: That the design of the subdivision or the type of improvements will conflict with easements, acquired by the public at large, for access through or use of property within the proposed subdivision. In this connection, the legislative body may approve a map if it finds that alternate easements, for access or for use, will be provided, and that these will be substantially equivalent to ones previously acquired by the public.*

Evidence: No change is proposed with this division and a condition has been placed on the project to ensure the access and shared parking remains for all businesses prior to sale of the new parcels.

FISCAL IMPACT

Staff anticipates that this project will result in additional revenues created from the potential sale of the new parcels and through taxes collected for each new parcel.

ENVIRONMENTAL

The project is exempt from the California Environmental Quality Act (CEQA) pursuant to Title 14 of the California Code of Regulations, Chapter 3, Division 6 (State CEQA Guidelines) per the categorical exemption found in Section 15315 (Minor Land Division). The property is in an urbanized area zoned for heavy industrial uses. The division of one lot into two parcels is in conformance with the General Plan and Rancho Cordova Zoning Code standards as no variances or exceptions are required. All services and access to the proposed parcels are available and no additional modifications or improvements are requested as part of this project.

RECOMMENDED MOTIONS

Staff recommends that the City Council find the project to be in compliance with the California Environmental Quality Act (CEQA) per section 15315 “Minor Land Division” and adopt Resolution Number 118-2017 approving the Tentative Parcel Map for the 3390 Sunrise Boulevard Parcel Split DD9716, subject to the findings, Tentative Parcel Map (**Exhibit A**) and Conditions of Approval (**Exhibit B**).”

ATTACHMENT(S)

1. Resolution 118-2017, including Tentative Parcel Map (**Exhibit A**) and subject to the Conditions of Approval (**Exhibit B**).
2. 500’ Radius Map and Labels.

ATTACHMENT 1

CITY OF RANCHO CORDOVA

RESOLUTION NO. 118-2017

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA
APPROVING THE 3390 SUNRISE BOULEVARD PARCEL SPLIT
TENTATIVE PARCEL MAP, PROJECT NO. DD9716**

WHEREAS, Bob Eynck of RFE Engineering, Inc. (hereinafter referred to as Applicant) filed an application with the City of Rancho Cordova for tentative parcel map for 3390 Sunrise Boulevard (Assessor's Parcel Number: 072-0580-019); and

WHEREAS, the City Council is the appropriate authority to hear and take action on this project; and

WHEREAS, the City Council of the City of Rancho Cordova has conducted a properly noticed public hearing pursuant to Government Code Section 65090 and has duly considered all written and verbal testimony presented during the hearing.

NOW, THEREFORE, BE IT HEREBY RESOLVED THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA does authorize that the Council approves the 3390 Sunrise Boulevard Tentative Parcel Map (**Exhibit A**), subject to the following findings and attached Conditions of Approval (**Exhibit B**):

- A. Finds the project site was adequately analyzed according to the California Environmental Quality Act (CEQA) Guidelines and is Exempt under Section 15315, Minor Land Division, as supported by the following:

The property is in an urbanized area zoned for heavy industrial uses. The division of one lot into two parcels is in conformance with the General Plan and Rancho Cordova Zoning Code standards as no variances or exceptions are required. All services and access to the proposed parcels are available no additional modifications or improvements are requested as part of this project.

- B. Section 66474 of the California Subdivision Map Act requires a City to deny approval of a tentative map, if any of the following findings are found to be true. In the case of the proposed map, none of the required findings were found to be true. The following evidence supports the map request:

1. *Finding: That the proposed map is not consistent with applicable general and specific plans as specified in Section 65451.*

Evidence: The proposed project is consistent with the General Plan and the land use designation specified for this parcel. The site is currently utilized as an auto dismantler with 2 buildings on site consistent with the M-2 zoning designation. Both lots are consistent with the Sunrise Boulevard South Planning Area designation of the General Plan. No physical improvements are proposed as part of this map.

