CITY OF RANCHO CORDOVA

CITY COUNCIL MEETING
Monday, November 15, 2021

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

City Hall
2729 Prospect Park Drive, Rancho Cordova

Pursuant to California Assembly Bill 361 amending the Ralph M. Brown Act (Govt. Code 54950-54963), the City has declared a state of emergency relating to COVID-19 and imposed measures to promote social distancing. City Council members and members of the public may participate in the meeting in person or via video/teleconferencing.

Join the Meeting Via Zoom Link:
https://cityofranchocordova.zoom.us/j/87870402655?pwd=TDVMWW5KVlgwVHhQc20zb2lQejJGZz09

Join the Meeting via the Zoom Phone Number
Zoom Phone Number: US: +1 669 900 6833, +1 253 215 8782, 888 475 4499 (Toll Free)
Webinar ID: 878 7040 2655
Password: 578969

Instructions to Make Public Comment

Submitting Public Comment via Email

Members of the public who wish to provide public comment via email will need to submit comments to CityClerk@cityofranchocordova.org no later than 3:00 p.m. on Monday, November 15, 2021. All comments submitted later than 3:00 p.m. will be sent to the City Council for their review and may not be read during the meeting.

Listening to a Zoom Meeting by Zoom Video Conference

To make a public comment using the Zoom platform, please use the “raise hand” feature at the bottom center of the screen. Please make sure to enable audio controls once access has been

given by the City Clerk's office to speak. Please wait to be called upon by the City Clerk.
Listening to a Zoom Meeting by Phone Only

You can join a Zoom meeting via teleconferencing/audio conferencing using a cell phone or traditional landline phone. To request to make a public comment by phone press *9 to raise your hand. Please wait to be called upon by the City Clerk.

All public comments will be limited to three-minutes.

If you have questions related to the City Council Meeting or the use of Zoom, please contact the City Clerk's Office at (916) 851-8720 Monday, November 15, 2021 before 3:00 p.m.

AGENDA

1. REGULAR MEETING - CALL TO ORDER/ROLL CALL

Council Members Linda Budge, Siri Pulipati, David Sander, Donald Terry, and Mayor Garrett Gatewood.

2. METRO CABLE TV TELEVISION ANNOUNCEMENT

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

3. PLEDGE OF ALLEGIANCE

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

4. INVOCATION

There will be a moment of silence in lieu of the invocation.

5. PRESENTATIONS

5.1. Council Member Sander's Birthday November 25, 2021

6. PUBLIC COMMENT

Citizens wishing to address the Council for any matter not on the agenda may do so at this time via teleconference or by completing and submitting a Speaker Card to the City Clerk.

If you want to make a public comment via teleconference, please use the "raise hand" feature at the bottom center of the screen. If you are participating by telephone and you want to make a public comment, please press *9 to raise your hand. For those participating by Zoom or telephone, please wait to be called upon by the City Clerk.

For items on the agenda, speakers will be called 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.

7. COUNCIL REPORTS

8. CITY MANAGER'S REPORT

9. CONSENT CALENDAR ITEMS - ROLL CALL VOTE

9.1. **Subject:** Meeting Minutes from the Regular City Council Meeting of November 1, 2021 and the Special Meeting of November 9, 2021.
Recommendation: Adopt the Minutes.

9.2. **Subject:** Annexation of a Portion of The Ranch Project to the City of Rancho Cordova Community Facilities District No. 2014-2 (Street, Lighting and Landscape Maintenance).
Recommendation: Adopt the Resolution.

9.3. **Subject:** Annexation of a Portion of The Ranch Project to the City of Rancho Cordova Community Facilities District No. 2018-2 (Community Places and Neighborhood Greens).
Recommendation: Adopt the Resolution.

9.4. **Subject:** A Resolution Declaring City's Intention to Impose an Annual Stormwater Utility Fee for the Maintenance of Storm Drainage and Flood Protection Systems for a portion of The Ranch.
Recommendation: Adopt the Resolution.

9.5. **Subject:** A Resolution Authorizing the City Manager to Execute Cooperative Agreement Number 2021-322 with California Department of Transportation for the Sunrise Improvement Project from Kiefer Boulevard to Jackson Highway to Widen the Road and Intersection, Increase Safety, and Promote Livability.
Recommendation: Adoption of the Resolution will authorize the City Manager to execute cooperative agreement number 2021-322 with California Department of Transportation for the Sunrise Improvement Project from Kiefer Boulevard to Jackson Highway to widen the road and intersection, increase safety, and promote livability.

9.6. **Subject:** A Resolution Authorizing the City Manager to Execute Contract Amendment No. 185-2019-3 with Calpo Hom & Dong Architects, Inc. to Extend the Contract Term from June 30, 2021 to December 31, 2022 and Increase the Contract Amount from $167,367 to an Amount Not to Exceed $530,000.
Recommendation: Adopt the Resolution.

9.7. **Subject:** A Resolution Authorizing the Public Works Director to Execute and Submit all Documents Related to the Prop 68 Per Capita Grant Program for the City of Rancho Cordova.
Recommendation: Adopt the Resolution.

9.8. **Subject:** A Resolution Approving the Final Map of the Ranch Village 4 Unit 1, Village 5, and Village 6, Subdivision No. FM-2021-002-03 and Authorizing the City Manager to Execute the Subdivision Improvement Agreement Contract No. 2021-319 with K. Hovnanian at Jaeger Ranch, LLC.
Recommendation: Adopt the Resolution.

9.9. **Subject:** A Resolution of the City Council of the City of Rancho Cordova and on Behalf of Commissions and Committees Created by the City Council Pursuant to Government Code Section 54952(b) Confirming the State of Emergency Under Government Code Section 8625, Recognizing Continued Measures to Promote Social Distancing, and Re-authorizing Remote Teleconference Meetings of the City for the Period from November 15, 2021 to December 15, 2021.

Recommendation: Adopt the Resolution.

9.10. **Subject:** A Resolution Accepting a Grant from the State of California Department of Alcoholic Beverage Control (ABC) in the Amount of $20,000 and Authorizing the City Manager to Execute a Grant Agreement.
Recommendation: Adopt the Resolution.

10. CONSENT PUBLIC HEARING ITEMS - ROLL CALL VOTE

10.1. **Subject:** A Resolution Creating Special Tax Area Zone 31 and an Ordinance Establishing a Special Tax for Transit Related Services for The Ranch.
Recommendation: Adopt the Resolution creating special tax area Zone 31 and waive the first reading and introduce an Ordinance, establishing a Special Tax for Transit-Related services for a portion of The Ranch project.

11. PUBLIC HEARING ITEMS

11.1. **Subject:** Easton Research Park West - Tentative Subdivision Map - Project DD10003 - Located at the Southwest Corner of Nimbus Road (Hazel Avenue Extension) and Folsom Boulevard; APN's: 072-0231-102 and 125.
Recommendation: Find the Initial Study-Mitigated Negative Declaration with mitigation measures that was prepared and circulated pursuant to the California Environmental Quality Act (CEQA) for the project to be adequate Adopt the Resolution for the Initial Study-Mitigated Negative Declaration, Mitigation Monitoring and Reporting Plan, and Tentative Subdivision Map.

11.2. **Subject:** An Ordinance of the City Council of the City of Rancho Cordova Amending Title 2 (Administration and Personnel) which would Repeal and Replace Chapter 2.30 Planning Commission and Amend Title 23 (Zoning Code), Article 1 (Administration), Chapter 23.104 (Approval Authority), and Chapter 23.110 (Application Processing), and A Resolution Reinstating the Planning Commission.
Recommendation: Adopt the Resolution and waive the first reading and introduce the Ordinance.

12. REGULAR CALENDAR ITEMS

12.1. **Subject:** A Resolution Authorizing the Issuance of Special Tax Bonds for and on Behalf of the City of Rancho Cordova Grantline 208 Community Facilities District No. 2018-1, Approving and Directing the Execution of a Supplemental Fiscal Agent Agreement, Approving the Form of Preliminary Official Statement, Approving Sale of Such Bonds, and Approving Other Related Documents and Actions.
Recommendation: Adopt the Resolution.

12.2. **Subject:** Coloma Road Improvement Options.
Recommendation: Provide direction based on staff presentation summarizing analyses, improvement options, and feedback received.

12.3. **Subject:** Continued Discussion of County of Sacramento Redistricting.
Recommendation: Continue the policy discussion regarding the County of Sacramento Redistricting effort and provide input regarding the City of Rancho Cordova within County district boundaries.

13. COUNCIL REQUESTS FOR FUTURE AGENDA ITEMS

14. ADJOURN TO CLOSED SESSION

Mayor Gatewood will adjourn the meeting to closed session.

15. CLOSED SESSION - CALL TO ORDER/ROLL CALL

Council Members Linda Budge, Siri Pulipati, David Sander, Donald Terry, and Mayor Garrett Gatewood.

16. CLOSED SESSION

Council will meet in closed session to discuss the following item:

CONFERENCE WITH LEGAL COUNSEL - ANTICIPATED LITIGATION: Significant Exposure to Litigation Pursuant to Government Code Section 54956.9(d)(2) (One Case).

17. OPEN SESSION - REPORT FROM CLOSED SESSION

The City Attorney will report on action taken in closed session.

18. ADJOURNMENT

ADDITIONAL INFORMATION

SPECIAL MEETINGS LISTED BELOW ARE SUBJECT TO CHANGE/CANCELLATION WITHOUT FURTHER NOTICE.

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.

UPCOMING MEETINGS

December 6, 2021	4:00 PM Special Meeting/Regular Meeting
December 14, 2021	5:30 PM Special Meeting/Work Session
December 20, 2021	5:30 PM Regular Meeting

If you have any technical questions related to the agenda items, please contact City Hall at (916) 851-8700.

The Rancho Cordova City Council meeting 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 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 November 15, 2021 Regular Meeting of the Rancho Cordova City Council was posted and available for review on November 10, 2021 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.cityofranchocordova.org.

Signed November 10, 2021 at Rancho Cordova, California.

Stacy Leitner, CMC
City Clerk

CITY OF RANCHO CORDOVA

CITY COUNCIL MEETING
Monday, November 1, 2021

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

City Hall
2729 Prospect Park Drive, Rancho Cordova

In response to Governor's Executive Order N-29-20 and the Resolution Declaring the Existence of a Local Emergency Relating to the COVID-19 Pandemic adopted by the City of Rancho Cordova, the City is following the state and local guidelines. This meeting will also be available to the public via video/teleconferencing.

DRAFT MINUTES

1. REGULAR MEETING - CALL TO ORDER/ROLL CALL

Mayor Gatewood called the Regular meeting to order in the David B. Roberts Council Chambers at 5:33 p.m.

Council Members Present: Linda Budge, Siri Pulipati, David Sander, Donald Terry (Joined at 6:05 p.m.), and Mayor Garrett Gatewood

Council Members Absent: None

Staff Members Present: Cyrus Abhar, Adam Lindgren, Stacy Leitner and Persephonie Riley

2. METRO CABLE TV TELEVISION ANNOUNCEMENT

The City Clerk read the meetings recordings and playback schedule.

3. PLEDGE OF ALLEGIANCE

Steve Harriman led the pledge.

4. INVOCATION

Jennifer Laret with the Church of Jesus Christ of Latter-day Saints led the invocation.

5. PRESENTATIONS

5.1. Introduction of New Employee: Randi Kay Stephens, Management Analyst II by Stacy Delaney, Senior Management Analyst

5.2. Introduction of New Rancho Cordova Police Chief Brandon Luke.

6. PUBLIC COMMENT

Mayor Gatewood opened the public comment period. The following individuals addressed the Council or submitted public comment via email:

1. Helen Whelan Bashaw
2. Fayzah Mughal
3. Wayne Kaiser

Mayor Gatewood 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

Mayor Gatewood opened the public comment period. Seeing no speakers. Mayor Gatewood closed the public comment period.

ACTION: Motion to approve item 9.1 through 9.10 by Budge second by Terry; Motion passed with a 5:0 vote.

9.1. **Subject:** Meeting Minutes from the Regular City Council Meeting of October 18, 2021.
Recommendation: Adopt the Minutes.

9.2. **Subject:** A Resolution Declaring the Results of Mail Ballot Election for Rancho Cordova Transit-Related Services Special Tax Area Zone 30 for the Falconer Commercial Building Project.
Recommendation: Adopt the Resolution.

9.3. **Subject:** A Resolution Authorizing the City Manager to Execute Contract Amendment No. 57-2019-1 with MCE Corporation to Extend the Contract Term from June 30, 2022, to June 30, 2023, Which Results in an Increase to the Contract Amount from $880,606 to An Amount Not to Exceed $1,435,000 for Citywide Stormwater Facility Maintenance Services.
Recommendation: Adopt the Resolution.

9.4. **Subject:** A Resolution Authorizing the City Manager to Execute Purchase and Sale Agreement No. 2021-311 with Folsom Cordova Unified School District for the Real Property Located at 3355 Monier Circle (APN 072-1010-029) in an Amount not to Exceed $2,380,000 for the Monier Circle Flood Control Basin Project to Improve Safety and Promote Livability.
Recommendation: Adopt the Resolution.

9.5. **Subject:** A Resolution Authorizing the Public Works Director to Execute a Drainage Impact Fee Credit Agreement with Woodside Homes for the Arista Del Sol Project.
Recommendation: Adopt the Resolution.

9.6. **Subject:** A Resolution Authorizing the Public Works Director to Execute a Drainage

Impact Fee Credit Agreement with K. Hovnanian at Jaeger Ranch, LLC for the Ranch Project.
Recommendation: Adopt the Resolution.

9.7. **Subject:** A Resolution Authorizing the City Manager to Execute Contract Amendment No. 2021-38-1 with R.E.Y. Engineers, Inc. which Results in Increasing the Contract Amount from $436,459 to an Amount not to Exceed $483,920 for the Mills Ranch/Rossmoor Neighborhood Street Rehabilitation Project to Increase Safety and Promote Livability.
Recommendation: Adopt the Resolution.

9.8. **Subject:** A Resolution Approving The Final Map Of The Ranch Village 9, Subdivision No. FM-2021-002-02, And Authorizing The City Manager To Execute Subdivision Improvement Agreement Contract No. 2021-310 With K. Hovnanian At Jaeger Ranch, LLC.
Recommendation: Adopt the Resolution.

9.9. **Subject:** Second Reading of an Ordinance Establishing a Special Tax Zone 32 Transit-Related Services for the Express Sewer and Drain Project.
Recommendation: Waive the second reading and adopt the Ordinance.

9.10. **Subject:** A Resolution Authorizing the City Manager to Execute Contract Amendment 2021-21-2 with Park Consulting Group in an Amount Not to Exceed $250,000 for EnerGov Report Writing and Support Services.
Recommendation: Adopt the Resolution.

10. CONSENT PUBLIC HEARING ITEMS - ROLL CALL VOTE

Mayor Gatewood opened the public comment period. Seeing no speakers. Mayor Gatewood closed the public comment period.

ACTION: Motion to approve item 10.1 through 10.3 by Budge second by Terry; Motion passed with a 5:0 vote.

10.1. **Subject:** A Resolution Approving the Community Development Block Grant 2022 Annual Action Plan and Third Amendment to the 2020 Annual Action Plan
Recommendation: Adopt the resolution.

10.2. **Subject:** A Resolution Declaring a Protest Hearing and Authorizing the Mailing of Property Owner Ballot Relating to the Imposition of the Annual Stormwater Utility Fee for the Express Sewer and Drain Project.
Recommendation: Adopt the Resolution.

10.3. **Subject:** California Northstate University Parcel Map - Project No. PLND-0921-0004 - Tentative Parcel Map.
Recommendation: Adopt the Resolution for the Tentative Parcel Map.

11. PUBLIC HEARING ITEMS

None.

12. REGULAR CALENDAR ITEMS

12.1. **Subject:** Implementation Alternatives for Residential Organic Waste Collection Program.
Recommendation: Receive presentation and provide direction to staff.

Mayor Gatewood opened the public comment period. The following individuals

addressed the Council or submitted public comment via email:

1. Derald Langwell
2. Fayzah Mughal
3. Angel Ball
4. Tera Kolvenbach

Mayor Gatewood closed the public comment period.

ACTION: Motion to move forward with option two by Budge second by Terry; Motion passed with a 5:0 vote.

12.2. **Subject**: Final Discussion and Direction on Reinstating a Planning Commission.
Recommendation: Receive a report that summarizes Council's direction on various topics related to reinstating the Planning Commission. Provide staff with any additional feedback on the information presented.

Mayor Gatewood opened the public comment period. The following individuals addressed the Council or submitted public comment via email:

1. Helen Whelan Bashaw
2. Cornelious Burke
3. Fayzah Mughal
4. Diann Rogers

Mayor Gatewood closed the public comment period.

ACTION: Input was received regarding the Final Discussion and Direction on Reinstating a Planning Commission.

12.3. **Subject:** County of Sacramento Redistricting Information and Discussion.
Recommendation: Receive County of Sacramento presentation regarding County Redistricting and provide Council input.

Mayor Gatewood opened the public comment period. Seeing no speakers. Mayor Gatewood closed the public comment period.

ACTION: Input was received regarding the County of Sacramento Redistricting Information and Discussion.

RECESS: 8:08 p.m. - 8:16 p.m.

12.4. **Subject:** Fiscal Year 2020-21 Preliminary Year-End Financial Report and Resolutions Authorizing Budget Amendment and Reserve Policy Amendment.
Recommendation: Receive the Fiscal Year 2020-21 Preliminary Year-End Financial Report and Approve the Proposed Budget Amendment and Reserve Policy Amendment Resolutions.

Mayor Gatewood opened the public comment period. Seeing no speakers. Mayor Gatewood closed the public comment period.

ACTION: Motion to approve first resolution for item 12.4. by Pulipati second by Budge; Motion passed with a 4:0 vote.
AYES: Budge, Pulipati, Sander, and Gatewood
NOES: None

ABSENT: Terry
ABSTAIN: None

ACTION: Motion to approve second resolution for item 12.4. by Budge second by Gatewood; Motion passed with a 4:0 vote.
AYES: Budge, Pulipati, Sander, and Gatewood
NOES: None
ABSENT: Terry
ABSTAIN: None

13. COUNCIL REQUESTS FOR FUTURE AGENDA ITEMS

None.

14. ADJOURN TO CLOSED SESSION

Mayor Gatewood adjourned the meeting to closed session at 9:19 p.m.

15. CLOSED SESSION - CALL TO ORDER/ROLL CALL

Mayor Gatewood Recused himself from closed session.

Council Member Budge called Closed Session to order 9:20 p.m.

Council Members Present: Siri Pulipati, David Sander, and Linda Budge

Council Members Absent: Donald Terry and Mayor Garrett Gatewood

Staff Members Present: Cyrus Abhar and Adam Lindgren.

16. CLOSED SESSION

Council met in closed session to discuss the following item:

CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION (pursuant to California Government Code Section 54956.9(d)(1)) Cordova Recreation and Park District v. City of Rancho Cordova, Sacramento Superior Court Case No. 34-2021-80003705.

17. OPEN SESSION - REPORT FROM CLOSED SESSION

City Attorney Adam Lindgren report that staff was given direction and no reportable action was taken in closed session.

18. ADJOURNMENT

Council Member Budge adjourned the meeting in memory of Stanley Flood at 10:19 p.m.

_____
Stacy Leitner, CMC
City Clerk

CITY OF RANCHO CORDOVA

CITY COUNCIL MEETING
Tuesday, November 9, 2021

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

City Hall
2729 Prospect Park Drive, Rancho Cordova

In response to Governor's Executive Order N-29-20 and the Resolution Declaring the Existence of a Local Emergency Relating to the COVID-19 Pandemic adopted by the City of Rancho Cordova, the City is following the state and local guidelines. This meeting will also be available to the public via video/teleconferencing.

DRAFT MINUTES

1. SPECIAL MEETING - CALL TO ORDER/ROLL CALL

Mayor Gatewood called the Regular meeting to order in the David B. Roberts Council Chambers at 5:34 p.m.

Council Members Present: Linda Budge (Joined at 5:36 p.m.), Siri Pulipati, David Sander, Donald Terry, and Mayor Garrett Gatewood

Council Members Absent: None

Staff Members Present: Cyrus Abhar, Adam Lindgren, Stacy Leitner, Persephonie Riley, and Kelly Thompson

2. PUBLIC COMMENT

Public comment was taken after each agenda item was heard.

3. SPECIAL MEETING

3.1. **Subject:** Mobile Home Park Space Rent Stabilization Discussion.
Recommendation: Receive presentation, provide feedback and direction.

Mayor Gatewood opened the public comment period. The following individuals addressed the Council or submitted the public comment via email:

1. Jill Fellows
2. Susan Whipkey
3. Michele D. Forrest
4. Helen Fredericks
5. Kathy Neal
6. Mike Patterson

Mayor Gatewood closed the public comment period.

ACTION: Input was received regarding the Mobile Home Park Space Rent Stabilization Disucssion.

3.2. **Subject:** Discussion of Proposed Projects/Programs for American Rescue Plan Act (ARPA) Funds.
Recommendation: Receive presentation and provide direction.

Mayor Gatewood opened the public comment period. The following individuals addressed the Council or submitted public comment received via email:

1. Shelly Blanchard
2. Ross Johnson
3. Fayzah Mughal
4. Diann Rogers

Mayor Gatewood closed the public comment period.

ACTION: Input was received regarding Discussion of Proposed Projects/Programs for American Rescue Plan Act (ARPA) Funds.

4. COUNCIL REQUESTS FOR FUTURE AGENDA ITEMS

1. Flavored Tobacco Products Discussion
2. Sacramento County Redistricting Discussion

5. ADJOURNMENT

Mayor Gatewood adjourned the meeting at 8:08 p.m.