2. *Finding: That the design or improvement of the proposed subdivision is not consistent with applicable general and specific plans.*

ATTACHMENT 1

Evidence: The proposed Tentative Parcel Map is consistent with the existing development standards of the General Plan designation of SBSPA and the zoning standards of the M-2 (Heavy Industrial/Manufacturing) zone.

3. Finding: *That the site is not physically suitable for the type of development.*

Evidence: The site is physically suitable to subdivide. The existing parcel is developed and includes 2 existing buildings on site. Both new parcels will be supported by a parking and access agreement. No improvements or changes in use are proposed with this project.

4. Finding: *That the site is not physically suitable for the proposed density of development.*

Evidence: No physical changes or changes in use are proposed on the new parcels with this project. The existing parcel is currently occupied by two auto dismantlers which are allowed within the M-2 (Heavy Industrial/Manufacturing) zoning designation. No changes in site intensity are proposed. A reciprocal parking and access agreement will be added as a condition of the map. Therefore the site is physically suitable for the proposed density of development.

5. Finding: *That the design of the subdivision or the proposed improvements are likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.*

Evidence: The proposed project does not involve any physical improvements or changes in use at this time. The site is currently developed as an auto dismantler with two existing buildings on site. The proposed project is exempt from environmental review pursuant to section 15315 (Minor Land Division) of the California Environmental Quality Act. Therefore there is no likelihood for substantial environmental damage.

6. Finding: *That the design of the subdivision or the type of improvements is likely to cause serious public health problems.*

Evidence: The division of one parcel into two new parcels would allow the existing buildings to be placed on individual lots to allow for the sale, lease or finance of each building. The proposed Tentative Parcel Map does not include any physical change and will not disturb any previously undisturbed area. No public health problems will result from approval of the tentative parcel map.

7. Finding: *That the design of the subdivision or the type of improvements will conflict with easements, acquired by the public at large, for access through or use of property within the proposed subdivision. In this connection, the legislative body may approve a map if it finds that alternate easements, for access or for use, will be provided, and that these will be substantially equivalent to ones previously acquired by the public.*

ATTACHMENT 1

Evidence: No change is proposed with this division and a condition has been placed on the project to ensure the access and shared parking remains for all businesses prior to sale of the new parcels.

PASSED AND ADOPTED by the City Council of the City of Rancho Cordova on the ____ day of _____ 2017 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Donald Terry, Mayor

ATTEST:

Stacy Leitner, City Clerk

LEGEND:

CENTERLINE
EASEMENT LINE
PROPOSED PARCEL LINE
ADJACENT PROPERTY BOUNDARY
RIGHT-OF-WAY
EDGE OF PAVEMENT
OVERHEAD TELEPHONE & ELECTRIC
JOINT POLE
SEWER CLEANOUT
BUILDING / STRUCTURE
TREE
SANITARY SEWER
EXISTING WATER
EXISTING WATER METER

ABBREVIATIONS

- AC ASPHALT CONCRETE
DI DROP INLET
CL CENTERLINE
(E) EXISTING
EP EDGE OF PAVEMENT
FL FLOW LINE
GR GRATE
INV INVERT
IRR IRRIGATION
OH OVER HEAD POWER LINES
PUE PUBLIC UTILITY EASEMENT
P PROPOSED
SDMH STORM DRAIN MANHOLE
SSMH SANITARY SEWER MANHOLE
TBC TOP BACK OF CURB
UG UNDERGROUND
WA WATER
WM WATER METER

EXISTING USE:

HEAVY INDUSTRIAL

PROPOSED USE:

HEAVY INDUSTRIAL

PROPOSED IMPROVEMENTS:

AS REQUIRED BY THE DEPARTMENT OF PUBLIC WORKS

EXISTING ZONING:

M-2 HEAVY INDUSTRIAL

GENERAL PLAN:

M-2 HEAVY INDUSTRIAL

OWNER:

AMERICAN RIVER DEVELOPMENT CORPORATION, A
CALIFORNIA CORPORATION

ENGINEER & SURVEYOR

RFE ENGINEERING, INC.
2260 DOUGLAS BLVD., SUITE 160
ROSEVILLE, CA 95661
PH: (916) 772-7800

WATER SUPPLY:

CITY OF RANCHO CORDOVA

NUMBER OF LOTS:

TWO INDUSTRIAL LOTS

LOT SIZE:

PROPOSED LOT A: 54,368 SF 1.248 ACRES
PROPOSED LOT B: 52,642 SF 1.208 ACRES

SEWER:

CITY OF RANCHO CORDOVA

RAINAGE:

CITY OF RANCHO CORDOVA

FIRE PROTECTION:

SACRAMENTO METROPOLITAN FIRE DISTRICT

SCHOOL DISTRICT:

FOLSOM-CORDOVA UNIFIED

PARK DISTRICT:

CORDOVA RECREATION & PARK DISTRICT

ASSESSOR'S PARCEL NUMBER:

072-0580-019

UNDERGROUND UTILITY NOTE:

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

TENTATIVE PARCEL MAP
LOT 35 58 PM 19
3390 SUNRISE AVENUE
CITY OF RANCHO CORDOVA
SACRAMENTO COUNTY, CALIFORNIA 95742
JUNE, 2017