_____
Stacy Leitner, CMC
City Clerk

MEMORANDUM

ITEM 9.2.

DATE: November 15, 2021

TO: Honorable Mayor and Council Members

FROM: Elizabeth Sparkman, Community Development Director

SUBJECT: **ANNEXATION OF A PORTION OF THE RANCH PROJECT TO THE CITY OF RANCHO CORDOVA COMMUNITY FACILITIES DISTRICT NO. 2014-2 (STREET, LIGHTING AND LANDSCAPE MAINTENANCE)**

RECOMMENDATION

Adopt the Resolution.

RESULT OF RECOMMENDED ACTION

Adoption of the Resolution approves Annexation Boundary Map No. 11 for the a portion of The Ranch project to Community Facilities District No. 2014-2 (Street, Lighting, and Landscaping Maintenance) (hereinafter “CFD No. 2014-2”) and approves the recording of the Annexation Boundary Map and the Notice of Special Tax Lien.

BACKGROUND

On April 21, 2014, the City adopted a resolution of intention to establish a Community Facilities District (CFD) and Future Annexation Area for Citywide street, lighting, and landscape maintenance services. On June 2, 2014, the City adopted the resolution forming CFD No. 2014-2 pursuant to the Mello-Roos Community Facilities Act of 1982 (State of California Government Code Section 5311 et seq.) (the “Act”). The action defining the Future Annexation Area for the District provided for a more efficient process for the annexation of property when the property owners have provided unanimous consent. Defining the future annexation area provided the resolution of intention, noticing, and public hearing for the entire future annexation area so these steps do not need to be repeated for each annexation.

The annexation process for projects within the future annexation area is streamlined to receiving a petition and waiver from the property owner(s), the City Council approving the Annexation Boundary Map by resolution, followed by the recording of the Annexation Boundary Map and Notice of Special Tax Lien by the City Clerk.

DISCUSSION

The project included in this action was conditioned to annex to CFD No. 2014-2 to provide funding for maintenance services including the maintenance, repair, replacement and lighting of public streets, roads, landscape, and appurtenant facilities in the public right of way. In October 2021, the property owner signed a unanimous approval of the annexation to CFD No. 2014-2. Adoption of the attached Resolution approves Annexation Boundary Map No. 11 for the project and directs the City Clerk to execute and record the Annexation Boundary Map and Notice of Special Tax Lien for the project.

FISCAL IMPACT AND FUNDING SOURCE

There is no impact to the General Fund.

ATTACHMENT(S)

1. Resolution
2. Exhibit A to the Resolution-Annexation Boundary Map
3. Exhibit B to the Resolution-Notice of Special Tax Lien-CFD 2014-2

CITY OF RANCHO CORDOVA

RESOLUTION XX-2021

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA, STATE OF CALIFORNIA, APPROVING THE BOUNDARY MAP FOR A PORTION OF THE RANCH PROJECT ANNEXATION TO THE CITY OF RANCHO CORDOVA COMMUNITY FACILITIES DISTRICT NO. 2014-2 (STREET, LIGHTING, AND LANDSCAPE MAINTENANCE)

WHEREAS, the Conditions of Approval for The Ranch project requires the property owner/applicant to participate in the provision of funding to provide fair share maintenance of any existing and all new public improvements associated with the project; and

WHEREAS, on April 21, 2014, the City adopted Resolution No. 20-2014 declaring its intention to establish Community Facilities District No. 2014-2 (Street, Lighting, and Landscape Maintenance) (the "District") and Future Annexation Area for maintenance of street, lighting, and landscape maintenance services. On June 2, 2014, the City adopted Resolution No. 34-2014 forming CFD No. 2014-2 pursuant to the Mello-Roos Community Facilities Act of 1982 (State of California Government Code Section 5311 et seq.) (the "Act"); and

WHEREAS, the action defining the Future Annexation Area for the District provided for a more efficient process for the annexation of property when the property owners have provided for their unanimous consent such that the annexation process for projects within the Future Annexation Area has been reduced to receiving a petition, consent and waiver from the property owner(s); and

WHEREAS, in October 2021, the property owner executed a unanimous approval form which irrevocably consents to and votes in favor of the annexation of a portion of the property to the District and the levy of the special tax on the property to finance the services of the CFD in accordance with the Rate and Method of the District; and

WHEREAS, in the case of annexation proceedings, pursuant to Streets and Highways Code Section 3110.5 a separate map of the area proposed to be annexed is required to be prepared and adopted; and

WHEREAS, City staff has caused to be prepared Annexation Boundary Map No. 11 for a portion of the property known as The Ranch project, Exhibit A attached hereto, for the annexation of a portion of the property to CFD No. 2014-2 (Street, Lighting, and Landscape Maintenance).

NOW, THEREFORE, BE IT HEREBY RESOLVED BY THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA, as follows:

1. The Council so finds and determines the above recitals are true and correct.

2. Council approves Annexation Boundary Map No. 11 and finds and determines that the territory shown in the Annexation Boundary Map is hereby added to and made a part of the District with full legal effect.

3. The City Clerk is directed to execute and record Annexation Boundary Map No. 11 in the office of the County Recorder of Sacramento County not later than 15 days after the adoption of this resolution.

4. The City Council finds and determines that a special tax shall be levied within the Territory to be annexed and which special tax shall be the same as the tax to be levied within the District. Collection of said tax shall commence in Fiscal Year 2022-2023, and the rate and method of apportionment of said tax shall be as set forth in the Resolution of Formation of the District.

5. The City Clerk is directed to execute and record a Notice of Special Tax Lien, Exhibit B, in the office of the County Recorder of Sacramento County not later than 15 days after recordation of the Annexation Boundary Map No. 11.

PASSED AND ADOPTED by the City Council of the City of Rancho Cordova on the 15th day of November 2021 by the following vote of the City Council:

AYES:

NOES:

ABSENT:

ABSTAIN:

_____
Garrett Gatewood, Mayor

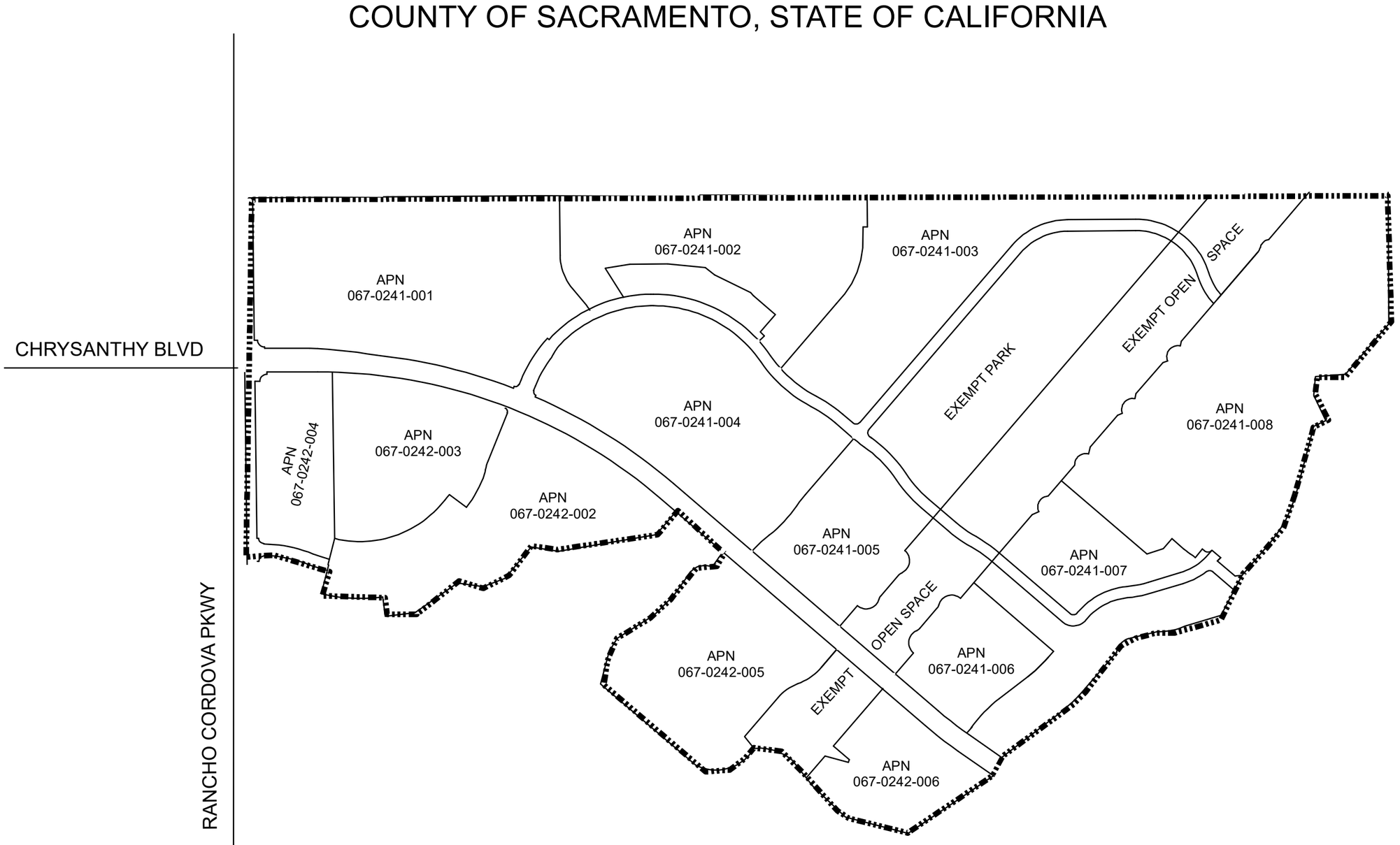
ATTEST:

_____
Stacy Leitner, CMC
City Clerk

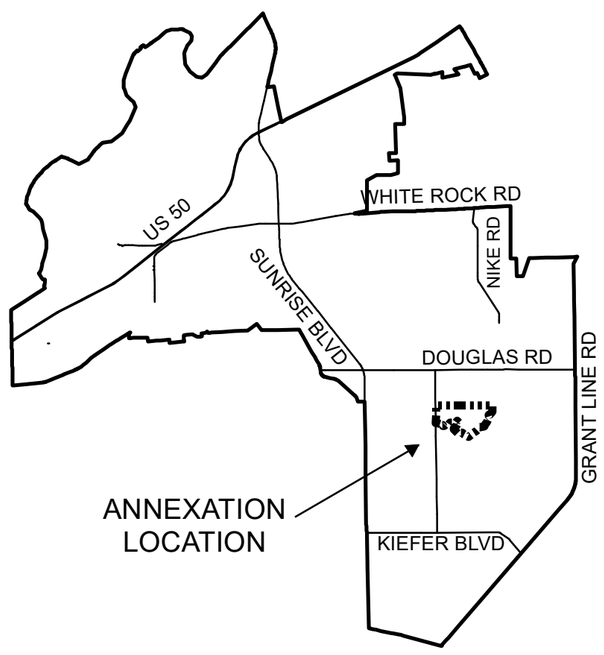
PROPOSED BOUNDARY OF ANNEXATION 11 (THE RANCH) TO

CITY OF RANCHO CORDOVA COMMUNITY FACILITIES DISTRICT NO. 2014-2

COUNTY OF SACRAMENTO, STATE OF CALIFORNIA



VICINITY MAP



CLERK'S MAP STATEMENT

FILED IN THE OFFICE OF THE CITY CLERK OF THE CITY OF RANCHO CORDOVA THIS _____ DAY OF _____ 2021.

_____
CITY CLERK OF THE CITY OF RANCHO CORDOVA

CLERK'S MAP STATEMENT

I HEREBY CERTIFY THAT THE AREA SHOWN ON THIS MAP OF THE PROPOSED ANNEXATION 11 TO COMMUNITY FACILITIES DISTRICT NO. 2014-2, (STREET MAINTENANCE, LIGHTING AND LANDSCAPING), CITY OF RANCHO CORDOVA, COUNTY OF SACRAMENTO, STATE OF CALIFORNIA, WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA AT A REGULARLY SCHEDULED MEETING THEREOF, HELD ON THE ____ DAY OF _____ 2021. BY ITS RESOLUTION NO. _____.

_____
CITY CLERK OF THE CITY OF RANCHO CORDOVA

COUNTY RECORDER'S FILING STATEMENT

FILED THIS _____ DAY OF _____ 2021. AT THE HOUR OF _____ O'CLOCK ____.M. IN BOOK _____ OF MAPS OF ASSESSMENT AND COMMUNITY FACILITIES DISTRICTS PAGE NO. _____ IN THE OFFICE OF THE COUNTY RECORDER IN THE COUNTY OF SACRAMENTO, STATE OF CALIFORNIA.

DONNA ALLRED
COUNTY RECORDER OF THE COUNTY OF SACRAMENTO, CALIFORNIA

BY: _____
DEPUTY

FILE: _____

REFERENCE THE SACRAMENTO COUNTY ASSESSOR'S MAPS FOR A DETAILED DESCRIPTION OF PARCEL LINES AND DIMENSIONS

Legend

Annexation Boundary

1 " = 375 '

HARRIS & ASSOCIATES
22 EXECUTIVE PARK, SUITE 200
IRVINE, CALIFORNIA 92614
800-827-4901

PROPOSED BOUNDARY MAP

City of Rancho Cordova
Community Facilities District No. 2014-2
ANNEXATION 11 (The Ranch)
County of Sacramento, California

Sheet 1 **of** 1

RECORDING REQUESTED BY
AND WHEN RECORDED RETURN TO:

City of Rancho Cordova
2729 Prospect Park Drive
Rancho Cordova, California 95670
Attention: City Clerk

AMENDED NOTICE OF SPECIAL TAX LIEN

Pursuant to the requirements of Section 3114.5 of the Streets and Highways Code and Section 53328.3 of the Government Code, the undersigned clerk of the legislative body of the City of Rancho Cordova (the "City"), State of California, hereby gives notice that a lien to secure payment of special taxes is hereby imposed by the City Council of the City. The special taxes secured by this lien are authorized to be levied for the purpose of providing services as described in Exhibit A attached hereto and hereby made a part hereof.

The special taxes are authorized to be levied within Annexation Boundary Map No. 11 (the "Annexed Area") of the City of Rancho Cordova Community Facilities District No. 2014-2 (Street, Lighting, and Landscape Maintenance) (the "District"), which has now been officially annexed to the District, and the lien of the special taxes are a continuing lien which shall secure each annual levy of the special taxes and which shall continue in force and effect until the special taxes cease to be levied and a notice of cessation of special taxes is recorded in accordance with Section 53330.5 of the Government Code.

The rate, method of apportionment, and manner of collection of authorized special tax is as set forth in Exhibit B attached hereto and hereby made a part hereof. The obligation to pay the special tax may not be prepaid and permanently satisfied and the lien of the special taxes canceled.

Notice is further given that upon the recording of this notice in the office of the county recorder, the obligation to pay the special tax levies shall become a lien upon all nonexempt real property within the District in accordance with Section 3115.5 of the Streets and Highways Code.

The name of the owner and the assessor's tax parcel number(s) of the real property included within the District and not exempt from the special tax are as set forth in Exhibit C attached hereto.

Reference is hereby made to the Notice of Special Tax Lien with respect to the District recorded on June 17, 2014, as Document No. 20140617 page 353, in the office of the County Clerk & Recorder of the County of Sacramento, California, which contains

a list of the then existing owners and assessor tax parcel numbers of the original boundaries of the District.

Reference is made to the boundary map of the District recorded at Book 116, Pages 0023-0024, Document No. 20140430 Pg0873 of Maps and Assessment and Community Facilities Districts in the Office of the County Recorder for the County of Sacramento, State of California (the " Original Boundary Map"), and the map of the Annexed Territory recorded at Book 133, Page 5, Document No. 202103290293 in the Office of the County Recorder for the County of Sacramento, State of California, which map together with the Original Boundary Map and the boundary maps of record for all prior annexations, are now the final boundary maps of the Community Facilities District including the Annexed Territory.

For further information concerning the current and estimated future tax liability of owners or purchasers of real property subject to this special tax lien, interested persons should contact the Department of Public Works of the City of Rancho Cordova, 2729 Prospect Park Drive, Rancho Cordova, California 95670, (916) 851-8710.

Dated: _____ _____

CITY CLERK OF THE CITY OF
RANCHO CORDOVA

EXHIBIT A

CITY OF RANCHO CORDOVA
COMMUNITY FACILITIES DISTRICT NO. 2014-2
(Streets, Lighting, and Landscape Maintenance)

DESCRIPTION OF DISTRICT MAINTENANCE SERVICES

Description of services:

Maintenance of public street, lighting, and landscape improvements

- Maintenance means the furnishing of services and materials for the replacement of public street, lighting and landscaping improvements, and appurtenant facilities, including the administration and overhead related to the maintenance activities.

Reserve Fund

- The CFD special taxes may be collected and set-aside in designated funds, collected over several years, that may be used by the CFD to fund future replacement of public streets, lighting and landscaping improvements and other services as determined by the CFD.

EXHIBIT B

CITY OF RANCHO CORDOVA
COMMUNITY FACILITIES DISTRICT NO. 2014-2
(STREET, LIGHTING, AND LANDSCAPE MAINTENANCE)

RATE AND METHOD OF APPORTIONMENT OF SPECIAL TAX

A Special Tax applicable to each Assessor's Parcel in Community Facilities District No. 2014-2 (Street, Lighting, and Landscape Maintenance) shall be levied and collected according to the tax liability determined by the City Council, acting in its capacity as the legislative body of CFD No. 2014-2, through the application of the appropriate Special Tax rate, as described below. All of the property in CFD No. 2014-2, unless exempted by law or by the provisions of Section E below, shall be taxed for the purposes, to the extent, and in the manner herein provided, including property subsequently annexed to CFD No. 2014-2 unless a separate Rate and Method of Apportionment of Special Tax is adopted for the annexation area.

A. DEFINITIONS

The terms hereinafter set forth have the following meanings:

"Acre or Acreage" means the land area of an Assessor's Parcel as shown on an Assessor's Parcel Map, or if the land area is not shown on an Assessor's Parcel Map, the land area shown on the applicable final subdivision map, a final parcel map, a final approved condominium plan, or functionally equivalent final map or instrument recorded in the Office of the County Recorder. If the area shown on said map is in square footage, Acreage shall be calculated by dividing the square footage by 43,560.

"Additional Load and Decorative Lighting Parcel" means any Parcel that is determined by the City to be both an Additional Load Parcel and a Decorative Lighting Parcel.

"Additional Load Parcel" means any Parcel of Commercial Property or Industrial Property that is determined by the City to create excessive wear and tear on the roadways and/or a high volume of vehicular traffic.

"Administrative Expenses" means the costs incurred by the City to determine, levy and collect the Special Tax, including salaries of City employees and fees of consultants and the costs of collecting installments of the Special Taxes upon the general tax rolls, preparation of required reports, and any other costs required to administer the CFD.

"Administrator" means the person or firm designated by the City to administer the Special Taxes according to this Rate and Method of Apportionment of Special Tax.

"Annual Escalation Factor" means the annual percentage increase in the McGraw-Hill Engineering News Record Construction Cost Index (ENR CCI) for the San Francisco area from January of the previous year to January of the year that the Special Tax is levied. In the event that the

ENR CCI defined above is no longer reported, the City Council shall select a similar index to replace it.

"Assessor's Parcel" or **"Parcel"** means a lot or parcel shown in an Assessor's Parcel Map with an assigned Assessor's Parcel number.

"Assessor's Parcel Map" means an official map of the County Assessor designating parcels by Assessor's Parcel number.

"Authorized Services" means the public services authorized to be funded by CFD No. 2014-2 as set forth in the documents adopted by the City Council when the CFD was formed.

"CFD" or **"CFD No. 2014-2"** means the City of Rancho Cordova Community Facilities District No. 2014-2 (Street, Lighting, and Landscaping Maintenance).

"City" means the City of Rancho Cordova.

"City Council" means the City Council of the City of Rancho Cordova, acting as the legislative body of CFD No. 2014-2.

"Commercial Property" means, in any Fiscal Year, all Developed Property for which a building permit or use permit has been issued for a commercial establishment which includes, but is not limited to, retail stores, clothing stores, bookstores, convenience stores, drug stores, professional services (i.e., barber shops, dry cleaners), restaurants, supermarkets, hospitals, movie theaters, appliance and electronics stores, home supply stores, auto parts stores, and other retail uses. The City shall make the determination if a Parcel is Commercial Property.

"County" means the County of Sacramento.

"Decorative Lighting Parcel" means any Parcel of Developed Property that is determined by the City to have or benefit from decorative lighting features.

"Developed Property" means, in any Fiscal Year, all Parcels of Taxable Property for which a use permit or building permit for new construction of a residential or non-residential structure (which shall not include a permit issued solely for construction of the foundation if another permit remains to be issued for vertical construction of the building) was issued prior to June 30 of the preceding Fiscal Year.

"Fiscal Year" means the period starting on July 1 and ending on the following June 30.

"Hotel Property" means, in any Fiscal Year, all Developed Property for which a building permit or use permit has been issued for a structure that constitutes a place of lodging providing sleeping accommodations and related facilities for travelers.

"Industrial Property" means, in any Fiscal Year, all Developed Property for which a building permit or use permit has been issued for construction of an industrial, manufacturing, or warehousing structure. The City shall make the determination if a Parcel is Industrial Property.

"Maximum Special Tax" means the greatest amount of Special Tax that can be levied on an Assessor's Parcel in any Fiscal Year determined in accordance with Section C below.

"Multi-Family Property" means, in any Fiscal Year, all Parcels of Developed Property for which a building permit or use permit has been issued for construction of a residential structure with five (5) or more Units that share a single Assessor's Parcel number, all of which are offered for rent to the general public and cannot be purchased by individual homebuyers.