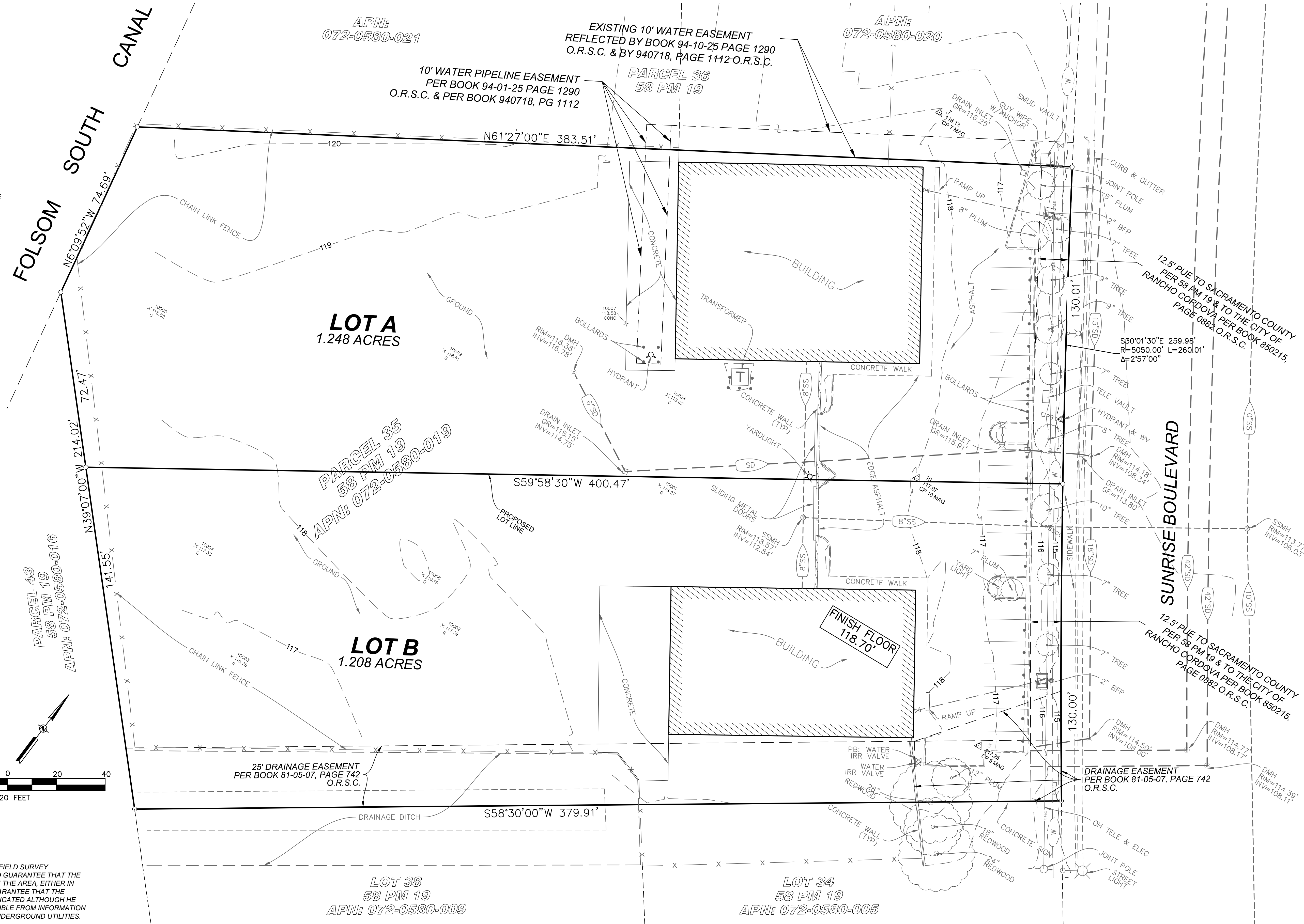
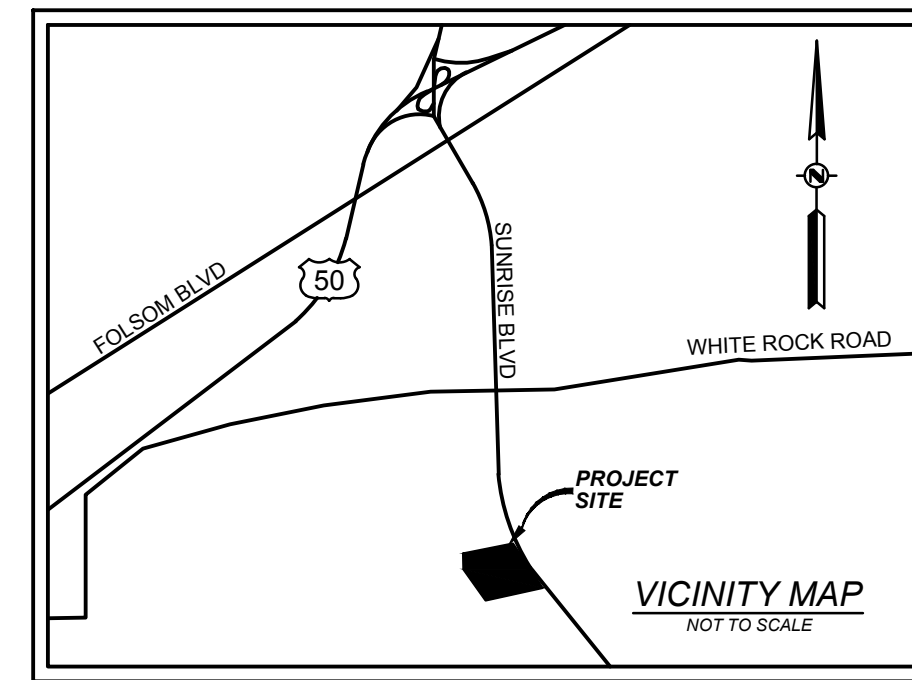


EXHIBIT A									
DATE		BY		APPROVED					

Conditions of Approval

EXHIBIT B

		<u>Category</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification</u> (date & Signature)
General Conditions					
1.	The approved entitlement is for a Tentative Parcel Map, to subdivide one (1) parcel (APN: 072-0580-019) into two (2) parcels, as described in the City Council staff report dated September 5, 2017 and Tentative Parcel Map (Exhibit A) with conditions herein, for project number DD9716.	Project Description	On-Going	Planning	
2.	The Applicant shall hold harmless the City, its Council Members, 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.	General	On-Going	Planning	
3.	Any future alteration to the buildings, change in use, intensification of the site, or modification to the parking and landscaped area must be reviewed by the City to ensure compliance with all local, state, and federal regulations. Minor modifications that are found to be in substantial conformance with the approved plans such as colors, plant materials, or minor lot line adjustments, may be approved administratively. Major modifications shall be approved by the applicable decision making body.	General	On-Going	Planning/ Building /Public Works	
4.	Applicant/Developer shall not carry a negative account balance with the City for the processing of the project. If a negative account balance occurs, it will be the developer's responsibility to pay the balance due, in order to avoid delays in the processing of future permits or recordation of maps. Please email the Finance Department at billings@cityoffranchocordova.org for the status of your account with the City.	General	On-Going	Finance	
5.	Any proposed changes to the Tentative Parcel Map must be approved through Planning Department and other applicable department review.	Modifications	On-Going	Planning	

Conditions of Approval

EXHIBIT B

		<u>Category</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification</u> (date & Signature)
6.	In the event the Applicant requires the relocation or removal of existing SMUD facilities on or adjacent to the subject property, the Applicant shall coordinate with SMUD. The Applicant shall be responsible for the cost of relocation or removal.	Utilities	On-Going	SMUD	
7.	SMUD reserves the right to use any portion of its easements on or adjacent to the subject property that it reasonably needs and shall not be responsible for any damages to the developed property within said easement that unreasonably interferes with those needs.	Utilities	On-Going	SMUD	
8.	The Applicant shall not place any building foundations within 5-feet of any SMUD trench to maintain adequate trench integrity. The Applicant shall verify specific clearance requirements for other utilities (e.g. Gas, Telephone, etc.).	Utilities	On-Going	SMUD	
9.	Any construction and/or modification to the public sewer system shall be required to the satisfaction of SASD. SASD Design Standards apply to any onsite and offsite sewer construction. Field modifications to new or existing precast manhole bases are not allowed.	Sewer	On-Going	SASD	
10.	Additional driveways shall not be allowed.	Access and Parking	On-going	Public Works	
11.	Any change in tenant parking must be reviewed and approved by the Planning Department prior to occupancy of the buildings.	Access and Parking	On-Going	Public Works/ Planning	
Prior to Recordation of the Parcel Map					
12.	The Tentative Parcel Map approval is valid for three years from the date of City Council approval, unless an extension of time is subsequently approved per Government Code Section 66452.6(e), unless extended by the terms of a Development Agreement.	Subdivision	Three years, commencing with the date of approval.	Planning/ Public Works	
13.	The Applicant shall provide separate SMUD service points to each parcel to the satisfaction of SMUD.	Utilities	Prior to recordation of the Parcel Map	SMUD	
14.	In the event the City requires an Irrevocable Offer of Dedication (IOD) for future roadway improvements, the Applicant shall	Utilities	Prior to recordation of	SMUD	

Conditions of Approval

EXHIBIT B

		<u>Category</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification</u> (date & Signature)
	dedicate a 12.5 foot public utility easement (PUE) for overhead and/or underground facilities and appurtenances to the City's IOD.		Tentative Parcel Map		
15.	The Applicant shall locate, verify, and provide a drawing to SMUD identifying all electrical utility infrastructure for the existing structures. If necessary, any existing onsite electrical infrastructure that serves existing structures shall be relocated to the satisfaction of SMUD.	Utilities	Prior to recordation of Tentative Parcel Map	SMUD	
16.	The Applicant shall grant to SMUD a Grant of Easement to cover the existing electrical facilities on the premises. Prior to the recordation of the final map, the Applicant shall prepare and submit the subject map for SMUD's review and acceptance. The subject easement shall be prepared in accordance with SMUD's standard underground right-of-way form for a 5-foot-wide right-of-way for existing underground utilities	Utilities	Prior to recordation of Tentative Parcel Map	SMUD	
17.	A note shall be placed on the final map stating that "Reciprocal access and parking between parcels shown hereon shall be granted/reserved prior to the sale and/or re-conveyance of said parcels.	Access and Parking	Prior to approval of the Final map	Public Works	