"Non-Residential Property" means, collectively, Commercial Property, Hotel Property, Industrial Property, and Office Property.

"Office Property" means, in any Fiscal Year, all Parcels of Developed Property for which a building permit or use permit has been issued for a building in which professional, banking, insurance, real estate, administrative or in-office medical or dental activities are conducted. The City shall make the determination if a Parcel is Office Property.

"Ordinary Use Parcel" means any Parcel of Taxable Property that is not an Additional Load Parcel, Decorative Lighting Parcel, Residential Alley Parcel, Additional Load and Decorative Lighting Parcel, or Residential Alley and Decorative Lighting Parcel.

"Proportionately" means that the ratio of the actual Special Tax levy to the Maximum Special Tax is equal for all Parcels of Developed Property.

"Public Property" means any property within the boundaries of CFD No. 2014-2 that is owned by the federal government, State of California, County, City, or other public agency.

"Residential Alley and Decorative Lighting Parcel" means any Parcel that is determined by the City to be both a Residential Alley Parcel and a Decorative Lighting Parcel.

"Residential Alley Parcel" means any Parcel of Residential Property that is determined by the City to have residential alleys that are part of the public roadways.

"Residential Property" means, collectively, Single Family Attached Property, Single Family Detached Property, and Multi-Family Property.

"Single Family Attached Property" means, in any Fiscal Year, all Parcels of Developed Property for which a building permit was issued for construction of a residential structure consisting of two (2) to four (4) Units that share common walls, have separate Assessor's Parcel numbers assigned to them (except for a duplex unit, which may share an Assessor's Parcel with another duplex unit), and are offered as for-sale Units (which shall still be the case even if the Units are purchased and subsequently offered for rent by the owner of the Unit(s)), including such residential structures that meet the statutory definition of a condominium contained in Civil Code Section 1351.

"Single Family Detached Property" means, in any Fiscal Year, all Parcels of Developed Property for which a building permit was issued for construction of a Unit that does not share a common wall with another Unit.

"Soundwall Parcel" means any Parcel of Developed Property whose tract boundary is encompassed by soundwalls maintained within the CFD.

"Special Tax Requirement" means the amount of revenue needed in any Fiscal Year to pay for the following: (i) Authorized Services, (ii) Administrative Expenses, and (iii) amounts needed to cure any delinquencies in the payment of Special Taxes which have occurred or (based on delinquency rates in prior years) may be expected to occur in the Fiscal Year in which the tax will be collected.

"Special Tax" means a special tax levied in any Fiscal Year on property within CFD No. 2014-2 to pay the Special Tax Requirement.

"Square Foot," "Square Footage," or **"Square Feet"** means the building square footage reflected on the original building permit issued for construction of a building.

"Taxable Property" means all Assessor's Parcels within the boundaries of CFD No. 2014-2 which are not exempt from the Special Tax pursuant to law or Section E below.

"Taxable Public Property" means, in any Fiscal Year, all Assessor's Parcels in CFD No. 2014-2 that had, in prior Fiscal Years, been taxed as Developed Property and subsequently came under the ownership of a public agency.

"Tax Zone" means a mutually exclusive tax zone identified in Attachment 1 of this Rate and Method of Apportionment of Special Tax, as may be updated to include new Parcels or new tax zones added to the CFD as a result of future annexations.

"Unit" means an individual single-family detached unit or an individual residential unit within a duplex, triplex, fourplex, townhome, condominium, or apartment structure. Unit shall also mean a rentable single hotel room or rentable unit on a Parcel of Hotel Property.

B. DATA COLLECTION FOR ANNUAL TAX LEVY

Each Fiscal Year, the Administrator shall identify the current Assessor's Parcel number for all Parcels of Taxable Property within CFD No. 2014-2 and shall determine within which Tax Zone each Assessor's Parcel is located. Upon each annexation of property into CFD No. 2014-2, the Administrator shall update Attachment 1 to include the new Assessor's Parcel number(s). In addition, for all Parcels of Developed Property, if applicable to the Tax Zone in which the Parcels are located, the Administrator shall determine if each Parcel is an Ordinary Use Parcel, an Additional Load Parcel, a Residential Alley Parcel, a Decorative Lighting Parcel, an Additional Load and Decorative Lighting Parcel, or a Residential Alley and Decorative Lighting Parcel.

Based on review of building permit records for property within the CFD, the Administrator shall determine which Parcels in the CFD are Developed Property for purposes of levying the Special Tax pursuant to Section D below. For Single Family Attached Property, Multi-Family Property, and Hotel Property, the number of Units shall be determined by referencing the condominium plan, apartment plan, site plan or other development plan for the property. For Residential Property, the Administrator shall determine the Square Footage of each Unit. For Non-

Residential Property, the Administrator shall determine the Acreage of, and Square Footage on, each Parcel.

If a Parcel in the CFD is rezoned prior to such Parcel becoming Developed Property, the City may in its sole discretion, move the Parcel to a different Tax Zone based on the rezone. If a Parcel rezones after the Parcel has been taxed as Developed Property in prior Fiscal Years, the City can either continue to apply the Maximum Special Tax to the Parcel that had applied prior to the rezone or, in the City's sole discretion, allow for the Parcel to be moved to a different Tax Zone based on the rezone.

In any Fiscal Year, if it is determined that (i) a parcel map for a portion of property in CFD No. 2014-2 was recorded after January 1 of the prior Fiscal Year (or any other date after which the Assessor will not incorporate the newly-created Parcels into the then current tax roll), (ii) because of the date the parcel map was recorded, the Assessor does not yet recognize the new Parcels created by the parcel map, and (iii) one or more of the newly-created Parcels meets the definition of Developed Property, the Administrator shall calculate the Special Tax for the property affected by recordation of the parcel map by determining the Special Tax that applies separately to each newly-created Parcel, then applying the sum of the individual Special Taxes to the Parcel that was subdivided by recordation of the parcel map.

C. MAXIMUM SPECIAL TAX

1. All Tax Zones

The following Maximum Special Taxes apply to all Parcels of Developed Property within each Tax Zone of CFD No. 2014-2, unless otherwise specified in Attachment 1.

a. Ordinary Use Parcels

MAXIMUM SPECIAL TAXES
ORDINARY USE PARCELS
(FISCAL YEAR 2014-15)

Land Use Class	Maximum Special Tax
Single Family Detached Property	$374.78 per Unit
Single Family Attached Property	$296.07 per Unit
Multi-Family Property	$213.62 per Unit
Commercial Property	$559.17 per 1,000 Square Feet
Hotel Property	$221.12 per Unit
Industrial Property	$168.65 per 1,000 Square Feet
Office Property	$558.42 per 1,000 Square Feet

On each July 1, commencing July 1, 2015, the Maximum Special Taxes shown above shall be increased by the Annual Escalation Factor.

b. Residential Alley Parcels

MAXIMUM SPECIAL TAXES
RESIDENTIAL ALLEY PARCELS
(FISCAL YEAR 2014-15)

Land Use Class	Maximum Special Tax
Single Family Detached Property	$406.87 per Unit
Single Family Attached Property	$321.43 per Unit
Multi-Family Property	$231.92 per Unit
Commercial Property	N/A
Hotel Property	N/A
Industrial Property	N/A
Office Property	N/A

On each July 1, commencing July 1, 2015, the Maximum Special Taxes shown above shall be increased by the Annual Escalation Factor.

c. Decorative Lighting Parcels

MAXIMUM SPECIAL TAXES
DECORATIVE LIGHTING PARCELS
(FISCAL YEAR 2014-15)

Land Use Class	Maximum Special Tax
Single Family Detached Property	$380.51 per Unit
Single Family Attached Property	$300.60 per Unit
Multi-Family Property	$216.89 per Unit
Commercial Property	$567.72 per 1,000 Square Feet
Hotel Property	$224.50 per Unit
Industrial Property	$171.23 per 1,000 Square Feet
Office Property	$566.96 per 1,000 Square Feet

On each July 1, commencing July 1, 2015, the Maximum Special Taxes shown above shall be increased by the Annual Escalation Factor.

d. Additional Load Parcels

MAXIMUM SPECIAL TAXES
ADDITIONAL LOAD PARCELS
(FISCAL YEAR 2014-15)

Land Use Class	Maximum Special Tax
Single Family Detached Property	N/A
Single Family Attached Property	N/A
Multi-Family Property	N/A
Commercial Property	$580.39 per 1,000 Square Feet
Hotel Property	N/A
Industrial Property	$175.05 per 1,000 Square Feet
Office Property	N/A

On each July 1, commencing July 1, 2015, the Maximum Special Taxes shown above shall be increased by the Annual Escalation Factor.

e. Soundwall Parcels

MAXIMUM SPECIAL TAXES
SOUNDWALL PARCELS
(FISCAL YEAR 2014-15)

Land Use Class	Maximum Special Tax
Single Family Detached Property	$390.71 per Unit
Single Family Attached Property	$308.66 per Unit
Multi-Family Property	$222.70 per Unit
Commercial Property	$582.94 per 1,000 Square Feet
Hotel Property	$230.52 per Unit
Industrial Property	$175.82 per 1,000 Square Feet
Office Property	$582.16 per 1,000 Square Feet

On each July 1, commencing July 1, 2015, the Maximum Special Taxes shown above shall be increased by the Annual Escalation Factor.

f. Additional Load and Decorative Lighting Parcels

MAXIMUM SPECIAL TAXES
ADDITIONAL LOAD AND DECORATIVE LIGHTING PARCELS
(FISCAL YEAR 2014-15)

Land Use Class	Maximum Special Tax
Single Family Detached Property	N/A
Single Family Attached Property	N/A
Multi-Family Property	N/A
Commercial Property	$588.94 per 1,000 Square Feet
Hotel Property	N/A
Industrial Property	$177.63 per 1,000 Square Feet
Office Property	N/A

On each July 1, commencing July 1, 2015, the Maximum Special Taxes shown above shall be increased by the Annual Escalation Factor.

g. Residential Alley and Decorative Lighting Parcels

MAXIMUM SPECIAL TAXES
RESIDENTIAL ALLEY AND DECORATIVE LIGHTING PARCELS
(FISCAL YEAR 2014-15)

Land Use Class	Maximum Special Tax
Single Family Detached Property	$412.60 per Unit
Single Family Attached Property	$325.96 per Unit
Multi-Family Property	$235.18 per Unit
Commercial Property	N/A
Hotel Property	N/A
Industrial Property	N/A
Office Property	N/A

On each July 1, commencing July 1, 2015, the Maximum Special Taxes shown above shall be increased by the Annual Escalation Factor.

h. Residential Alley and Soundwall Parcels

MAXIMUM SPECIAL TAXES
RESIDENTIAL ALLEY AND SOUNDWALL PARCELS
(FISCAL YEAR 2014-15)

Land Use Class	Maximum Special Tax
Single Family Detached Property	$425.31 per Unit
Single Family Attached Property	$336.00 per Unit
Multi-Family Property	$242.43 per Unit
Commercial Property	N/A
Hotel Property	N/A
Industrial Property	N/A
Office Property	N/A

On each July 1, commencing July 1, 2015, the Maximum Special Taxes shown above shall be increased by the Annual Escalation Factor.

i. Decorative Lighting and Soundwall Parcels

MAXIMUM SPECIAL TAXES
DECORATIVE LIGHTING AND SOUNDWALL PARCELS
(FISCAL YEAR 2014-15)

Land Use Class	Maximum Special Tax
Single Family Detached Property	$396.30 per Unit
Single Family Attached Property	$313.07 per Unit
Multi-Family Property	$225.89 per Unit
Commercial Property	$591.27 per 1,000 Square Feet
Hotel Property	$233.81 per Unit
Industrial Property	$178.33 per 1,000 Square Feet
Office Property	$590.48 per 1,000 Square Feet

On each July 1, commencing July 1, 2015, the Maximum Special Taxes shown above shall be increased by the Annual Escalation Factor.

j. Residential Alley, Decorative Lighting, and Soundwall Parcels

MAXIMUM SPECIAL TAXES
RESIDENTIAL ALLEY, DECORATIVE LIGHTING AND SOUNDWALL PARCELS
(FISCAL YEAR 2014-15)

Land Use Class	Maximum Special Tax
Single Family Detached Property	$428.15 per Unit
Single Family Attached Property	$338.23 per Unit
Multi-Family Property	$244.04 per Unit
Commercial Property	N/A
Hotel Property	N/A
Industrial Property	N/A
Office Property	N/A

On each July 1, commencing July 1, 2015, the Maximum Special Taxes shown above shall be increased by the Annual Escalation Factor.

D. METHOD OF LEVY AND COLLECTION OF SPECIAL TAX

Each Fiscal Year, the Special Tax shall be levied as follows until the amount of the levy equals the Special Tax Requirement for that Fiscal Year:

First: The Special Tax shall be levied proportionately on each Parcel of Developed Property up to 100% of the Maximum Special Tax determined for each category of Developed Property within the CFD and each Tax Zone until the amount levied is equal to the Special Tax Requirement for the Fiscal Year.

Second: If additional revenue is needed after the first step has been completed, the Special Tax shall be levied proportionately on each Parcel of Taxable Public Property up to 100% of the Maximum Special Tax that would have applied to the Parcel had the Parcel not become Public Property until the amount levied is equal to the Special Tax Requirement for the Fiscal Year.

The Special Tax for CFD No. 2014-2 shall be collected at the same time and in the same manner as ordinary ad valorem property taxes provided, however, that the City may (under the authority of Government Code Section 53340) collect Special Taxes at a different time or in a different manner if necessary to meet CFD No. 2014-2 financial obligations and the Special Tax shall be equally subject to foreclosure if delinquent.

E. LIMITATIONS

Notwithstanding any other provision of this Rate and Method of Apportionment of Special Tax, no Special Tax shall be levied on (i) any Parcel of Public Property that is not Taxable Public Property, and (ii) any Parcel in CFD No. 2014-2 that is not Developed Property.

F. DURATION OF SPECIAL TAX

The Special Tax shall be levied in perpetuity to fund the Special Tax Requirement, unless no longer required as determined at the sole discretion of the City Council.

G. INTERPRETATION OF SPECIAL TAX FORMULA

The City reserves the right to make minor administrative and technical changes to this document that do not materially affect the Rate and Method of Apportionment of Special Taxes. In addition, the interpretation and application of any section of this document shall be left to the City's discretion. The City may make interpretations by ordinance or resolution for purposes of clarifying any vagueness or ambiguity in this Rate and Method of Apportionment of Special Taxes.

ATTACHMENT 1

CITY OF RANCHO CORDOVA
COMMUNITY FACILITIES DISTRICT NO. 2014-2
(STREET, LIGHTING, AND LANDSCAPING MAINTENANCE)

IDENTIFICATION OF TAX ZONES

TAX ZONE 1

Assessor's Parcels Included in Tax Zone 1 *	Fiscal Year In Which Property Was Added to CFD No. 2014-2
067-0030-066 067-0030-067 067-0030-069 067-0030-070 067-1020-001 067-1020-002	2013-14

*** The property identified by the Assessor's Parcel Numbers listed above shall remain part of the identified Tax Zone regardless of changes in the configuration of the Assessor's Parcels or changes to APNs in future Fiscal Years. As APNs change, the City may update Attachment 1 to reflect the most current APNs and Tax Zones consistent with the categories of Developed Property set forth in the Rate and Method of Apportionment of Special Tax for CFD No. 2014-2.**

Tax Zone 1 – Maximum Special Taxes

The following Maximum Special Taxes apply to all Parcels of Developed Property within Tax Zone 1 of CFD No. 2014-2. These Maximum Special Taxes do not incorporate the long-term maintenance activities which are included as a part of CFD No. 2014-1 (Montelena).

MAXIMUM SPECIAL TAXES
ORDINARY USE PARCELS
(FISCAL YEAR 2014-15)

Land Use Class	Ordinary Use Parcels Maximum Special Tax Zone 1	Soundwall and Decorative Lighting Parcels Maximum Special Tax Zone 1
Single Family Detached Property	$275.49 per Unit	$279.85 per Unit
Single Family Attached Property	$217.64 per Unit	$221.08 per Unit
Multi-Family Property	$157.03 per Unit	$159.52 per Unit
Commercial Property	$210.00 per 1,000 Square Feet	$210.00 per 1,000 Square Feet
Hotel Property	$162.54 per Unit	$165.11 per Unit
Industrial Property	$123.97 per 1,000 Square Feet	$125.93 per 1,000 Square Feet
Office Property	$210.00 per 1,000 Square Feet	$210.00 per 1,000 Square Feet

On each July 1, commencing July 1, 2015, the Maximum Special Taxes shown above shall be increased by the Annual Escalation Factor.

TAX ZONE 2

Assessor's Parcels Included In Tax Zone 2*			Fiscal Year in Which Property Was Added to CFD No. 2014-2
072-2870-001	through	072-2870-072	2014-15
072-2880-001	through	072-2880-082	
072-2890-001	through	072-2890-088	
072-2900-001	through	072-2900-080	
072-2910-001	through	072-2910-083	
072-2920-001	through	072-2920-069	
072-2940-001	through	072-2940-066	
072-2950-001	through	072-2950-063	
072-2960-001	through	072-2960-065	

*** The property identified by the Assessor's Parcel Numbers listed above shall remain part of the identified Tax Zone regardless of changes in the configuration of the Assessor's**

Parcels or changes to APNs in future Fiscal Years. As APNs change, the City may update Attachment 1 to reflect the most current APNs and Tax Zones consistent with the categories of Developed Property set forth in the Rate and Method of Apportionment of Special Tax for CFD No. 2014-2.

Tax Zone 2 – Maximum Special Taxes

The following Maximum Special Taxes apply to all Parcels of Developed Property within Tax Zone 2 of CFD No. 2014-2. These Maximum Special Taxes include the maintenance of street lighting only.

MAXIMUM SPECIAL TAXES
ORDINARY USE PARCELS
(FISCAL YEAR 2014-15)

Land Use Class	Street Lighting Only Maximum Special Tax Zone 2
Single Family Detached Property	$38.00 per Unit
Single Family Attached Property	$38.00 per Unit
Multi-Family Property	$157.03 per Unit
Commercial Property	$210.00 per 1,000 Square Feet
Hotel Property	$162.54 per Unit
Industrial Property	$123.97 per 1,000 Square Feet
Office Property	$210.00 per 1,000 Square Feet

On each July 1, commencing July 1, 2015, the Maximum Special Taxes shown above shall be increased by the Annual Escalation Factor.

EXHIBIT C

OWNER AND THE ASSESSOR'S TAX PARCEL NUMBER(S)

Parcel No.	Property Owner
067-0242-002	AG EHC II (HOV) CA 1 LP
067-0241-004	AG EHC II (HOV) CA 1 LP
067-0241-005	AG EHC II (HOV) CA 1 LP
067-0241-001	K. HOVNANIAN AT JAEGER RANCH, LLC
067-0241-002	K. HOVNANIAN AT JAEGER RANCH, LLC
067-0241-003	K. HOVNANIAN AT JAEGER RANCH, LLC
067-0241-006	K. HOVNANIAN AT JAEGER RANCH, LLC
067-0241-007	K. HOVNANIAN AT JAEGER RANCH, LLC
067-0241-008	K. HOVNANIAN AT JAEGER RANCH, LLC
067-0242-003	K. HOVNANIAN AT JAEGER RANCH, LLC
067-0242-004	K. HOVNANIAN AT JAEGER RANCH, LLC
067-0242-005	K. HOVNANIAN AT JAEGER RANCH, LLC
067-0242-006	K. HOVNANIAN AT JAEGER RANCH, LLC

MEMORANDUM

ITEM 9.3.

DATE: November 15, 2021

TO: Honorable Mayor and Council Members

FROM: Elizabeth Sparkman, Community Development Director

SUBJECT: **ANNEXATION OF A PORTION OF THE RANCH PROJECT TO THE CITY OF RANCHO CORDOVA COMMUNITY FACILITIES DISTRICT NO. 2018-2 (COMMUNITY PLACES AND NEIGHBORHOOD GREENS)**

RECOMMENDATION

Adopt the Resolution.

RESULT OF RECOMMENDED ACTION

Adoption of the Resolution approves Annexation Boundary Map No. 3 for a portion of The Ranch project to Community Facilities District No. 2018-2 (Community Places and Neighborhood Greens) and approves the recording of the Annexation Boundary Map and the Notice of Special Tax Lien.

BACKGROUND

On August 6, 2018, the City adopted a Resolution of Intention to establish a Community Facilities District (CFD) and Future Annexation Area for citywide maintenance of community places and neighborhood greens. The special tax contributes to the cost of the operation and maintenance of public improvements including community plazas, neighborhood greens, and regional trails. On September 17, 2018, the City adopted the resolution forming CFD No. 2018-2 pursuant to the Mello-Roos Community Facilities Act of 1982 (State of California Government Code Section 5311 et seq.) (the “Act”). The action defining the Future Annexation Area for the District provided for a more efficient process for the annexation of property when the property owners have provided unanimous consent. Defining the future annexation area provided the resolution of intention, noticing, and public hearing for the entire future annexation area so these steps do not need to be repeated for each annexation.

The annexation process for projects within the future annexation area is streamlined to receiving a petition and waiver from the property owner(s), the City Council approving the Annexation Boundary Map by resolution, followed by the recording of the Annexation Boundary Map and Notice of Special Tax Lien by the City Clerk.

DISCUSSION

The project included in this action was conditioned to annex to CFD No. 2018-2 to provide funding for maintenance of community places and neighborhood greens, including community plazas and bicycle trails, and to pay for the capital replacement of said facilities. In October 2021, the property owners signed a unanimous approval of the annexation to CFD No. 2018-2. Adoption of the attached Resolution approves Annexation Boundary Map No. 3 for the project and directs the City Clerk to execute and record the Map and Notice of Special Tax Lien for the project.