In The Event of Future Construction

18.	Applicant shall photo-document the condition of adjacent streets, sidewalks and infrastructure to the satisfaction of the Public Works Department.	Sidewalks	Prior to approval of improvement plans	Public Works	
19.	Applicant shall be responsible for all damage to City streets associated with construction of the project and shall repair any damage as soon as possible.	Construction	On-Going	Public Works	
20.	Property Owner/Applicant shall participate in or provide a funding mechanism for maintenance services for the fair share of existing and all new public improvements associated with the project including, but not limited to, streets, bridges/culverts, traffic signals, traffic signs, striping and legends, ITS operations, street lights and	Improvements	Prior to Issuance of Building Permit for any additional	Public Works	

Conditions of Approval

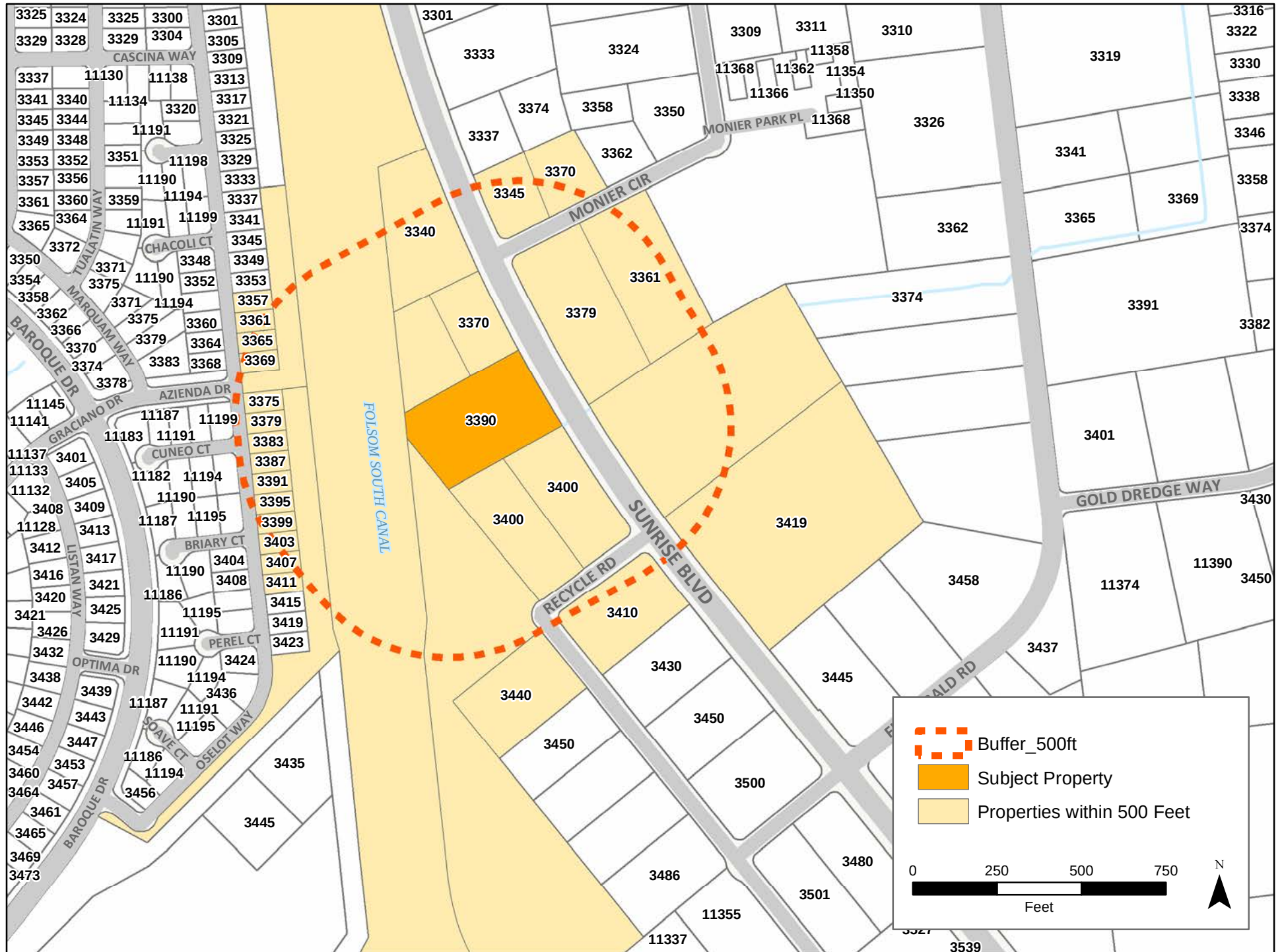
EXHIBIT B

		<u>Category</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification</u> (date & Signature)
	safety lights, and public frontage and median landscape improvements. This may be accomplished through annexation to the City's Communities Facilities District No. 2008-1 (Street Lighting and Road Maintenance). All costs associated with the annexation shall be borne by the Property Owner/Applicant.		Buildings		
21.	Applicant shall complete improvement plans to the satisfaction of the Public Works Department. Improvement plans shall include, but shall not be limited to: • All onsite civil improvements • Replace existing rolled curb and gutter on entire property frontage with new vertical curb per City standard. • Sidewalks shall be replaced as needed to conform to ADA Guidelines • Civil Plan shall include an ADA access plan • Utility Laterals • A note shall be placed on the parcel map summarizing the required public improvements.	Improvement Plans	Prior to Issuance of Building Permits for any additional buildings	Public Works	
22.	If the total area of the developed or redeveloped impervious surfaces (building rooftop, flat work, parking areas, or other disturbed areas cumulative for all phases of work) equals or exceeds 1.0 acres, Incorporate permanent storm water quality treatment measures into the site improvement plans in conformance with applicable County ordinances & standards, and state and federal law.	Storm Water Treatment	Prior to approval of improvement plans	SASD	
23.	As-built reproducible grading and improvement plans (1 full size and 1 half size hard copy), as well as a compact disc containing said plans in AutoCAD and pdf format, and a GIS shape file, or equivalent to the satisfaction of the Public Works Department shall be submitted and approved by the Public Works Department	Grading Plans	Prior to approval of improvement plans	Public Works	
24.	SASD and Regional Sanitation may require additional sewer impact fee payments in accordance with each District's Ordinances. Fees are to be paid prior to the issuance of building permits. Applicant should contact Permit Services Unit at (916)	Sewer	Prior to issuance of building permit	SASD	

Conditions of Approval

EXHIBIT B

		<u>Category</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification</u> (date & Signature)
	8760-6100 for sewer impact fee information.				