FISCAL IMPACT AND FUNDING SOURCE

There is no impact to the General Fund.

ATTACHMENT(S)

1. Resolution
2. Exhibit A to the Resolution- Annexation Boundary Map
3. Exhibit B to the Resolution-Notice of Special Tax

CITY OF RANCHO CORDOVA

RESOLUTION XX-2021

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA, STATE OF CALIFORNIA, APPROVING THE BOUNDARY MAP FOR A PORTION OF THE RANCH PROJECT ANNEXATION TO THE CITY OF RANCHO CORDOVA COMMUNITY FACILITIES DISTRICT NO. 2018-2 (COMMUNITY PLACES AND NEIGHBORHOOD GREENS)

WHEREAS, the Conditions of Approval for The Ranch project requires the property owner/applicant to participate in the provision of funding to provide fair share maintenance of Community Places and Neighborhood Greens associated with the project; and

WHEREAS, on August 6, 2018, the City adopted a Resolution of Intention to establish Community Facilities District No. 2018-2 (Community Places and Neighborhood Greens) (the "District") and Future Annexation Area for maintenance of community places and neighborhood greens. On September 17, 2018, the City adopted a Resolution forming CFD No. 2018-2 pursuant to the Mello-Roos Community Facilities Act of 1982 (State of California Government Code Section 5311 et seq.) (the "Act"); and

WHEREAS, the action defining the Future Annexation Area for the District provided for a more efficient process for the annexation of property when the property owners have provided for their unanimous consent such that the annexation process for projects within the Future Annexation Area has been reduced to receiving a petition, consent and waiver from the property owner(s); and

WHEREAS, in October 2021, the property owner(s)s executed a unanimous approval form which irrevocably consents to and votes in favor of the annexation of the property to the District and the levy of the special tax on the property to finance the services of the CFD in accordance with the Rate and Method of the District; and

WHEREAS, in the case of annexation proceedings, pursuant to Streets and Highways Code Section 3110.5 a separate map of the area proposed to be annexed is required to be prepared and adopted; and

WHEREAS, City staff has caused to be prepared Annexation Boundary Map No. 3 for a portion of the property known as The Ranch project, Exhibit A attached hereto, for the annexation of the property to No. 2018-2 (Community Places and Neighborhood Greens).

NOW, THEREFORE, BE IT HEREBY RESOLVED BY THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA, as follows:

1. The Council so finds and determines the above recitals are true and correct.

2. Council approves Annexation Boundary Map No. 3 and finds and determines that the territory shown in the Annexation Boundary Map is hereby added to and made a part of the District with full legal effect.

3. The City Clerk is directed to execute and record Annexation Boundary Map No. 3 in the office of the County Recorder of Sacramento County not later than 15 days after the adoption of this resolution.

4. The City Council finds and determines that a special tax shall be levied within the Territory to be annexed and which special tax shall be the same as the tax to be levied within the District. Collection of said tax shall commence in Fiscal Year 2022-2023, and the rate and method of apportionment of said tax shall be as set forth in the Resolution of Formation of the District.

5. The City Clerk is directed to execute and record a Notice of Special Tax Lien in substantially the same form as shown in Exhibit B attached hereto, in the office of the County Recorder of Sacramento County not later than 15 days after recordation of the Annexation Boundary Map No. 3.

PASSED AND ADOPTED by the City Council of the City of Rancho Cordova on the 15th day of November 2021, by the following vote of the City Council:

AYES:

NOES:

ABSENT:

ABSTAIN:

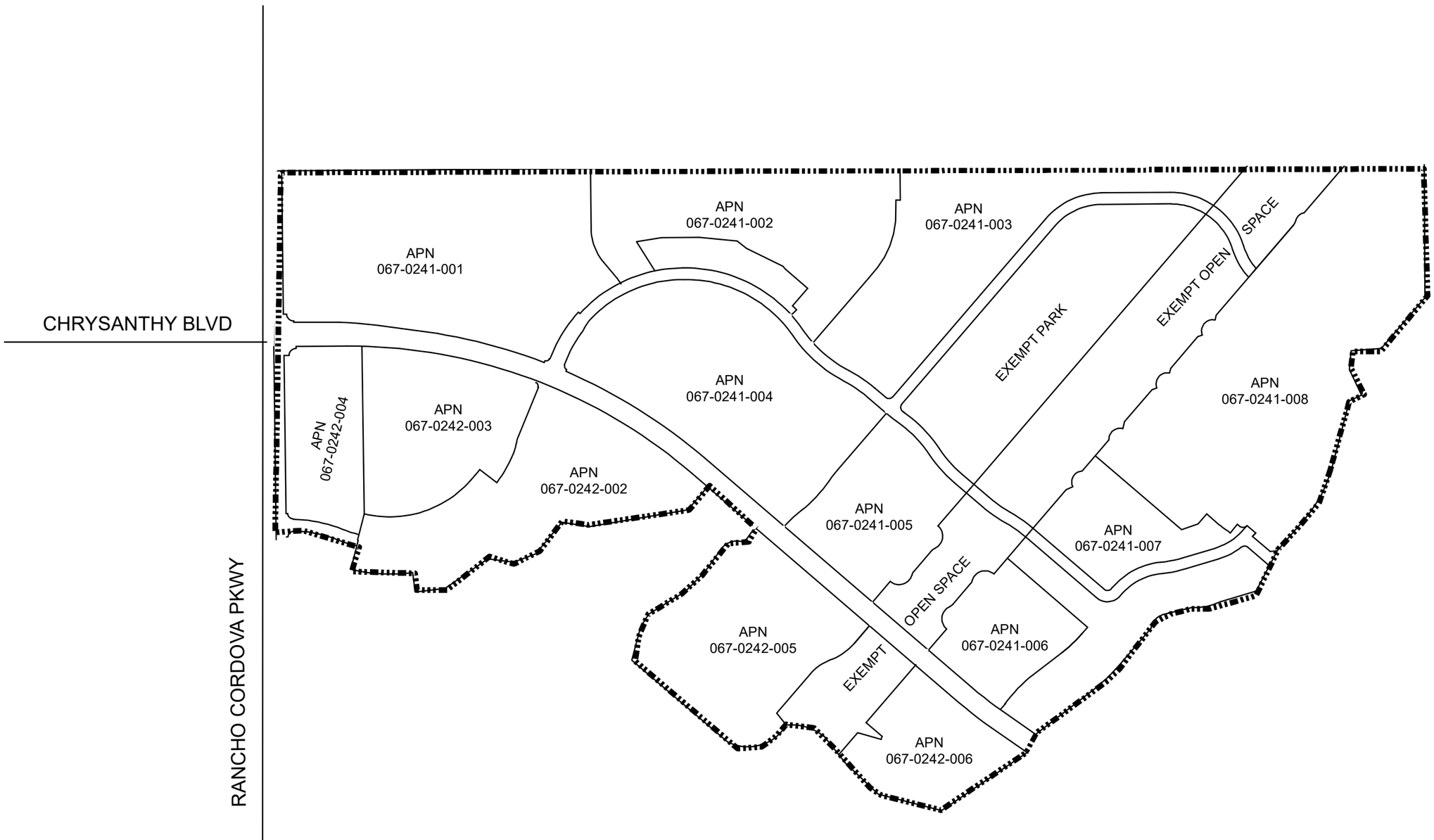
_____
Garrett Gatewood, Mayor

ATTEST:

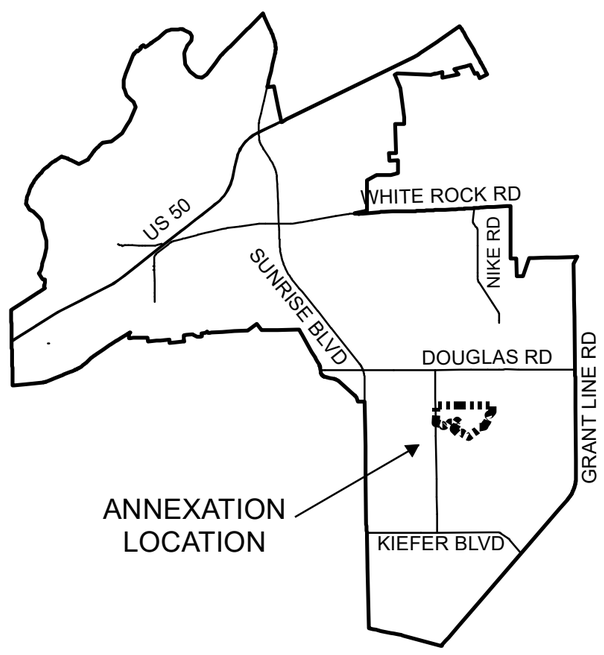
_____
Stacy Leitner, CMC
City Clerk

PROPOSED BOUNDARY OF ANNEXATION 3 (THE RANCH) TO CITY OF RANCHO CORDOVA COMMUNITY FACILITIES DISTRICT NO. 2018-2 (COMMUNITY PLACES AND NEIGHBORHOOD GREENS)

COUNTY OF SACRAMENTO, STATE OF CALIFORNIA



VICINITY MAP



CLERK'S MAP STATEMENT

FILED IN THE OFFICE OF THE CITY CLERK OF THE CITY OF RANCHO CORDOVA THIS _____ DAY OF _____ 2021.

_____
CITY CLERK OF THE CITY OF RANCHO CORDOVA

CLERK'S MAP STATEMENT

I HEREBY CERTIFY THAT THE AREA SHOWN ON THIS MAP OF THE PROPOSED ANNEXATION 3 TO COMMUNITY FACILITIES DISTRICT NO. 2018-2, (COMMUNITY PLACES AND NEIGHBORHOOD GREENS), CITY OF RANCHO CORDOVA, COUNTY OF SACRAMENTO, STATE OF CALIFORNIA, WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA AT A REGULARLY SCHEDULED MEETING THEREOF, HELD ON THE ____ DAY OF _____ 2021. BY ITS RESOLUTION NO. _____.

_____
CITY CLERK OF THE CITY OF RANCHO CORDOVA

COUNTY RECORDER'S FILING STATEMENT

FILED THIS _____ DAY OF _____ 2021. AT THE HOUR OF _____ O'CLOCK ____.M. IN BOOK _____ OF MAPS OF ASSESSMENT AND COMMUNITY FACILITIES DISTRICTS PAGE NO. _____ IN THE OFFICE OF THE COUNTY RECORDER IN THE COUNTY OF SACRAMENTO, STATE OF CALIFORNIA.

DONNA ALLRED
COUNTY RECORDER OF THE COUNTY OF SACRAMENTO, CALIFORNIA

BY: _____
DEPUTY

FILE: _____

REFERENCE THE SACRAMENTO COUNTY ASSESSOR'S MAPS FOR A DETAILED DESCRIPTION OF PARCEL LINES AND DIMENSIONS

Legend

Annexation Boundary

1 " = 375 '

HARRIS & ASSOCIATES
22 EXECUTIVE PARK, SUITE 200
IRVINE, CALIFORNIA 92614
800-827-4901

PROPOSED BOUNDARY MAP

City of Rancho Cordova
Annexation 3 (The Ranch)
Community Facilities District No. 2018-2
County of Sacramento, California

Sheet 1 of 1

RECORDING REQUESTED BY
AND WHEN RECORDED RETURN TO:

City of Rancho Cordova
2729 Prospect Park Drive
Rancho Cordova, California 95670
Attention: City Clerk

AMENDED NOTICE OF SPECIAL TAX LIEN

COMMUNITY FACILITIES DISTRICT NO. 2018-2
(COMMUNITY PLACES AND NEIGHBORHOOD GREENS)
OF THE CITY OF RANCHO CORDOVA

Pursuant to the requirements of Section 3114.5 of the Streets and Highways Code and Section 53328.3 of the Government Code, the undersigned clerk of the legislative body of the City of Rancho Cordova (the "City"), State of California, hereby gives notice that a lien to secure payment of special taxes is hereby imposed by the City Council of the City. The special taxes secured by this lien are authorized to be levied for the purpose of providing services as described in Exhibit A attached hereto and hereby made a part hereof.

The special taxes are authorized to be levied within Annexation Boundary Map No. 3 (the "Annexed Area") of the City of Rancho Cordova Community Facilities District No. 2018-2 (Community Places and Neighborhood Greens) (the "District"), which has now been officially annexed to the District, and the lien of the special taxes are a continuing lien which shall secure each annual levy of the special taxes and which shall continue in force and effect until the special taxes cease to be levied and a notice of cessation of special taxes is recorded in accordance with Section 53330.5 of the Government Code.

The rate, method of apportionment, and manner of collection of authorized special tax is as set forth in Exhibit B attached hereto and hereby made a part hereof. The obligation to pay the special tax may not be permanently satisfied by way of prepayment of the special tax and the lien of the special tax cannot be canceled in this manner.

Notice is further given that upon the recording of this notice in the office of the county recorder, the obligation to pay the special tax levies shall become a lien upon all nonexempt real property within the District in accordance with Section 3115.5 of the Streets and Highways Code.

The name of the owner and the assessor's parcel number(s) of the real property included within the District and not exempt from the special tax are as set forth in Exhibit C attached hereto.

Reference is hereby made to the Notice of Special Tax Lien with respect to the District recorded on October 4, 2018, as Document No. 201810040991 page 15, in the office of the County Clerk & Recorder of the County of Sacramento, California, which contains a list of the then existing owners and assessor tax parcel numbers of the original boundaries of the District.

Reference is made to the boundary map of the District recorded on August 21, 2018, as Document No. 201808210674, at Book 126 of Maps of Assessment and Community Facilities Districts at Page No.19, in the office of the County Clerk & Recorder of the County of Sacramento, California, (the " Original Boundary Map"), and the map of the Annexed Territory recorded at Book 133, Page 4, Document No. 202103290292 in the Office of the County Recorder for the County of Sacramento, State of California, which map together with the Original Boundary Map and the boundary maps of record for all prior annexations, are now the final boundary maps of the Community Facilities District including the Annexed Territory.

For further information concerning the current and estimated future tax liability of owners or purchasers of real property subject to this special tax lien, interested persons should contact the Department of Public Works of the City of Rancho Cordova, 2729 Prospect Park Drive, Rancho Cordova, California 95670, (916) 851-8710.

Dated: _____

_____
CITY CLERK OF THE CITY OF
RANCHO CORDOVA

EXHIBIT A

CITY OF RANCHO CORDOVA

COMMUNITY FACILITIES DISTRICT NO. 2018-2

(COMMUNITY PLACES AND NEIGHBORHOOD GREENS)

LIST OF FACILTIES AND SERVICES

The City of Rancho Cordova (the "City") is establishing Community Facilities District No. 2018-2 (Community Places and Neighborhood Greens) (the "CFD") to fund, in whole or in part, the following facilities and services (the terms "facilities" and "services" shall have the meaning as given in the Mello-Roos Community Facilities Act of 1982.

AUTHORIZED FACILITIES

The CFD is being established to fund the maintenance, operations, servicing, rehabilitation and replacement of CFD Facilities. The costs associated with the initial capital improvements required for the construction or installation of the Facilities are not included in the costs to be funded by the CFD. A general list of the Facilities to be maintained by the CFD include:

1. **Community Plazas.** Community Plazas are a component of the Community Places category of City Open Space, as defined in the City's Open Space Guidelines. Community Plazas are typically located in Village and Town Centers to provide areas for congregation, socializing and community events/activities. Two Community Plazas are planned for the CFD.

   Specific amenities will be determined on a site by site basis. Typical amenities may include, but are not limited to, expanded public gathering space; outdoor seating and shade structures; signage and lighting; trash and recycling receptacles; bicycle parking; features of interest such as fountains, art work, engaging landscapes and other unique structures/treatments; hardscape areas; and formal landscaping in planter boxes.

2. **Bicycle Trails.** Bicycle Trails are a component of the Green Infrastructure category of City Open Space as defined in the City's Open Space Guidelines. A system of Bicycle Trails, defined as the *Class I Bicycle Trails East of Sunrise Boulevard* in the City's Bicycle Trails Master Plan, is planned for the CFD. This system of trails will have an estimated 250,530 linear feet of bicycle trails (over 47 miles) that will be a part of the City's overall Bicycle Trail network.

   Primary trails are 16' in overall width (12' of asphalt pavement with a 2' shoulder on each side). Primary trails are typically located within a corridor of at least 50 feet in width, with larger widths up to 100 feet encouraged. Corridors of less than 50 feet in width may be accepted based on the unique opportunities

and constraints within a given development project. Secondary trails feed into primary trails and provide connections to significant corridors and local trails. Secondary trails are 14' in overall width (10' of asphalt pavement with a 2' shoulder on each side) and are typically located within a corridor of at least 35 feet in width, with larger widths encouraged.

Typical amenities for Bicycle Trails may include, but are not limited to, native and/or draught tolerant plants; railings and edge protections; grade separated crossings; signage and lighting; shade trees; and trailheads where trails begin or connect to other trails. Trailheads are small open space areas that may include benches; signage and lighting; trash and recycling receptacles; maps; and other elements to assist trail users.

3. **Neighborhood Greens.** Neighborhood Greens are the most commonly occurring component of the Community Places category of City Open Space, as defined in the City's Open Space Guidelines. Neighborhood Greens are small-scale urban and suburban open spaces serving as places to meet, gather, socialize, commune with nature or otherwise participate in passive recreation activities. Neighborhood Greens are typically located in small developed and landscaped areas generally within residential neighborhoods in new development areas.

   Specific amenities will be determined on a site by site basis. Typical amenities may include, but are not limited to, public gathering space; multi-purpose tables and shade structures; signage and lighting; trash and recycling receptacles; water fountains, barbeque areas and bicycle parking; walking paths, including those with special paving materials; landscape areas and hardscape areas; and distinguished areas with a special design feature such as tree variety or amenity.

4. **Other Facilities.** In addition to the facilities described above, the following features as described in the City's Open Space Guidelines may be maintained by the CFD:

Community Places	Green Infrastructure
Neighborhood Greens	Pedestrian Trails
Town Greens	Pedestrian Paseos
Community Gardens / Rose Gardens / Display Gardens	Utility Easements
Water Resources / Streams / Ponds / Lakes	Green Streets
Community Wide Open Space Facilities	Local Residential Street Landscape Enhancement
Outdoor Amphitheaters	Enhanced Detention Basins / Drainage Ways

Additionally, Facilities may include any other facilities permitted under the Mello-Roos Community Facilities Act of 1982, including the facilities described in Section 53313.5 of the California Government Code, as amended from time to time, provided that such facilities satisfy at least one of the following criteria: 1) augment, improve or expand existing CFD Facilities that are primarily for the benefit of the CFD; or 2) repair or rehabilitate existing CFD Facilities.

AUTHORIZED SERVICES

The CFD is being established to fund the cost of all authorized CFD Services which are to include, but are not limited to:

1. **Capital Replacement.** Capital Replacement includes any and all costs associated with repairing and replacing any of the Facilities described above.

2. **Maintenance.** Maintenance includes any and all costs associated with maintaining, operating and servicing all of the Facilities described above. This includes, but is not limited to the cost of labor, mechanical and automotive expenses, maintenance services, materials and supplies, water, electricity and other utilities, refuse collection, sewage disposal, security services or other costs incurred for the Facilities.

3. **General CFD Costs.** General Costs include any and all administrative costs associated with the CFD including, but not limited to, the costs of setting the annual levy and the collection of Special Taxes, such as county tax collection fees, consultant fees, legal fees and city staff costs.

   Additionally, Services may include any other facilities permitted under the Mello-Roos Community Facilities Act of 1982, including the facilities described in Section 53313.5 of the California Government Code, as amended from time to time, provided that such services are related to at least one of the following criteria: 1) the augmentation, improvement or expansion of existing Facilities that are primarily for the benefit of the CFD; or 2) the reparation or rehabilitation of existing Facilities.

EXHIBIT B

City of Rancho Cordova

Community Facilities District No. 2018-2
(Community Places and Neighborhood Greens)

RATE AND METHOD OF APPORTIONMENT OF SPECIAL TAX

A Special Tax as described herein and authorized under the Mello-Roos Community Facilities Act of 1982 (the "Act") shall be applicable to parcels of land within the Community Facilities District No. 2018-2 (Community Places and Neighborhood Greens) (the "CFD") of the City of Rancho Cordova (the "City"), including any parcels of land subsequently annexed into the CFD unless a separate Rate and Method of Apportionment of Special Tax is adopted at the time of annexation. The Special Tax shall be levied and collected as determined by the City through the application of the Rate and Method of Apportionment as described below.

A. Definitions

"Act" means the Mello-Roos Community Facilities Act of 1982, as amended, being Chapter 2.5, Division 2 of Title 5 of the Government Code of the State of California.

"Age-Qualified Residential Parcel" means a Residential Parcel within an age-qualified community as defined in the Fair Housing Act of 1968 or the 1995 Housing for Older Persons Act including amendments to those Acts.

"Age-Qualified Multi-Family Residential Parcel" means a Multi-Family Residential Parcel that meets the criteria for an Age-Qualified Residential Parcel.

"Age-Qualified Single Family Residential Parcel" means a Single Family Residential Parcel that meets the criteria for an Age-Qualified Residential Parcel.

"Administrative Expenses" means the actual or reasonably estimated costs incurred by the City acting for and on behalf of the CFD as administrator thereof, to determine, levy and collect the Special Taxes, in responding to public inquiries regarding the Special Taxes, including salaries of City employees and a proportionate amount of the City's general administrative overhead related thereto; the fees of consultants and legal counsel providing services related to the administration of the CFD; any amounts estimated or advanced by the City or CFD for any other administrative purposes; and any other costs required to administer the CFD as determined by the City.