ATTACHMENT 2

VHZ INVESTMENTS LLC
11820 DELAVAN CIR
RANCHO CORDOVA CA 95742

K-B SUNRISE PARTNERSHIP
150 W HUFFAKER LN 103
RENO NV 89511

K-B SUNRISE PARTNERSHIP
150 W HUFFAKER LN STE 103
RENO NV 89511

CITY OF RANCHO CORDOVA
2729 PROSPECT PARK DR
RANCHO CORDOVA CA 95670

CORDOVA REC/PARK DISTRICT
2729 PROSPECT PARK DR STE 230
RANCHO CORDOVA CA 95670

LOUIS E III/REBECCA S JONES
REVOCABLE TRUST
3005 DOUGLAS BLVD 130
ROSEVILLE CA 95661

CURRENT RESIDENT
3340 SUNRISE BLVD
RANCHO CORDOVA CA 95742

CURRENT RESIDENT
3345 SUNRISE BLVD
RANCHO CORDOVA CA 95742

SON PAUL CHUL HA
3357 OSELOT WAY
RANCHO CORDOVA CA 95670

CURRENT RESIDENT
3361 MONIER CIR
RANCHO CORDOVA CA 95742

CURRENT RESIDENT
3361 OSELOT WAY
RANCHO CORDOVA CA 95670

CHIAM CALVIN
3365 OSELOT WAY
RANCHO CORDOVA CA 95670

ORR CAROLYN
3369 OSELOT WAY
RANCHO CORDOVA CA 95670

CURRENT RESIDENT
3370 MONIER CIR
RANCHO CORDOVA CA 95742

CURRENT RESIDENT
3370 SUNRISE BLVD
RANCHO CORDOVA CA 95742

NICHOLS MICHAEL R
3375 OSELOT WAY
RANCHO CORDOVA CA 95670

JANET R TEGHTMEYER LIVING TRUST
3379 OSELOT WAY
RANCHO CORDOVA CA 95670

CURRENT RESIDENT
3379 SUNRISE BLVD
RANCHO CORDOVA CA 95742

KOVZELYUK DENIS
3383 OSELOT WAY
RANCHO CORDOVA CA 95670

WILLIAMS NANCY
3387 OSELOT WAY
RANCHO CORDOVA CA 95670

CURRENT RESIDENT
3390 SUNRISE BLVD
RANCHO CORDOVA CA 95742

HANEY MICHAEL A
3391 OSELOT WAY
RANCHO CORDOVA CA 95670

GROWNEY MICHAEL
3395 OSELOT WAY
RANCHO CORDOVA CA 95670

AMENEYRO BRENT S
3399 OSELOT WAY
RANCHO CORDOVA CA 95670

CURRENT RESIDENT
3400 RECYCLE RD
RANCHO CORDOVA CA 95742

AMERICAN RIVER DEV CORP(JULIE
DESILVA TRST)
3400 SUNRISE BLVD
RANCHO CORDOVA CA 95742

GALLEGOS DIAZ ISRAEL
3403 OSELOT WAY
RANCHO CORDOVA CA 95670

SIEGER BOB
3407 OSELOT WAY
RANCHO CORDOVA CA 95670

CURRENT RESIDENT
3410 SUNRISE BLVD
RANCHO CORDOVA CA 95742

KRINGLE BRENT L
3411 OSELOT WAY
RANCHO CORDOVA CA 95670

ATTACHMENT 2

CURRENT RESIDENT
3419 SUNRISE BLVD
RANCHO CORDOVA CA 95742

CURRENT RESIDENT
3440 RECYCLE RD
RANCHO CORDOVA CA 95742

AUSTIN JR ROBERT J
375 CHAGALL CT
EL DORADO HILL CA 95762

RAYMOND L / JULIE QUON REVOCABLE
LVNG TRUST
41 VALLEY DR
ORINDA CA 94563

MOORE DARIN D
PO BOX 1657
RANCHO CORDOVA CA 95741

SHAW 1989 REVOCABLE TRUST
PO BOX 907
CONCORD CA 94522

SACRAMENTO SANITATION DISTRICT
10060 GOETHE ROAD
SACRAMENTO CA 95827

SACRAMENTO REGIONAL COUNTY
SANITATION DISTRICT
10060 GOETHE ROAD
SACRAMENTO CA 95827

SACRAMENTO COUNTY WATER
AGENCY
10151 FLORIN ROAD
SACRAMENTO CA 95829

PG&E
2730 GATEWAY OAKS DRIVE
SACRAMENTO CA 95833

PG&E
343 SACRAMENTO STREET
AUBURN CA 95603

SMUD
6301 S STREET MS B304
SACRAMENTO CA 95817

SMUD
6301 S STREET MS B304
SACRAMENTO CA 95817

SMUD
6301 S STREET MS B404
SACRAMENTO CA 95817

SACRAMENTO METROPOLITAN FIRE
10545 ARMSTRONG AVE STE 310
MATHER CA 95655

FOLSOM CORDOVA UNIFIED SCHOOL
DISTRICT
1965 BIRKMONT DRIVE
RANCHO CORDOVA CA 95742

SACRAMENTO COUNTY WATER
AGENCY
827 7TH STREET ROOM 301
SACRAMENTO CA 95814