"Annual Special Tax" means the total Special Tax levied against a Residential Parcel in the CFD in a Fiscal Year.

"Assessor's Parcel" or "Parcel" means a lot or parcel shown in an Assessor's Parcel Map with an assigned Assessor's Parcel Number.

"Assessor's Parcel Map" means an official map of the County Assessor of the County designating lots or parcels by an Assessor's Parcel Number.

"Assessor's Parcel Number" means the Assessor's Parcel Number for any Parcel based on the County Assessor's secured property tax roll as of July 1 of each Fiscal Year.

"Authorized Facilities and Services" or "Facilities and Services" means the authorized facilities, maintenance activities and/or services, and expenses that may be funded by the CFD pursuant to the Act as amended, including, without limitation, the facilities and services authorized to be funded by the CFD as set forth in the documents adopted by the City Council at the time the CFD was formed.

"Base Year" means the Fiscal Year beginning July 1, 2018 and ending June 30, 2019.

"Building Permit" means a building permit issued by the City prior to the June 30 preceding the Fiscal Year in which the Special Tax is being levied.

"Capital Replacement Reserve Fund(s)" means a fund or funds that may be maintained for the CFD to provide for the accumulation and holding of funds for long-term capital projects, asset replacement, or other large anticipated expenditures.

"CFD" or "CFD No. 2018-2" means Community Facilities District No. 2018-2 (Community Places and Neighborhood Greens) of the City of Rancho Cordova.

"CFD Administrator" means an official of the City, or designee thereof, responsible for determining the Special Tax Requirement and providing for the levy and collection of the Special Taxes.

"City" means the City of Rancho Cordova.

"City Council" means the City Council of the City of Rancho Cordova, acting as legislative body of the CFD.

"County" means the County of Sacramento.

"Developed Residential Parcel" means any residential parcel for which a building permit has been issued by the City prior to the start of the current Fiscal Year.

"Dwelling Unit" means each separate residential dwelling unit that comprises an independent facility capable of conveyance or rental separate from adjacent residential dwelling units.

"Final Subdivision Map" means a subdivision of property creating residential buildable lots by recordation of a Final Subdivision Map or parcel map pursuant to the Subdivision Map Act (California Government Code Section 66410 et seq.), or recordation of a condominium plan pursuant to the California Civil Code 1352, that creates individual lots for which building permits may be issued without further subdivision and is recorded prior to June 30 preceding the Fiscal Year in which the Special Tax is being levied.

"Fiscal Year" means the period starting July 1 and ending the following June 30.

"**Maximum Annual Special Tax"** means the Maximum Special Tax that may be levied against a Taxable Parcel in a Fiscal Year determined in accordance with Section C and Section D.

"Maximum Special Tax Rate" means the amount shown in Section C that is used in calculating the Maximum Annual Special Tax that may be levied on a Residential Parcel based on its residential land use and the number of residential Dwelling Units on the Parcel for a Fiscal Year.

"Multi-Family Residential Parcel" means a Residential Parcel with authorized residential use to consist of two or more for-rent Dwelling Units that share common walls, including, but not limited to, apartments and Residential Property that are not for sale to an end user and are under common management.

"Operating Reserve Fund" means a fund that may be maintained for the CFD each Fiscal Year to provide necessary cash flow to pay for the operation, maintenance and servicing of the CFD Facilities, Administrative Expenses and any other allowable CFD costs through the first six months of each Fiscal Year, which is at or around the time in which the City will receive the first allocation from the County of the annual Special Tax levy.

"Other Land Use Parcel" means a Taxable Parcel that does not have authorized residential use that is verified by issuance of a Building Permit for residential use, secured assessment roll classification for residential land use and assessed valuation that includes the improved value of residential Dwelling Unit(s) by the County Assessor, Final Subdivision Map or other authorization of the City or County allowing the Parcel to be used for residential purposes.

"Proportionately" means that the ratio of the Annual Special Tax to the Maximum Annual Special Tax is equal for all Taxable Parcels levied within the CFD.

"Public Parcel" means any Parcel, in its entirety, that is or is intended to be publicly owned and is normally exempt from the levy of general ad valorem property taxes under California law, including, but not limited to, public streets, schools, parks, fire stations, police stations, and public drainage ways; public landscaping, wetlands, greenbelts, and public open space. These parcels are exempt from the levy of Special Taxes and classified as Tax-Exempt Parcels.

"Residential Parcel" means a Taxable Parcel that does have authorized residential use. A Residential Parcel is further classified as either a Single-Family Residential or a Multi-Family Residential Parcel depending on the type of residential use authorized for the Parcel. Once classified as a Residential Parcel, no Parcel shall be removed from the Residential Parcel classification unless the Building Permit or other authorization expires, is revoked, or is otherwise terminated.

"Resolution of Formation" means the City Council resolution establishing the CFD and authorizing the levy the Special Tax.

"Single-Family Residential Parcel" means a Residential Parcel with authorized residential use to consist of one Dwelling Unit that may or may not share common walls with one or more other Dwelling Unit(s), including, but not limited to, detached homes, duplexes, triplexes, townhomes, condominiums, and other Residential Parcels that are for sale to an end user and are not under common management.

"Special Tax" means any Special Tax authorized to be levied in the CFD under the Act and the Resolution of Formation.

"Special Tax Requirement" means the amount, as determined by the CFD Administrator, for any Fiscal Year to: (i) pay the costs for the operation, maintenance and services of the Authorized Facilities and Services during such Fiscal Year based upon the service levels established at the time of formation or as may be amended by the City in the future, (ii) pay Administrative Expenses associated with the Special Tax, (iii) establish or replenish the Operating Reserve Fund, (iv) establish or replenish the Capital Replacement Reserve Fund(s), (v) pay incidental expenses related to the Authorized Facilities and Services as authorized pursuant to the Act, and less (vi) any excess

funds available in the Operating Reserve Fund, the Capital Replacement Reserve Fund(s), or other funds associated with the CFD as determined by the CFD Administrator.

"Tax Escalation Factor" means an annual percentage increase equal to the greater of (i) the annual average Consumer Price Index (CPI), for San Francisco-Oakland-San Jose, All Urban Consumers (CPI-U) for the prior calendar year, or (ii) three percent (3%). If the CPI listed above is no longer published, the Administrator shall select a new tax escalation factor that is reasonably comparable to the CPI that is no longer published.

"Taxable Parcel" means any Parcel that is not a Tax-Exempt Parcel.

"Tax-Exempt Parcel" means a Parcel not subject to the Special Tax. Tax-Exempt Parcels are Public Parcels (subject to the limitations set forth in Section B), or privately owned Parcels that are non-developable, such as common areas, wetlands, and open space, all of which are exempt from the levy of Special Taxes as determined by the City.

"Tax Zone" means one of two (2) mutually exclusive tax zones identified in Exhibit 1 of this Rate and Method of Apportionment, which may be updated to include new assessor's parcels or new Tax Zones added to the CFD as a result of future annexations.

"Tax Zone A" means the Tax Zone that includes parcels located in a development that has local neighborhood greens within such development that will be maintained by the City.

"Tax Zone B" means the Tax Zone that includes parcels located in a development that does not have local neighborhood greens within such development or has local neighborhood greens that will be maintained by an entity or agency other than the City.

"Total Annual Special Tax" means the total of the Annual Special Taxes levied against all Residential Parcels in the CFD in a Fiscal Year.

"Total Maximum Annual Special Tax" means the total of the Maximum Special Taxes that could be levied against all Residential Parcels in the CFD in a Fiscal Year.

"Undeveloped Residential Parcel" means any residential parcel for which a building permit has not been issued by the City prior to the start of the current Fiscal Year.

B. Data Collection for the Annual Special Tax Levy

On July 1 of each Fiscal Year, commencing with the Base Year, the Administrator shall classify the Parcels in the CFD using the Definitions in Section A, the Parcel records of the Assessor's secured property tax roll as of July 1 and other City or County development approval records as follows:

i. Each Parcel shall be assigned to either Tax Zone A or Tax Zone B;

ii. Each Parcel shall be classified as a Taxable Parcel or a Tax-Exempt Parcel;

iii. Each Taxable Parcel shall be further classified as a Residential Parcel or an Other Land Use Parcel;

iv. Each Residential Parcel for shall be classified as a Single-Family Residential Parcel or a Multi-Family Residential Parcel;

v. Each Residential Parcel that meets the criteria for an Age-Qualified Residential Parcel shall be further designated as either an Age-Qualified Single Family Residential Parcel or an Age-Qualified Multi-Family Residential Parcel

If a Tax-Exempt Parcel is converted to a Taxable Parcel as a result of the sale of a Tax-Exempt Parcel to a private owner for residential development, it shall become subject to the Special Tax.

Conversely, if a Taxable Parcel is converted to a Tax-Exempt Parcel as a result of either (i) the sale of the Taxable Parcel to a public entity, and such entity is normally exempt from the levy of general ad valorem property taxes under California law or (ii) the inability of the private owner to develop the parcel as described in the definition of "Tax-Exempt Parcel," it shall become a Tax-Exempt Parcel.

C. Maximum Special Tax Rates

The annual Maximum Special Tax Rates for Residential Parcels for Base Year 2018/19 are as follows:

Residential Land Use	**Maximum Special Tax per Dwelling Unit**	
	Tax Zone A	**Tax Zone B**
Single-Family Residential Parcel	$115.84	$28.49
Age-Qualified Single Family Residential Parcel	$78.54	$19.32
Multi-Family Residential Parcel	$60.48	$14.88
Age-Qualified Multi-Family Residential Parcel	$41.01	$10.09

For each Fiscal Year following the Base Year, each of the Maximum Annual Special Tax Rates shall be increased from the prior Fiscal Year's respective Maximum Annual Special Tax Rates by multiplying such prior Fiscal Year Maximum Special Tax Rates by the Tax Escalation Factor.

D. Determination of Multi-Family Residential Parcel's Maximum Annual Special Tax *When a building permit is issued for a Multi-Family Residential Parcel, the Maximum Annual Special Tax for the Parcel for which such building permit has been issued for each Fiscal Year shall be determined by multiplying the number of Dwelling Units assigned to the Parcel times the Maximum Special Tax Rate for the Parcel as determined in Section C.*

E. Levy of the Annual Special Tax

Each year, the CFD Administrator shall levy the Annual Special Tax commencing with Fiscal Year 2018-2019, and for each Fiscal Year thereafter as follows:

i. Each Year on July 1, the CFD Administrator shall determine the Special Tax Requirement for the current Fiscal Year.

ii. The Annual Special Tax shall be levied proportionately on each Developed Residential Parcel within each Tax Zone up to 100% of the applicable Maximum Annual Special Tax, not to exceed the Special Tax Requirement for the current Fiscal Year.

iii. If additional revenue is required to equal the Special Tax Requirement for the current Fiscal Year, the Annual Special Tax shall be levied proportionately on Undeveloped Residential Parcels up to 100% of the Maximum Annual Special Tax, not to exceed the remainder of the Annual Special Tax Requirement for which a Final Subdivision Map has been approved and Authorized Facilities have been accepted for maintenance by the City.

Under no circumstances will the Annual Special Tax levied in any Fiscal Year against any Residential Parcel be increased as a consequence of delinquency or default by the owner or owners of any other parcel or parcels within the CFD by more than 10 percent above the amount that would have been levied in that Fiscal Year had there never been any such delinquencies or defaults.

F. Manner of Collection

The Annual Special Tax will be collected in the same manner and at the same time as ad valorem property taxes, provided, however, that the Administrator or its designee may directly bill the Annual Special Tax and may collect the Annual Special Tax at a different time, such as on a monthly or other periodic basis, or in a different manner, if necessary, to meet the City's financial obligations.

The Administrator shall prepare a listing of the amount of the of the Annual Special Tax levy for each Taxable Parcel and send it to the County Auditor-Controller requesting that it be placed on the County's secured property tax roll for that Fiscal Year.

G. Limitations

Notwithstanding any other provision of this Rate and Method of Apportionment of Special Tax, no Special Tax shall be levied on any Other Land Use Parcel, Public Parcel or Tax-Exempt Parcel.

H. Duration of the Special Tax

Parcels in the CFD will remain subject to the Special Tax in perpetuity, unless and until such time the City determines the revenues are no longer needed, in which case the Special Tax shall cease to be levied and City shall direct the County Recorder to record a Notice of Cessation of Special Tax. Such notice will state that the obligation to pay the Special Tax has ceased and that the lien imposed by the Notice of Special Tax Lien is extinguished. The Notice of Cessation of Special Tax

shall additionally identify the book and page of the Book of Maps of Assessment and Community Facilities Districts where the map of the boundaries of the CFD is recorded.

I. Appeals

Any taxpayer who believes that the amount of the Special Tax assigned to a Parcel is in error may file a notice with the City appealing the levy of the Special Tax. The City will then promptly review the appeal, and if necessary, meet with the applicant. If the City verifies that the Special Tax should be modified or changed, the Special Tax levy shall be corrected and, if applicable, a refund or revised tax bill shall be granted for the current Fiscal Year.

Interpretations may be made by Resolution of the City Council for purposes of clarifying any vagueness or ambiguity as it relates to the Maximum Annual Special Tax Rate, the method of apportionment, the classification of properties or any definition applicable to the CFD.

J. Prepayment of the Special Tax Obligation

The Special Tax for a Taxable Parcel may not be prepaid. The Special Tax is collected to fund Authorized Facilities and Services in perpetuity, or until the City Council determines that the Special Tax should no longer be collected.

Rate and Method of Apportionment

EXHIBIT 1

TAX ZONE DESIGNATIONS

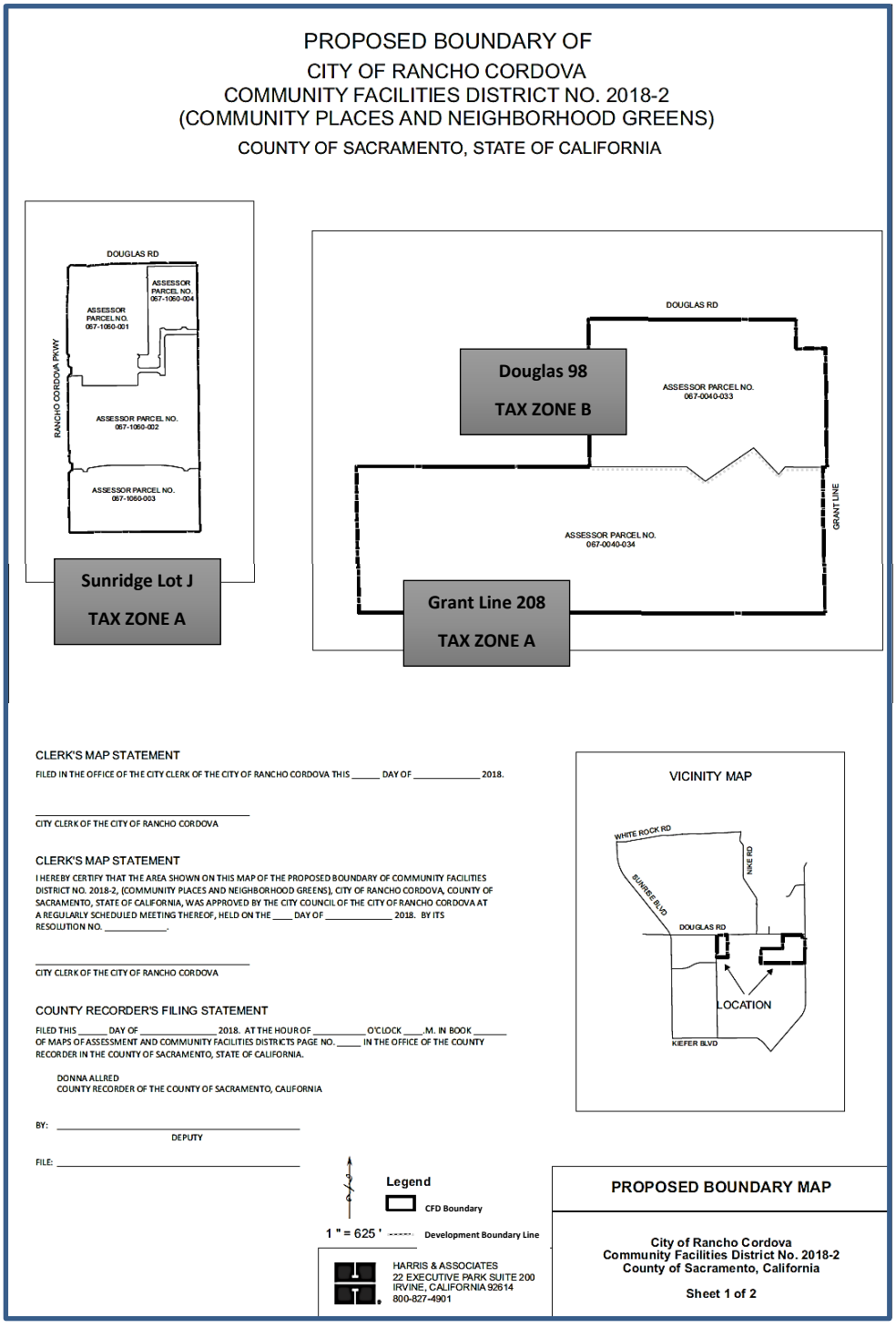


EXHIBIT C

COMMUNITY FACILITIES DISTRICT NO. 2018-2
(COMMUNITY PLACES AND NEIGHBORHOOD GREENS)
OF THE CITY OF RANCHO CORDOVA

NAMES OF OWNER(S) AND THE ASSESSOR'S PARCEL NUMBER(S)

ASSESSOR PARCEL NUMBER	NAME OF PROPERTY OWNERS
067-0242-002	AG EHC II (HOV) CA 1 LP
067-0241-004	AG EHC II (HOV) CA 1 LP
067-0241-005	AG EHC II (HOV) CA 1 LP
067-0241-001	K. HOVNANIAN AT JAEGER RANCH, LLC
067-0241-002	K. HOVNANIAN AT JAEGER RANCH, LLC
067-0241-003	K. HOVNANIAN AT JAEGER RANCH, LLC
067-0241-006	K. HOVNANIAN AT JAEGER RANCH, LLC
067-0241-007	K. HOVNANIAN AT JAEGER RANCH, LLC
067-0241-008	K. HOVNANIAN AT JAEGER RANCH, LLC
067-0242-003	K. HOVNANIAN AT JAEGER RANCH, LLC
067-0242-004	K. HOVNANIAN AT JAEGER RANCH, LLC
067-0242-005	K. HOVNANIAN AT JAEGER RANCH, LLC
067-0242-006	K. HOVNANIAN AT JAEGER RANCH, LLC

MEMORANDUM

ITEM 9.4.

DATE: November 15, 2021

TO: Honorable Mayor and Council Members

FROM: Elizabeth Sparkman, Community Development Director

SUBJECT: **A RESOLUTION DECLARING CITY'S INTENTION TO IMPOSE AN ANNUAL STORMWATER UTILITY FEE FOR THE MAINTENANCE OF STORM DRAINAGE AND FLOOD PROTECTION SYSTEMS FOR A PORTION OF THE RANCH**

RECOMMENDATION

Adopt the Resolution.

RESULT OF RECOMMENDED ACTION

Action on this Resolution will declare the Council's intention to impose the annual Stormwater Utility Fee for the maintenance of the storm drainage and flood protection system for a portion of The Ranch project and sets a public hearing for December 6, 2021 in the matter.

BACKGROUND

The Council previously approved The Ranch project with a condition of approval which requires that the property owner fund operation and maintenance of the storm drainage system. This condition will be satisfied by participation in the City's Stormwater Utility Fee for storm drainage and flood protection services which is the subject of this action.

Previously, projects were required to annex to the County's Stormwater Utility. Since the City has taken over drainage maintenance and operations services from the County, it was necessary to establish the Stormwater Utility District to fund drainage services to ensure compliance with new state and federal laws and regulations. The Stormwater Utility Fee was established on September 2, 2014 by Ordinance No. 7-2014.

DISCUSSION

The property owners have submitted a petition and waiver for the City to institute the proceedings to impose the Stormwater Utility Fee. A portion of The Ranch project is being annexed into the Stormwater Utility Fee (Attachment 3). The maintenance services to be

funded include the furnishing of services and materials for the ordinary and usual operation, maintenance, and servicing of the storm drain and flood protection improvements.

A “Rate Analysis Report” was adopted on August 7, 2014 by Resolution No. 103-2014. The report calculated the Fiscal Year 2014/2015 maximum annual Stormwater Utility Fee amount for each parcel proportionate to the estimated stormwater runoff for each parcel. The maximum annual fee increases each subsequent Fiscal Year by the annual change in the Consumer Price Index (CPI), during the preceding year, for All Urban Consumers, for the San Francisco-Oakland-San Jose areas, published by the United States Department of Labor, Bureau of Labor Statistics.

A sample of the Stormwater Utility Fees for Fiscal Year 2021-2022 are summarized in Attachment 4.

In accordance with Article XIII D, the “Procedures for the Conduct of a Protest Hearing and Balloting Relating to a Proposed Stormwater Utility Fee” as set forth in Attachment 2 and incorporated herein by reference (the “Procedures”).

The Resolution (Attachment 1) sets the public hearing at 5:30 p.m., or as soon thereafter as possible, on December 6, 2021 as the time and date for a hearing on the matters set forth therein and directs the City Clerk to give notice of the public hearing. Notice of the Public Hearing will be published in the Grapevine Independent as required by law.

FISCAL IMPACT AND FUNDING SOURCE

There is no fiscal impact to the General Fund.

ATTACHMENT(S)

1. Resolution
2. Exhibit A to the Resolution - Procedures for the Conduct of a Protest Hearing
3. Annexation Boundary Map
4. Stormwater Utility Fee- Rate Sheet FY21-22

CITY OF RANCHO CORDOVA

RESOLUTION NO. XX-2021

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA, STATE OF CALIFONIA, DESIGNATING A TIME AND PLACE FOR HEARING PROTESTS IN CONNECTION WITH THE ANNUAL STORMWATER UTILITY FEE FOR A PORTION OF THE RANCH PROJECT

WHEREAS, the Stormwater Utility Fee was established on September 2, 2014 by Ordinance No. 7-2014 to fund services and facilities furnished by the City in connection with its storm drain system. The Proposed Stormwater Utility Fee may be billed through the County Utility Billing Service (CUBS) as part of the consolidated utility bill or may be collected on the County of Sacramento tax roll, commencing in Fiscal Year 2021-2022, in the same manner, by the same persons, and at the same time as, together with and not separately from, the general taxes of the City in the manner prescribed by Sections 5471 et seq. of the California Health and Safety Code; and

WHEREAS, this Council has caused a written report entitled, "Rate Analysis Report", dated August 7, 2014, (the "Written Report") prepared by Harris & Associates and filed with the City Clerk containing a description of each parcel of real property within the City to which the Proposed Stormwater Utility Fee is applicable (collectively, the "Identified Parcels") and the amount of the Proposed Stormwater Utility Fee for each such Identified Parcel for Fiscal Year 2014-15. The Written Report is on file in the office of the City Clerk and is available for public inspection; and

WHEREAS, Article XIII D of the California Constitution and the Proposition 218 Omnibus Implementation Act (Government Code Section 53750, et seq.) (the "Implementation Act") imposes certain procedural and substantive requirements relating to the imposition of property-related fees and charges (as defined in Article XIII D), such as the Proposed Stormwater Utility Fee, including the requirement to conduct a protest hearing and balloting for consideration of the Proposed Stormwater Utility Fee. In accordance with Article XIII D and the Implementation Act, the City Council hereby approves the "Procedures for the Conduct of a Protest Hearing and Balloting Relating to a Proposed Stormwater Utility Fee" as set forth in Exhibit A and incorporated herein by reference (the "Procedures").

WHEREAS this Council has received petitions and waivers from the owners of 100% of the area of land proposed to be included in the Proposed Stormwater Utility Fee; and

NOW, THEREFORE, BE IT HEREBY RESOLVED THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA:

1. The foregoing recitals are true and correct and incorporated herein.

2. Notice is hereby given that the City Council designates Monday, December 6, 2021, at the hour of 5:30 p.m., in the Council Chambers, City Hall, 2729 Prospect Park Drive, Rancho Cordova, California, as the time and place for a public hearing on the above-described written report and protests or objections to the imposition of the proposed Stormwater Utility Fee.

At the above-described public hearing, all interested persons shall be afforded the opportunity to hear and be heard, and the City Council shall consider all protests against the Proposed Stormwater Utility Fee. If written protests against the Stormwater Utility Fee are presented by a majority of owners of the Identified Parcels, the City shall not impose the Proposed Stormwater Utility Fee. In the absence of a majority protest, the City Council may submit the Proposed Stormwater Utility Fee to a vote of the property owners in accordance with Article XIII D of the California Constitution.

3. The City Clerk is hereby authorized and directed to give notice of the above described public hearing in accordance with law and the Procedures.

4. Reference is hereby made to the Written Report described in Section 2 hereof, which is on file in the office of the City Clerk, for a full and detailed description of the Proposed Stormwater Utility Fee upon parcels of land within the City.

5. The City Council hereby designates Elizabeth Sparkman, Community Development Director, telephone number, (916) 851-8714 to answer inquiries regarding the public hearing, protest proceedings and procedural or technical matters.

PASSED AND ADOPTED by the City Council of the City of Rancho Cordova on the 15th day November 2021 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

_____
Garrett Gatewood, Mayor

ATTEST:

_____
Stacy Leitner, CMC
City Clerk

EXHIBIT "A"

PROCEDURES FOR THE CONDUCT OF A PROTEST HEARING AND VOTE RELATING TO A PROPOSED STORMWATER UTILITY FEE

The following Procedures have been adopted by the City Council of the City of Rancho Cordova for the purpose of conducting a protest hearing required by Article XIII D of the California Constitution for consideration of the imposition of a proposed Stormwater Utility Fee *(the "Proposed* Stormwater Utility Fee").

TABLE OF CONTENTS

A. Written Report Page 1

B. Notice of the Public Hearing on the Proposed Stormwater Utility Fee Page 1

C. Eligibility to File a Protest Page 2

D. Submission of Written Protests Page 3

E. Conduct of the Public Hearing; Determination of A Majority Protest Page 3

F. Conduct Property Owner Vote; Determination of a Majority Protest Page 4

A. Written Report

The City shall cause to be prepared a written report ("Written Report"), which shall contain a list of all parcels to which the Proposed Stormwater Utility Fee will apply (the "Identified Parcels") and the amount of the Proposed Stormwater Utility Fee for each Identified Parcel for Fiscal Year 2020-2021.

The Written Report shall be placed on file in the office of the City Clerk prior to the mailing of the Notice of Public Hearing on the Proposed Stormwater Utility Fee and shall remain available for public inspection.

B. Notice of the Public Hearing on the Proposed Stormwater Utility Fee

Notice of the public hearing on the Proposed Stormwater Utility Fee shall be sent, postage prepaid, by first class mail at least forty-five (45) days prior to the date set for the public hearing to the Record Owner of each Identified Parcel. The forty-five (45) day requirement may be waived with the unanimous consent of the property owners.

"Record Owner" means the owner of an Identified Parcel whose name and address appears on the last acramento County equalized secured property tax assessment roll (the "Assessment Roll"), or in the case of any public entity, the State of California, or the United States, means the representative of that public entity at the address of that entity known to the City.

Notices shall be mailed to the Record Owners of the Identified Parcels, addressed to the names and addresses as they appear on the Assessment Roll, and, in the case of any public entity, the State of California, or the United States, addressed to the public entity at the address of that entity known to the City. In addition, notices shall be mailed to owners of the Identified Parcels, addressed to the names and addresses known to the City Clerk, if different than shown on the Assessment Roll.

Each mailed notice shall contain all of the following:

· A reference to filing of the Written Report;

· A reference to the proposed ordinance imposing the Proposed Stormwater Utility Fee and providing for the collection of the Fee on the County tax roll;

· The amount of the Proposed Stormwater Utility Fee to be imposed upon the Identified Parcel covered by the notice;

· The basis upon which the amount of the Proposed Stormwater Utility Fee was calculated;

· The reason for the Proposed Stormwater Utility Fee;

· A statement that the Proposed Stormwater Utility Fee may be collected as part of a consolidated utility bill via CUBS or on the County of Sacramento tax roll each year, commencing with Fiscal Year 2021-2022.

· The effect of a majority protest; and

· The date, time and location of a public hearing on the Proposed Stormwater Utility Fee.

The City Clerk, or the designee of the City Clerk, may certify the proper mailing of notices by an affidavit, which shall constitute conclusive proof of mailing in the absence of fraud.

Failure of any person to receive notice shall not invalidate the proceedings.

Notice of the filing of the Written Report and the public hearing shall be published once a week for two successive weeks in the Grapevine Independent, with the first publication at least fourteen (14) days prior to the date of the public hearing, and with at least five (5) days intervening between the first and second publications. The published notice may be waived by unanimous consent of the property owners.

C. Eligibility to File a Protest

The Assessment Roll shall be presumptive evidence of ownership of an Identified Parcel for protest purposes.

If the owner of any Identified Parcel is not shown on the Assessment Roll, such owner may file a protest for such parcel by filing with the City Clerk a proxy from the Record Owner in a form satisfactory to the City Attorney or evidence of ownership satisfactory to the City Attorney. Any such proxy or evidence must be received by the City Clerk prior to the conclusion of the public hearing.

When an Identified Parcel is held by a partnership, as community property, in joint tenancy, or as a tenancy in common, any partner, spouse, joint tenant, or tenant in common, as the case may be, may file a protest for such parcel.

An executor, administrator, or guardian may file a protest for an Identified Parcel on behalf of the estate it represents. If such representative is shown on the Assessment Roll as paying taxes and assessments levied against the parcel, that fact shall establish the right of such representative to file the protest. If such representative is not shown on the Assessment Roll, the representative must file with the City Clerk written documentation satisfactory to the City Attorney establishing the legal representation. Any such documentation must be filed with the City Clerk prior to the conclusion of the public hearing.

When an Identified Parcel is held by a corporation or unincorporated association, a protest may be filed by any person authorized in writing by the board of directors or trustees or other managing body thereof to take such actions. The corporation or unincorporated association must file with the City Clerk written authorization satisfactory to the City Attorney. Any such written authorization must be filed with the City Clerk prior to the conclusion of the public hearing.

D. Submission of Written Protests

Written protests may be mailed (via U.S. mail) to the City Clerk at City Hall or delivered in person to the City Clerk at City Hall or at the public hearing.

No protests delivered via e-mail will be counted for purposes of determining whether a majority protest exists, but the City Council may, in its discretion, consider such protests in making determinations regarding the Proposed Stormwater Utility Fee

Each written protest must identify the property covered by the protest and be signed.

No protest received after the close of the public hearing shall be counted in determining the existence of a majority protest. The last pick up by the City Clerk of protests mailed or delivered to City Hall will occur at 5:30 p.m. on the date scheduled for the public hearing. To ensure that protests which are mailed or delivered to City Hall are received by the City Clerk prior to the close of the public hearing, such protests must be received by the City Clerk at City Hall prior to 5:30 p.m. on the date scheduled for the public hearing. The City Clerk shall endorse on each written protest the date it is filed with the City. The City Clerk shall identify any protests which are received after the close of the public hearing.

Written protests may be withdrawn in writing at any time before the conclusion of the public hearing by the person who submitted the written protest.

For purposes of determining whether a majority protest exists, only one protest for each Identified Parcel will be counted.

All written protests shall be considered public records.

E. Conduct of the Public Hearing; Determinationof a Majority Protest

1. At the time, date and place fixed for the public hearing, the City Council shall:

   (i) Conduct a public hearing pertaining to the Proposed Stormwater Utility Fee;

   (ii) Hear all persons interested in the matter of the Proposed Stormwater Utility Fee; and

   (iii) Receive all written communications regarding the Proposed Stormwater Utility Fee.

2. The public hearing may be continued from time to time, as the City Council determines is necessary to complete its consideration of the Proposed Stormwater Utility Fee.
3. If the City Council determines at the close of the public hearing that written protests have been presented, and not withdrawn, by a majority of owners of the Identified Parcels (i.e., there is a majority protest), the Proposed Stormwater Utility Fee shall not be approved.
4. If the City Council determines at the close of the public hearing that there is not a majority protest, the City Council may:

   (i) Remedy and correct any clerical error in the Written Report or otherwise modify the Written Report; provided that any such modification or correction shall not result in a Proposed Stormwater Utility Fee for any Identified Parcel which is greater than the amount shown in the notice of the public hearing that was mailed to the Record Owner of the Identified Parcel;

   (ii) Confirm the Written Report, as originally filed or as amended in accordance with subparagraph (i), above;

   (iii) Adopt a resolution calling for a property owner vote regarding the Proposed Stormwater Utility Fee.

F. Conduct Property Owner Vote: Determination of a Majority Consent

Pursuant to Government Code Section 53755.S(c), the proceedings described in this section shall not constitute an election or voting for purposes of Article II of the California Constitution or of the Elections Code.

An election on the Proposed Stormwater Utility Fee shall be sent, postage prepaid, by first class mail at least forty-five (45) days prior to the date set for the election to the Record Owner of each Identified Parcel. The forty-five (45) day requirement may be waived with the unanimous consent of the property owners.

Each mailed ballot shall contain all of the following:

• On the face of the envelope in which the notice of election and ballot are mailed, there shall appear in substantially the following form in no smaller than 16-point bold type: "OFFICIALBALLOT ENCLOSED."

• The ballot shall include the agency's address for return of the ballot, the date and location where the ballots will be tabulated, and a place where the person returning it may indicate his or her name, a reasonable identification of the parcel, and his or her support or opposition to the proposed fee. The ballots shall be tabulated in a location accessible to the public. The ballot shall be in a form that conceals its content once it is sealed by the person submitting it. The ballot shall remain sealed until the ballot tabulation commences.

No ballot received after the time of the ballot tabulation shall be counted in determining the existence of majority consent. The last pick up by the City Clerk of ballots mailed or delivered to City Hall will occur at 1:30 p.m. on the date scheduled for the election. To ensure that ballots which are mailed or delivered to City Hall are received by the City Clerk prior to the commencement of the ballot tabulation, such ballots must be received by the City Clerk at City Hall prior to 5:30 p.m. on the date scheduled for the ballot tabulation. The City Clerk shall endorse on each ballot the date it is filed with the City. The City Clerk shall identify any ballots which are received after the commencement of the ballot tabulation.

An impartial person designated by the City who does not have a vested interest in the outcome of the proposed fee shall tabulate the ballots submitted in support of or opposition to the proposed fee. An impartial person includes, but is not limited to, the City Clerk. If the City uses City personnel for the ballot tabulation, or if the City contracts with a vendor for the ballot tabulation and the vendor or its affiliates participated in the research, design, engineering, public education, or promotion of the fee, the ballots shall be unsealed and tabulated in public view to permit all interested persons to meaningfully monitor the accuracy of the tabulation process.

The ballot tabulation may be continued to a different time or different location accessible to the public, provided that the time and location are announced at the location at which the tabulation commenced and posted by the City in a location accessible to the public. The impartial person may use technological methods to tabulate the ballots, including, but not limited to, punchcard or optically readable (bar-coded) ballots. During and after the tabulation, the ballots and, if applicable, the information used to determine the weight of each ballot, shall be treated as public records, subject to public disclosure and made available for inspection by any interested person. The ballots shall be preserved for a minimum of two years, after which they may be destroyed.

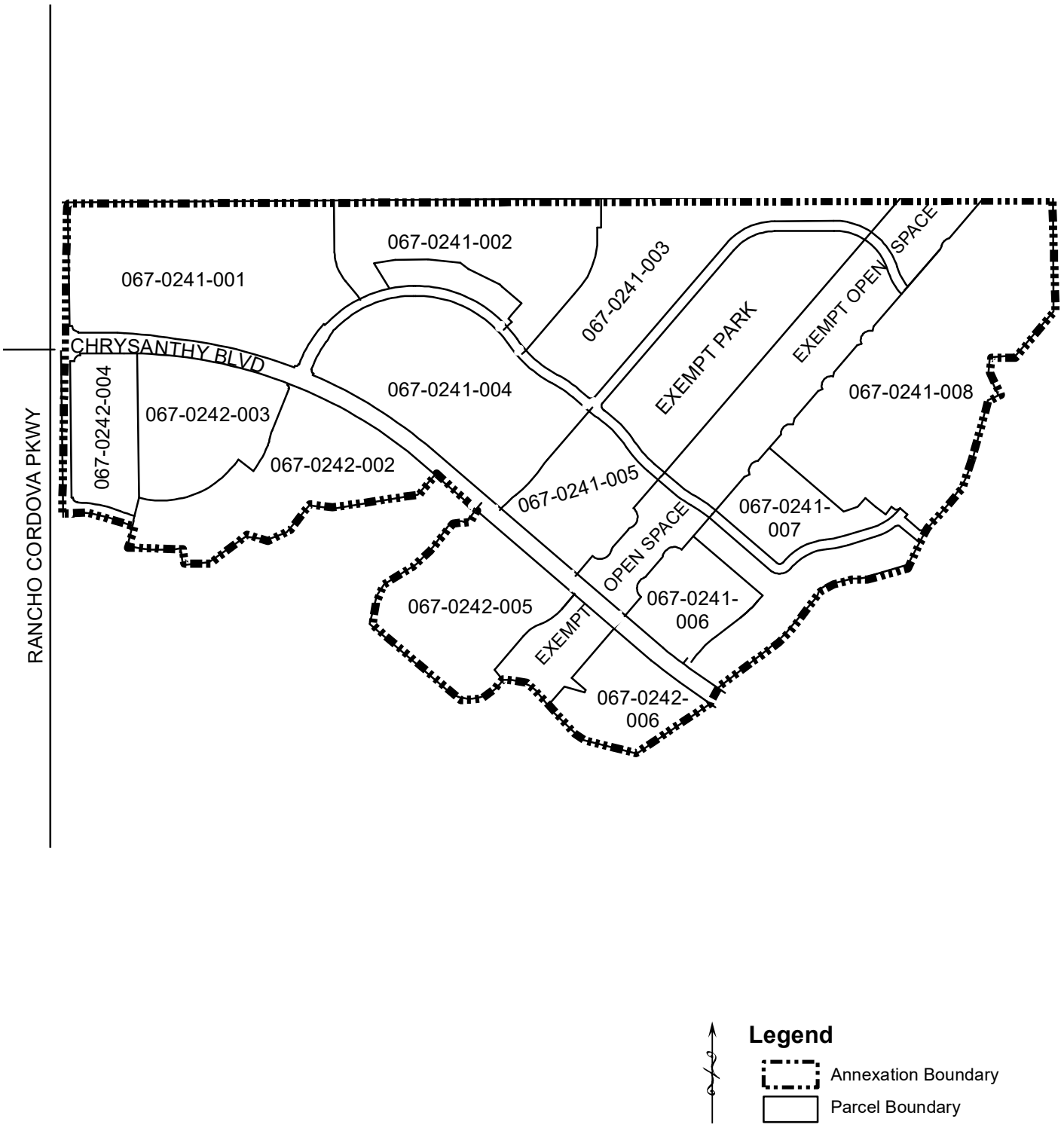
Majority approval of the Record Owners shall exist if the number of valid ballots in favor of the fee exceeds the number of valid ballots in opposition to the fee.

At the time, date and place fixed for the ballot tabulation, the City Council shall direct the City Clerk to commence the ballot tabulation.

If there is no majority approval, the Stormwater Utility Fee shall not be imposed.

If majority approval exists, the City Council may impose the Stormwater Utility Fee pursuant to the Ordinance.

CITY OF RANCHO CORDOVA
STORMWATER UTILITY FEE AREA
ANNEXATION 29
(THE RANCH PROJECT)



Stormwater Utility Fee

Sample of the Stormwater Utility Fees for Fiscal Year 2021-2022:

Table 1

Land Use Description	Total Area (acres)	Sample Fee
Single Family Residential (SFR1)	0.16	$137.62
Single Family Residential (SFR2)	0.22	$151.38
Single Family Residential (SFR3)	0.30	$161.72
Single Family Residential (SFR4)	0.40	$172.02
Single Family Residential (SFR5)	1.00	$172.02
Multi-Family Residential (MFR1)	5.00	$1,204.35
Commercial	1.00	$1,290.39
Industrial	1.00	$1,376.43
Schools	5.00	$860.26
Private Recreation	1.00	$430.11
Parks/Greenbelts	2.00	$172.02
Public Property (with structures)	2.00	$516.14

MEMORANDUM

ITEM 9.5.

DATE: November 15, 2021

TO: Honorable Mayor and Council Members

FROM: Albert Stricker, Public Works Director
Kristine Courdy, Associate Civil Engineer

SUBJECT: **A RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE COOPERATIVE AGREEMENT NUMBER 2021-322 WITH CALIFORNIA DEPARTMENT OF TRANSPORTATION FOR THE SUNRISE IMPROVEMENT PROJECT FROM KIEFER BOULEVARD TO JACKSON HIGHWAY TO WIDEN THE ROAD AND INTERSECTION, INCREASE SAFETY, AND PROMOTE LIVABILITY**

RECOMMENDATION

Adoption of the Resolution will authorize the City Manager to execute cooperative agreement number 2021-322 with California Department of Transportation for the Sunrise Improvement Project from Kiefer Boulevard to Jackson Highway to widen the road and intersection, increase safety, and promote livability.

RESULT OF RECOMMENDED ACTION

Adopt the Resolution.

BACKGROUND

The Sunrise Boulevard Improvement Project from Kiefer Boulevard to Jackson Highway (Project) is part of an innovative planning effort to alleviate regional congestion, improve roadway safety, encourage economic development, and promote the livability and quality of life in Rancho Cordova and the greater Sacramento region. The current road condition is poor which impedes safe and efficient transportation and economic growth. The purpose of this Project is to rehabilitate and widen this 1.3 mile stretch of roadway with an average daily trip of 17,000 vehicles.

The Project includes improvements to the Sunrise Boulevard and Jackson Highway Intersection with shared right of way between the City and County and is on the State Highway System under California Department of Transportation (Caltrans) jurisdiction. Therefore, Caltrans requires that the City submit all project plans, specifications, and studies for their

review and approval. The Cooperative Agreement between the City and Caltrans establishes the responsibilities for each agency in each of the following project components:

- Project Approval and Environmental Document
- Plans, Specifications, and Estimate
- Right of Way

The Project will improve approximately 1.3 mile undivided 2-lane rural road of Sunrise Boulevard and the intersection of Sunrise Boulevard and Jackson Highway by replacing a deteriorating segment of roadway, realign and widen the road from two to four travel lanes to add capacity, low impact developed landscaped median, drainage facilities, bike lanes, bridge structures, traffic signals, incorporate Intelligent Transportation Systems, and smart controllers that will communicate with the traffic management center.

On June 21, 2021 the City Council awarded a professional services contract to Dewberry Engineers, Inc. to perform the Project Civil Engineering and Environmental Services. Dewberry initiated environmental, right of way services and civil engineering design in summer of 2021 with expected design completion in 2025.

FISCAL IMPACT AND FUNDING SOURCE

Funding for this project will consist of SD Traffic Mitigation Impact Fees, Traffic Mitigation Fees, Measure A and Sacramento County traffic impact fees that will be reimbursed to the City.

This project is included in the City's current approved 2021/22 – 2025/26 Capital Improvement Plan and in the 2021/22 budget. There are no impacts to the City's General Fund.

This cooperative agreement does not obligate the City to any expenditures, it only defines Caltrans and City responsibilities during the design development phase. The total estimated future project cost is approximately $36.5 million per the approved Five-Year CIP.

ATTACHMENT(S)

1. Resolution
2. Sunrise Improvement Co-op Agreement
3. Sunrise Widening (Kiefer to Jackson)

CITY OF RANCHO CORDOVA

RESOLUTION NO. XX-2021

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA, STATE OF CALIFORNIA, AUTHORIZING THE CITY MANAGER TO EXECUTE COOPERATIVE AGREEMENT 2021-322 WITH CALIFORNIA DEPARTMENT OF TRANSPORTATION FOR THE SUNRISE IMPROVEMENT PROJECT FROM KIEFER BOULEVARD TO JACKSON HIGHWAY TO WIDEN THE ROAD AND INTERSECTION, INCREASE SAFETY, AND PROMOTE LIVABILITY

WHEREAS, the Sunrise Improvement Project from Kiefer Boulevard to Jackson Highway, which requires intersection improvements at Sunrise Boulevard and Jackson Highway, is on the State Highway System under Caltrans jurisdiction; and

WHEREAS, Caltrans requires the City to submit all project plans, specifications, and studies for their review and approval; and

WHEREAS, a Cooperative Agreement between the agencies establishes the responsibilities for the Project Approval and Environmental Document, Plans, Specifications, and Estimates, and Right of Way phases; and

WHEREAS, this Project will alleviate regional congestion, improve roadway safety, encourage economic development, and promote the livability and quality of life in Rancho Cordova and the greater Sacramento region; and

WHEREAS, design elements include replacing a deteriorating segment of roadway, realign and widen the road from two to four travel lanes to add capacity, low impact developed landscaped median, drainage facilities, bike lanes, bridge structures, traffic signals, incorporate Intelligent Transportation Systems, and smart controllers that will communicate with the traffic management center; and

WHEREAS, adoption of this resolution authorizes the City Manager to execute Cooperative Agreement 2021-322 with Caltrans for the purposes of identifying agencies obligations in the Sunrise Improvement Project which is the next step in delivering of this important Project.

NOW, THEREFORE, BE IT HEREBY RESOLVED THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA does authorized the City Manager to execute Cooperative Agreement Number 2021-322 in a form approved by the City Attorney for the Sunrise Boulevard Improvement Project from Kiefer Boulevard to Jackson Highway to widen the road and intersection, increase safety and promote livability.

PASSED AND ADOPTED by the City Council of the City of Rancho Cordova on the 15th day of November 2021 by following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST:

Garrett Gatewood, Mayor

Stacy Leitner, CMC
City Clerk

COOPERATIVE AGREEMENT COVER SHEET

Work Description

STATE ROUTE 16/SUNRISE BOULEVARD INTERSECTION IMPROVEMENTS (PM 11.3/11.6) TO ACCOMMODATE SUNRISE BOULEVARD WIDENING PROJECT (6-LANE CONFIGURATION)

Contact Information

CALTRANS

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CITY OF RANCHO CORDOVA

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COOPERATIVE AGREEMENT

This AGREEMENT, executed on and effective from _____, is between the State of California, acting through its Department of Transportation, referred to as CALTRANS, and:

City of Rancho Cordova, a body politic and municipal corporation or chartered city of the State of California, referred to hereinafter as CITY.

An individual signatory agency in this AGREEMENT is referred to as a PARTY. Collectively, the signatory agencies in this AGREEMENT are referred to as PARTIES.

RECITALS

1. PARTIES are authorized to enter into a cooperative agreement for improvements to the State Highway System per the California Streets and Highways Code, Sections 114 and 130.

2. For the purpose of this AGREEMENT, State Route 16/Sunrise Boulevard intersection improvements (PM 11.3/11.6) to accommodate Sunrise Boulevard Widening Project (6-lane configuration) will be referred to hereinafter as PROJECT. The PROJECT scope of work is defined in the Project Report.

3. All obligations and responsibilities assigned in this AGREEMENT to complete the following PROJECT COMPONENTS will be referred to hereinafter as WORK:

   - PROJECT APPROVAL AND ENVIRONMENTAL DOCUMENT (PA&ED)
   - PLANS, SPECIFICATIONS, AND ESTIMATE (PS&E)
   - RIGHT-OF-WAY

   Each PROJECT COMPONENT is defined in the CALTRANS Workplan Standards Guide as a distinct group of activities/products in the project planning and development process.

4. The term AGREEMENT, as used herein, includes this document and any attachments, exhibits, and amendments.

   This AGREEMENT is separate from and does not modify or replace any other cooperative agreement or memorandum of understanding between the PARTIES regarding the PROJECT.

   PARTIES intend this AGREEMENT to be their final expression that supersedes any oral understanding or writings pertaining to the WORK. The requirements of this AGREEMENT will preside over any conflicting requirements in any documents that are made an express part of this AGREEMENT.

   If any provisions in this AGREEMENT are found by a court of competent jurisdiction to be, or are in fact, illegal, inoperative, or unenforceable, those provisions do not render any or all other AGREEMENT provisions invalid, inoperative, or unenforceable, and those provisions will be automatically severed from this AGREEMENT.

   Except as otherwise provided in this AGREEMENT, PARTIES will execute a written amendment if there are any changes to the terms of this AGREEMENT.

   PARTIES agree to sign a CLOSURE STATEMENT to terminate this AGREEMENT. However, all indemnification, document retention, audit, claims, environmental commitment, legal challenge, maintenance and ownership articles will remain in effect until terminated or modified in writing by mutual agreement or expire by the statute of limitations.

5. No PROJECT deliverables have been completed prior to this AGREEMENT.

6. In this AGREEMENT capitalized words represent defined terms, initialisms, or acronyms.

7. PARTIES hereby set forth the terms, covenants, and conditions of this AGREEMENT.

RESPONSIBILITIES

Sponsorship

8. A SPONSOR is responsible for establishing the scope of the PROJECT and securing the financial resources to fund the WORK. A SPONSOR is responsible for securing additional funds when necessary or implementing PROJECT changes to ensure the WORK can be completed with the funds obligated in this AGREEMENT.

   PROJECT changes, as described in the CALTRANS Project Development Procedures Manual, will be approved by CALTRANS as the owner/operator of the State Highway System.

9. CITY is the SPONSOR for the WORK in this AGREEMENT.

Implementing Agency

10. The IMPLEMENTING AGENCY is the PARTY responsible for managing the scope, cost, schedule, and quality of the work activities and products of a PROJECT COMPONENT.

    - CITY is the PROJECT APPROVAL AND ENVIRONMENTAL DOCUMENT (PA&ED) IMPLEMENTING AGENCY.

      PA&ED includes the completion of the Final Environmental Document and the Project Report (documenting the project alternative selection).

    - CITY is the PLANS, SPECIFICATIONS, AND ESTIMATE (PS&E) IMPLEMENTING AGENCY.

      PS&E includes the development of the plans, specifications, and estimate; obtaining any resource agency permits; and the advertisement/award of the construction contract.

    - CITY is the RIGHT OF WAY IMPLEMENTING AGENCY

      RIGHT OF WAY includes coordination with utility owners for the protection, removal, or relocation of utilities; the acquisition of right-of-way interests; and post-construction work such as right-of-way monumentation/recordation, relinquishments/vacations, and excess land transactions. The RIGHT OF WAY component budget identifies the cost of the capital costs of right-of-way acquisition (RIGHT-OF-WAY CAPITAL) and the cost of the staff work in support of the acquisition (RIGHT-OF-WAY SUPPORT).

11. CITY will provide a Quality Management Plan (QMP) for the WORK in every PROJECT COMPONENT that they are the IMPLEMENTING AGENCY of. The QMP describes the IMPLEMENTING AGENCY's quality policy and how it will be used. The QMP will include a process for resolving disputes between the PARTIES at the team level. The QMP is subject to CALTRANS review and approval.

12. Any PARTY responsible for completing WORK will make its personnel and consultants that prepare WORK available to help resolve WORK-related problems and changes for the entire duration of the PROJECT including PROJECT work that may occur under separate agreements.

Funding

13. The WORK does not use funds administered by CALTRANS. PARTIES will amend this AGREEMENT should this condition change.

14. Each PARTY is responsible for the costs they incur in performing the WORK.

CALTRANS' Quality Management

15. CALTRANS, as the owner/operator of the State Highway System (SHS), will perform quality management work including Quality Management Assessment (QMA) and owner/operator approvals for the portions of WORK within the existing and proposed SHS right-of-way.

16. CALTRANS' Quality Management Assessment (QMA) efforts are to ensure that CITY's quality assurance results in WORK that is in accordance with the applicable standards and the PROJECT's Quality Management Plan (QMP). QMA does not include any efforts necessary to develop or deliver WORK or any validation by verifying or rechecking WORK.

    When CALTRANS performs QMA, it does so for its own benefit. No one can assign liability to CALTRANS due to its QMA.

17. CALTRANS, as the owner/operator of the SHS, will approve WORK products in accordance with CALTRANS policies and guidance and as indicated in this AGREEMENT.

18. Per National Environmental Policy Act (NEPA) assignment and California Environmental Quality Act (CEQA) statutes, CALTRANS will perform environmental document quality control and NEPA assignment review procedures for environmental documentation. CALTRANS quality control and quality assurance procedures for all environmental documents are described in the NEPA Assignments memorandums, available at https://dot.ca.gov/-/media/dot-media/programs/environmental-analysis/documents/ser/nepa-recordretention-policy-final-ally.pdf. This also includes the independent judgement analysis and determination under CEQA that the environmental documentation meets CEQA requirements.

19. CITY will provide WORK-related products and supporting documentation upon CALTRANS' request for the purpose of CALTRANS' quality management work.

20. CITY, including any employee, agent, consultant or sub-consultant retained by the CITY, shall implement uniform document control policies necessary to retain all records and electronically stored information associated with the WORK, including but not limited to those records identified in California Public Resources Code, Section 21167.6, and including email and attachments, in a manner consistent with the CALTRANS Uniform Filing System and the "Final Caltrans Environmental Records Retention Policy", available at https://dot.ca.gov/-/media/dot-media/programs/environmental-analysis/documents/nepa-recordretention-policy-final-a11y.pdf. These records, along with an index of the records, shall be provided to CALTRANS within sixty (60) days of CALTRANS' written request.

21. The cost of CALTRANS' quality management work is to be borne by CALTRANS.

CEQA/NEPA Lead Agency

22. CITY is the CEQA Lead Agency for the PROJECT.

23. CALTRANS is a CEQA Responsible Agency for the PROJECT.

24. CALTRANS is the NEPA Lead Agency for the PROJECT.

Environmental Permits, Approvals and Agreements

25. CITY will comply with the commitments and conditions set forth in the environmental documentation, environmental permits, approvals, and applicable agreements to the extent that those commitments and conditions apply to CITY's responsibilities in this AGREEMENT.

26. Unless otherwise assigned in this AGREEMENT, the IMPLEMENTING AGENCY for a PROJECT COMPONENT is responsible for all PROJECT COMPONENT WORK associated with coordinating, obtaining, implementing, renewing, and amending the PROJECT permits, agreements, and approvals whether they are identified in the planned project scope of work or become necessary during the course of completing the PROJECT.

27. It is expected that the PROJECT requires the following environmental permits/approvals:

ENVIRONMENTAL PERMITS/REQUIREMENTS
404, US Army Corps Of Engineers
401, Regional Water Quality Control Board
National Pollutant Discharge Elimination System (NPDES), State Water Resources Control Board
Federal Endangered Species Act Consultation
1602 California Department of Fish and Wildlife

Project Approval and Environmental Document (PA&ED)

28. As the PA&ED IMPLEMENTING AGENCY, CITY is responsible for all PA&ED WORK except those activities and responsibilities that are assigned to another PARTY and those activities that are excluded under this AGREEMENT.

29. CALTRANS will be responsible for completing the following PA&ED activities:

CALTRANS Work Breakdown Structure Identifier (If Applicable)
100.10.10.xx Quality Management
165.15.15.xx Essential Fish Habitat Consultation
165.15.15.xx Section 7 Consultation
165.25.25 Approval to Circulate Resolution
180.10.05.45 Section 7 Consultation
180.15.05 Record of Decision (NEPA)

30. Any PARTY preparing environmental documentation, including studies and reports, will ensure that qualified personnel remain available to help resolve environmental issues and perform any necessary work to ensure that the PROJECT remains in environmental compliance.

31. CITY will provide written notice of the initiation of environmental studies to the NEPA Lead Agency prior to completing any other PA&ED phase work.

California Environmental Quality Act (CEQA)

32. The CEQA Lead Agency will determine the type of CEQA documentation and will cause that documentation to be prepared in accordance with CEQA requirements.

33. Any PARTY involved in the preparation of CEQA documentation will prepare the documentation to meet CEQA requirements and follow the CEQA Lead Agency's standards that apply to the CEQA process.

34. CALTRANS is a CEQA Responsible Agency for the PROJECT and is responsible for review, comment, and concurrence on all environmental documentation (including, but not limited to, studies, reports, public notices, and public meeting materials, determinations, administrative drafts, and final environmental documents) at appropriate stages of development prior to approval and public availability.

35. Any PARTY preparing any portion of the CEQA documentation, including any studies and reports, will submit that portion of the documentation to the CEQA Lead Agency for review, comment, and approval at appropriate stages of development prior to public availability.

36. If the CEQA Lead Agency makes any changes to the CEQA documentation, the CEQA Lead Agency will allow CALTRANS to review, comment, and concur on those changes prior to the CEQA Lead Agency's approval at appropriate stages of development prior to public availability.

37. If the CEQA Lead Agency makes any changes to CEQA-related public notices, then the CEQA Lead Agency will allow CALTRANS to review, comment, and concur on those changes prior to publication and circulation.

38. The CEQA Lead Agency will attend all CEQA-related public meetings.

39. If a PARTY who is not the CEQA Lead Agency holds a public meeting about the PROJECT, that PARTY must clearly state its role in the PROJECT and the identity of the CEQA Lead Agency on all meeting publications. All meeting publications must also inform the attendees that public comments collected at the meetings are not part of the CEQA public review process.

    That PARTY will submit all meeting advertisements, agendas, exhibits, handouts, and materials to the CEQA Lead Agency for review, comment, and approval at least ten (10) working days prior to publication or use. If that PARTY makes any changes to the materials, it will allow the CEQA Lead Agency to review, comment on, and approve those changes at least three (3) working days prior to the public meeting date.

    The CEQA Lead Agency maintains final editorial control with respect to text or graphics that could lead to public confusion over CEQA-related roles and responsibilities.

National Environmental Policy Act (NEPA)

40. Pursuant to Chapter 3 of Title 23, United States Code, Sections 326 and 327, CALTRANS is the NEPA Lead Agency for the PROJECT. CALTRANS is responsible for NEPA compliance, will determine the type of NEPA documentation, and will cause that documentation to be prepared in accordance with NEPA requirements.

    CALTRANS, as the NEPA Lead Agency for PROJECT, is responsible for the review, comments on, and approval of all environmental documentation (including, but not limited to, studies, reports, public notices, and public meeting materials, determinations, administrative drafts, and final environmental documents) at appropriate stages of development prior to approval and public availability.

    When required as NEPA Lead Agency, CALTRANS will conduct consultation and coordination and obtain, renew, or amend approvals pursuant to the Federal Endangered Species Act, and Essential Fish Habitat.

    When required as NEPA Lead Agency, CALTRANS will conduct consultation and coordination approvals pursuant to Section 106 of the National Historic Preservation Act.

41. Any PARTY involved in the preparation of NEPA documentation will follow Federal Highway Administration (FHWA) and CALTRANS standards that apply to the NEPA process including, but not limited to, the guidance provided in the FHWA Environmental Guidebook (available at http://environment.fhwa.dot.gov/index.asp) and the CALTRANS Standard Environmental Reference.

42. Any PARTY preparing any portion of the NEPA documentation (including, but not limited to, studies, reports, public notices, and public meeting materials, determinations, administrative drafts, and final environmental documents) will submit that portion of the documentation to CALTRANS for CALTRANS' review, comment, and approval prior to public availability.

43. CITY will prepare, publicize, and circulate all NEPA-related public notices, except Federal Register notices. CITY will submit all notices to CALTRANS for CALTRANS' review, comment, and approval prior to publication and circulation.

    CALTRANS will coordinate with the appropriate federal agency to publish notices in the Federal Register.

44. The NEPA Lead Agency will attend all NEPA-related public meetings.

45. CITY will submit all NEPA-related public meeting materials to CALTRANS for CALTRANS' review, comment, and approval at least ten (10) working days prior to the public meeting date.

46. If a PARTY who is not the NEPA Lead Agency holds a public meeting about the PROJECT, that PARTY must clearly state its role in the PROJECT and the identity of the NEPA Lead Agency on all meeting publications. All meeting publications must also inform the attendees that public comments collected at the meetings are not part of the NEPA public review process.

    That PARTY will submit all meeting advertisements, agendas, exhibits, handouts, and materials to the NEPA Lead Agency for review, comment, and approval at least ten (10) working days prior to publication or use. If that PARTY makes any changes to the materials, it will allow the NEPA Lead Agency to review, comment on, and approve those changes at least three (3) working days prior to the public meeting date.

    The NEPA Lead Agency has final approval authority with respect to text or graphics that could lead to public confusion over NEPA-related roles and responsibilities.

47. CITY will ensure that the PROJECT is included in the approved Federal Statewide Transportation Improvement Program (FSTIP) prior to the NEPA Lead Agency's approval of the environmental document.

Plans, Specifications, and Estimate (PS&E)

48. As the PS&E IMPLEMENTING AGENCY, CITY is responsible for all PS&E WORK except those activities and responsibilities that are assigned to another PARTY and those activities that are excluded under this AGREEMENT.

49. CALTRANS will be responsible for completing the following PS&E activities:

CALTRANS Work Breakdown Structure Identifier (If Applicable)
100.15.10.xx Quality Management

50. CITY will prepare Utility Conflict Maps identifying the accommodation, protection, relocation, or removal of any existing utility facilities that conflict with construction of the PROJECT or that violate CALTRANS' encroachment policy.

    CITY will provide CALTRANS a copy of Utility Conflict Maps for CALTRANS' concurrence prior to issuing the Notices to Owner and executing the utility agreement. All utility conflicts will be addressed in the PROJECT PS&E.

51. CITY will determine the cost to positively identify, locate, accommodate, protect, relocate, or remove any utility facilities whether inside or outside the SHS right-of-way in accordance with federal and California laws and regulations, and CALTRANS' policies, procedures, standards, practices, and applicable agreements including but not limited to Freeway Master Contracts.

RIGHT-OF-WAY

52. As the RIGHT-OF-WAY IMPLEMENTING AGENCY, CITY is responsible for all RIGHT-OF-WAY WORK except those activities and responsibilities that are assigned to another PARTY and those activities that are excluded under this AGREEMENT.

53. CALTRANS will be responsible for completing the following RIGHT-OF-WAY activities:

CALTRANS Work Breakdown Structure Identifier (If Applicable)
100.25.10.xx Quality Management

54. The selection of personnel performing RIGHT-OF-WAY WORK will be in accordance with federal and California laws and regulations, and CALTRANS' policies, procedures, standards, practices, and applicable agreements.

55. CITY will make all necessary arrangements with utility owners for the timely accommodation, protection, relocation, or removal of any existing utility facilities that conflict with construction of the PROJECT or that violate CALTRANS' encroachment policy.

56. CITY will provide CALTRANS a copy of conflict maps, relocation plans, proposed notices to owner, reports of investigation, and utility agreements (if applicable) for CALTRANS' concurrence prior to issuing the notices to owner and executing the utility agreement. All utility conflicts will be fully addressed prior to Right-of-Way Certification and all arrangements for the protection, relocation, or removal of all conflicting facilities will be completed prior to construction contract award and included in the PROJECT plans, specifications, and estimate.

57. CITY will provide a land surveyor licensed in the State of California to be responsible for surveying and right-of-way engineering. All survey and right-of-way engineering documents will bear the professional seal, certificate number, registration classification, expiration date of certificate, and signature of the responsible surveyor.

58. CITY will hear and adopt Resolutions of Necessity when authorized to do so by law or will work with local agencies having jurisdiction and authorized under the law to hear and adopt Resolutions of Necessity.

    CITY will conduct and document Condemnation Evaluation Meetings and Condemnation Panel Review Meetings as required in accordance with CALTRANS policy and guidance. CALTRANS will be notified in advance of any Condemnation Evaluation Meetings and Condemnation Panel Review Meetings.

59. If CITY acquires any right-of-way to be incorporated into the SHS, CITY will first acquire in its own name.

    No right-of-way will be acquired in CALTRANS' name.

    Title to the SHS right-of-way will ultimately be vested in the State. CALTRANS' acceptance of title will occur after the Right-of-Way Closeout activities are complete.

60. CITY will utilize a public agency currently qualified by CALTRANS or a properly licensed consultant for all RIGHT-OF-WAY activities. A qualified right-of-way agent will administer all right-of-way consultant contracts.

    CITY will submit a draft Right-of-Way Certification to CALTRANS six (6) weeks prior to the scheduled Right-of-Way Certification milestone date for review.

    CITY will submit a final Right-of-Way Certification to CALTRANS for approval prior to the advertising the construction contract.

61. Physical and legal possession of the right-of-way must be completed prior to advertising the construction contract, unless PARTIES mutually agree to other arrangements in writing.

62. CALTRANS' acceptance of right-of-way title is subject to review of an Updated Preliminary Title Report provided by CITY verifying that the title is free of all encumbrances and liens. Upon acceptance, CITY will provide CALTRANS with a Policy of Title Insurance in CALTRANS' name.

63. Right-of-way conveyances must be completed prior to WORK completion unless PARTIES mutually agree to other arrangements in writing.

Schedule

64. PARTIES will manage the WORK schedule to ensure the timely use of obligated funds and to ensure compliance with any environmental permits, right-of-way agreements, construction contracts, and any other commitments. PARTIES will communicate schedule risks or changes as soon as they are identified and will actively manage and mitigate schedule risks.

Additional Provisions

Standards

65. PARTIES will perform all WORK in accordance with federal and California laws, regulations, and standards; Federal Highway Administration (FHWA) standards; and CALTRANS standards. CALTRANS standards include, but are not limited to, the guidance provided in the:

- CADD Users Manual
- CALTRANS policies and directives
- Plans Preparation Manual
- Project Development Procedures Manual (PDPM)
- Workplan Standards Guide
- Standard Environmental Reference
- Highway Design Manual
- Right of Way Manual

Qualifications

66. Each PARTY will ensure that personnel participating in WORK are appropriately qualified or licensed to perform the tasks assigned to them.

Consultant Selection

67. CITY will invite CALTRANS to participate in the selection of any consultants that participate in the WORK.

Encroachment Permits

68. CALTRANS will issue, upon proper application, the encroachment permits required for WORK within SHS right-of-way. CITY, their contractors, consultants, agents, and utility owners will not work within the SHS right-of-way without an encroachment permit issued in their name. CALTRANS will provide encroachment permits to CITY, their contractors, consultants, and agents at no cost. CALTRANS will provide encroachment permits to utility owners at no cost. If the encroachment permit and this AGREEMENT conflict, the requirements of this AGREEMENT will prevail.

69. The IMPLEMENTING AGENCY for a PROJECT COMPONENT will coordinate, prepare, obtain, implement, renew, and amend any encroachment permits needed to complete the WORK.

Protected Resources

70. If any PARTY discovers unanticipated cultural, archaeological, paleontological, or other protected resources during WORK, all WORK in that area will stop and that PARTY will notify all PARTIES within 24 hours of discovery. WORK may only resume after a qualified professional has evaluated the nature and significance of the discovery and CALTRANS approves a plan for its removal or protection.

Disclosures

71. PARTIES will hold all administrative drafts and administrative final reports, studies, materials, and documentation relied upon, produced, created, or utilized for the WORK in confidence to the extent permitted by law and where applicable, the provisions of California Government Code, Section 6254.5(e) will protect the confidentiality of such documents in the event that said documents are shared between PARTIES.

    PARTIES will not distribute, release, or share said documents with anyone other than employees, agents, and consultants who require access to complete the WORK without the written consent of the PARTY authorized to release them, unless required or authorized to do so by law.

    PARTIES shall not release, disclose, disperse, or transmit to any party any environmental document for public comment or otherwise unless and until all PARTIES have an approved project report and a final approved environmental document. PARTIES agree that any environmental documents, including studies and analyses used for such environmental documents that are shared between the PARTIES, shall be treated as confidential under Government Code section 6254.5(e).

72. If a PARTY receives a public records request pertaining to the WORK, that PARTY will notify PARTIES within five (5) working days of receipt to make the PARTIES aware of any disclosed public records.

Hazardous Materials

73. HM-1 is hazardous material (including, but not limited to, hazardous waste) that may require removal and disposal pursuant to federal or state law, irrespective of whether or not it is disturbed by the PROJECT.

    HM-2 is hazardous material (including, but not limited to, hazardous waste) that may require removal and disposal pursuant to federal or state law only if disturbed by the PROJECT.

    The management activities related to HM-1 and HM-2, including and without limitation, any necessary manifest requirements and disposal facility designations are referred to herein as HM-1 MANAGEMENT and HM-2 MANAGEMENT respectively.

74. If HM-1 or HM-2 is found, the discovering PARTY will immediately notify all other PARTIES.

75. CALTRANS, independent of the PROJECT, is responsible for any HM-1 found within the existing SHS right-of-way. CALTRANS will undertake, or cause to be undertaken, HM-1 MANAGEMENT with the most minimal impact to the PROJECT schedule as feasible.

    CALTRANS, independent of the PROJECT, will pay or cause to be paid, the cost of HM-1 MANAGEMENT related to HM-1 found within the existing SHS right-of-way.

76. CITY, independent of the PROJECT, is responsible for any HM-1 found within the PROJECT limits and outside the existing SHS right-of-way. CITY will undertake, or cause to be undertaken, HM-1 MANAGEMENT with the most minimal impact to the PROJECT schedule feasible.

    CITY, independent of the PROJECT, will pay or cause to be paid, the cost of HM-1 MANAGEMENT for HM-1 found within the PROJECT limits and outside of the existing SHS right-of-way.

77. The CONSTRUCTION IMPLEMENTING AGENCY is responsible for HM‑2 MANAGEMENT within the PROJECT limits.

CITY and CALTRANS will comply with the Soil Management Agreement for Aerially Deposited Lead Contaminated Soils (Soil Management Agreement) executed between CALTRANS and the California Department of Toxic Substances Control (DTSC). Under Section 3.2 of the Soil Management Agreement, CALTRANS and CITY each retain joint and severable liability for noncompliance with the provisions of the Soil Management Agreement. CITY will assume all responsibilities assigned to CALTRANS in the Soil Management Agreement during PROJECT COMPONENTS for which they are the IMPLEMENTING AGENCY except for final placement and burial of soil within the State right-of-way, per Section 4.5 of the Soil Management Agreement, which is subject to CALTRANS concurrence and reporting to DTSC which will be performed by CALTRANS.

78. CALTRANS' acquisition or acceptance of title to any property on which any HM-1 or HM-2 is found will proceed in accordance with CALTRANS' policy on such acquisition.

Claims

79. CITY may accept, reject, compromise, settle, or litigate claims of any consultants or contractors hired to complete WORK without concurrence from the other PARTY.

80. PARTIES will confer on any claim that may affect the WORK or PARTIES' liability or responsibility under this AGREEMENT in order to retain resolution possibilities for potential future claims. No PARTY will prejudice the rights of another PARTY until after PARTIES confer on the claim.

81. If the WORK expends state or federal funds, each PARTY will comply with the Federal Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards of 2 CFR, Part 200. PARTIES will ensure that any for-profit consultant hired to participate in the WORK will comply with the requirements in 48 CFR, Chapter 1, Part 31. When state or federal funds are expended on the WORK these principles and requirements apply to all funding types included in this AGREEMENT.

82. If the WORK expends state or federal funds, each PARTY will undergo an annual audit in accordance with the Single Audit Act in the Federal Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards as defined in 2 CFR, Part 200.

83. When a PARTY reimburses a consultant for WORK with state or federal funds, the procurement of the consultant and the consultant overhead costs will be in accordance with the Local Assistance Procedures Manual, Chapter 10.

Interruption of Work

84. If WORK stops for any reason, IMPLEMENTING AGENCY will place the PROJECT right-of-way in a safe and operable condition acceptable to CALTRANS.

85. If WORK stops for any reason, each PARTY will continue with environmental commitments included in the environmental documentation, permits, agreements, or approvals that are in effect at the time that WORK stops, and will keep the PROJECT in environmental compliance until WORK resumes.

Penalties, Judgements and Settlements

86. The cost of awards, judgements, fines, interest, penalties, attorney's fees, and/or settlements generated by the WORK are considered WORK costs.

87. The cost of legal challenges to the environmental process or are considered WORK costs.

88. Any PARTY whose action or lack thereof causes the levy of fines, accrual of interest, or assessment of penalties will indemnify and hold all other PARTIES harmless per the terms of this AGREEMENT.

Project Files

89. CITY will furnish CALTRANS with the Project History Files related to the PROJECT facilities on State Highway System within sixty (60) days following the completion of each PROJECT COMPONENT. CITY will prepare the Project History File in accordance with the Project Development Procedures Manual, Chapter 7. All material will be submitted neatly in a three-ring binder and on a CD ROM or flash drive in PDF format.

GENERAL CONDITIONS

90. All portions of this AGREEMENT, including the Recitals Section, are enforceable.

Venue

91. PARTIES understand that this AGREEMENT is in accordance with and governed by the Constitution and laws of the State of California. This AGREEMENT will be enforceable in the State of California. Any PARTY initiating legal action arising from this AGREEMENT will file and maintain that legal action in the Superior Court of the county in which the CALTRANS district office that is signatory to this AGREEMENT resides, or in the Superior Court of the county in which the PROJECT is physically located.

Exemptions

92. All CALTRANS' obligations under this AGREEMENT are subject to the appropriation of resources by the Legislature, the State Budget Act authority, programming and allocation of funds by the California Transportation Commission (CTC).

Indemnification

93. Neither CALTRANS nor any of its officers and employees, are responsible for any injury, damage, or liability occurring by reason of anything done or omitted to be done by CITY, its contractors, sub-contractors, and/or its agents under or in connection with any work, authority, or jurisdiction conferred upon CITY under this AGREEMENT. It is understood and agreed that CITY, to the extent permitted by law, will defend, indemnify, and save harmless CALTRANS and all of their officers and employees from all claims, suits, or actions of every name, kind, and description brought forth under, but not limited to, tortious, contractual, inverse condemnation, or other theories and assertions of liability occurring by reason of anything done or omitted to be done by CITY, its contractors, sub-contractors, and/or its agents under this AGREEMENT.

94. Neither CITY nor any of its officers and employees, are responsible for any injury, damage, or liability occurring by reason of anything done or omitted to be done by CALTRANS, its contractors, sub-contractors, and/or its agents under or in connection with any work, authority, or jurisdiction conferred upon CALTRANS under this AGREEMENT. It is understood and agreed that CALTRANS, to the extent permitted by law, will defend, indemnify, and save harmless CITY and all of their officers and employees from all claims, suits, or actions of every name, kind, and description brought forth under, but not limited to, tortious, contractual, inverse condemnation, or other theories and assertions of liability occurring by reason of anything done or omitted to be done by CALTRANS, its contractors, sub-contractors, and/or its agents under this AGREEMENT.

Non-parties

95. PARTIES do not intend this AGREEMENT to create a third party beneficiary or define duties, obligations, or rights for entities not signatory to this AGREEMENT. PARTIES do not intend this AGREEMENT to affect their legal liability by imposing any standard of care for fulfilling the WORK different from the standards imposed by law.

96. PARTIES will not assign or attempt to assign obligations to entities not signatory to this AGREEMENT without an amendment to this AGREEMENT.

Ambiguity and Performance

97. Neither PARTY will interpret any ambiguity contained in this AGREEMENT against the other PARTY. PARTIES waive the provisions of California Civil Code, Section 1654.

    Waiver by either PARTY of any provision of this AGREEMENT shall not be construed as a waiver of any other provision.

any other right hereunder and shall not be construed as a continuous waiver of that provision or any other provision of this AGREEMENT.

98. A delay or omission to exercise a right or power due to a default does not constitute a waiver of that right or power in the future when deemed necessary.

Defaults

99. If any PARTY defaults in its performance of the WORK, a non-defaulting PARTY will request in writing that the default be remedied within thirty (30) calendar days. If the defaulting PARTY fails provide such notice of remedy, the non-defaulting PARTY may initiate dispute resolution.

Dispute Resolution

100. PARTIES will first attempt to resolve AGREEMENT disputes at the PROJECT team level as described in the Quality Management Plan. If they cannot resolve the dispute themselves, the CALTRANS District Director and the Executive Officer of CITY will attempt to negotiate a resolution. If PARTIES do not reach a resolution, PARTIES' legal counsel will initiate mediation. PARTIES agree to participate in mediation in good faith and will share equally in its costs.

    Neither the dispute resolution nor the mediation process relieves PARTIES from full and timely performance of the WORK in accordance with the terms of this AGREEMENT. However, if any PARTY stops fulfilling its obligations, any other PARTY may seek equitable relief to ensure that the WORK is completed.

    Except for equitable relief, no PARTY may file a civil complaint until after mediation, or in the alternative, forty-five (45) calendar days after filing the written mediation request, whichever occurs first.

    As provided in Paragraph 91, PARTIES will file any civil complaints in the Superior Court of the county in which the CALTRANS District Office signatory to this AGREEMENT resides or in the Superior Court of the county in which the PROJECT is physically located.

101. PARTIES maintain the ability to pursue alternative or additional dispute remedies if a previously selected remedy does not achieve resolution.

Prevailing Wage

102. When WORK falls within the Labor Code § 1720(a)(1) definition of "public works" in that it is construction, alteration, demolition, installation, or repair; or maintenance work under Labor Code § 1771, PARTIES will conform to the provisions of Labor Code §§ 1720-1815, and all applicable provisions of California Code of Regulations, Title 8, Division 1, Chapter 8, Subchapter 3, Articles 1-7. PARTIES will include prevailing wage requirements in contracts for public work and require contractors to include the same prevailing wage requirements in all subcontracts.

    Work performed by a PARTY's own employees is exempt from the Labor Code's Prevailing Wage requirements.

    If WORK is paid for, in whole or part, with federal funds and is of the type of work subject to federal prevailing wage requirements, PARTIES will conform to the provisions of the Davis-Bacon and Related Acts, 40 U.S.C. §§ 3141-3148.

    When applicable, PARTIES will include federal prevailing wage requirements in contracts for public works. WORK performed by a PARTY's employees is exempt from federal prevailing wage requirements.

SIGNATURES

PARTIES are empowered by the law to enter into this AGREEMENT and have delegated to the undersigned the authority to execute this AGREEMENT on behalf of the respective agencies and covenants to have followed all the necessary legal requirements to validly execute this AGREEMENT.

This AGREEMENT may be executed and delivered in counterparts, and by each PARTY in a separate counterpart, each of which when so executed and delivered shall constitute an original and all of which taken together shall constitute one and the same instrument.

The PARTIES acknowledge that executed copies of this AGREEMENT may be exchanged by facsimile or email, and that such copies shall be deemed to be effective as originals.

STATE OF CALIFORNIA
DEPARTMENT OF TRANSPORTATION

Greg Wong
Deputy District Director
D3 Program, Project and Asset Management

Verification of funds and authority:

Felicia Furlong
District Project Control Officer

CITY OF RANCHO CORDOVA

Cyrus Abhar
City Manager

Attest:

Stacy Leitner
City Clerk

Approved as to form and procedure:

Adam Lindgren
City Attorney

Agreement 03-0761

Project No. 0322000040

EA 2J500

03-SAC-16-11.3/11.6

CLOSURE STATEMENT INSTRUCTIONS

1. Did PARTIES complete all scope, cost and schedule commitments included in this AGREEMENT and any amendments to this AGREEMENT?

   YES / NO

2. Did CALTRANS accept and approve all final deliverables submitted by other PARTIES?

   YES / NO

3. Did the CALTRANS HQ Office of Accounting verify that all final accounting for this AGREEMENT and any amendments to this AGREEMENT were completed?

   YES / NO

4. If construction is involved, did the CALTRANS District Project Manager verify that all claims and third party billings (utilities, etc.) have been settled before termination of the AGREEMENT?

   YES / NO

5. Did PARTIES complete and transmit the As-Built Plans, Project History File, and all other required contract documents?

   YES / NO

If ALL answers are “YES”, this form may be used to TERMINATE this AGREEMENT.

Agreement 03-0761

Project No. 0322000040

CLOSURE STATEMENT

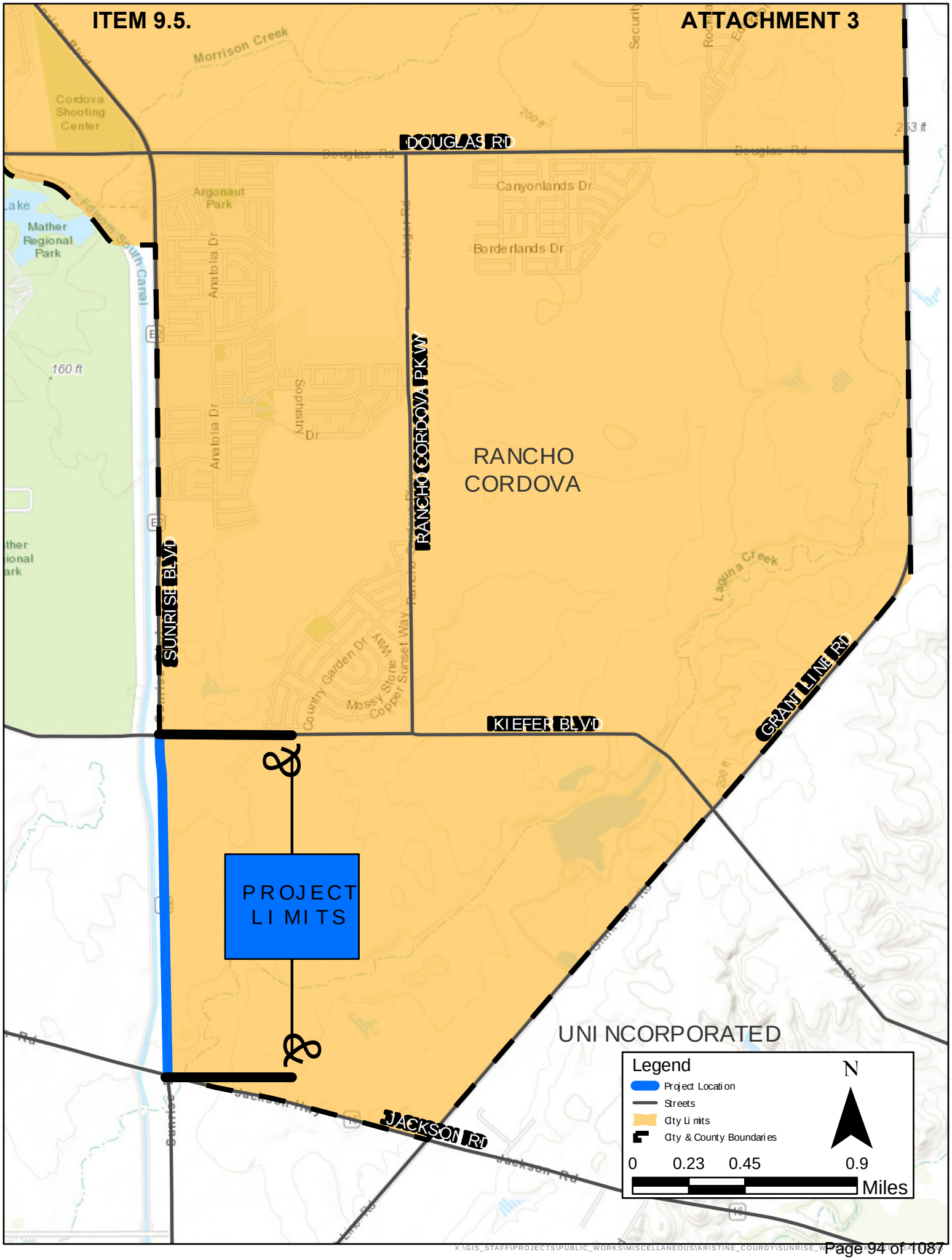
PARTIES agree that they have completed all scope, cost, and schedule commitments included in Agreement 03-0761 and any amendments to the agreement. The final signature date on this document terminates agreement 03-0761 except survival articles. All survival articles in agreement 03-0761 will remain in effect until expired by law, terminated, or modified in writing by the PARTIES' mutual agreement, whichever occurs earlier.

The people signing this agreement have the authority to do so on behalf of their public agencies.

This AGREEMENT may be executed and delivered in counterparts, and by each PARTY in a separate counterpart, each of which when so executed and delivered shall constitute an original and all of which taken together shall constitute one and the same instrument.

The PARTIES acknowledge that executed copies of this AGREEEMENT may be exchanged by facsimile or email, and that such copies shall be deemed to be effective as originals.

STATE OF CALIFORNIA **DEPARTMENT OF TRANSPORTATION**	**CITY OF RANCHO CORDOVA**
_____	_____
Deputy District Director	Title TBD
D3 Program, Project and Asset Management	
Date: _____	Date: _____
	3870056.2


DOUGLAS RD
Douglas Rd
Canyonlands Dr
Borderlands Dr
Argonaut Park
Anatola Dr
Sophisty Dr
Mather Regional Park
Folsom South Canal
160 ft
200 ft
253 ft
RANCHO CORDOVA PKWY
RANCHO CORDOVA
SUNRISE BLVD
Laguna Creek
Country Garden Dr
Mossy Stone Way
Copper Sunset Way
KIEFER BLVD
GRANT LINE RD
PROJECT LIMITS
UNINCORPORATED
JACKSON RD
Jackson Rd
Legend
Project Location
Streets
City Limits
City & County Boundaries
N
0
0.23
0.45
0.9
Miles

MEMORANDUM

ITEM 9.6.

DATE: November 15, 2021

TO: Honorable Mayor and Council Members

FROM: Megan Siren, Senior Management Analyst

SUBJECT: **A RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE CONTRACT AMENDMENT NO. 185-2019-3 WITH CALPO HOM & DONG ARCHITECTS, INC. TO EXTEND THE CONTRACT TERM FROM JUNE 30, 2021 TO DECEMBER 31, 2022 AND INCREASE THE CONTRACT AMOUNT FROM $167,367 TO AN AMOUNT NOT TO EXCEED $530,000**

RECOMMENDATION

Adopt the Resolution.

RESULT OF RECOMMENDED ACTION

Adoption of the Resolution will authorize the City Manager to execute Contract Amendment No. 185-2019-3 with Calpo Hom & Dong Architects, Inc. for continued architectural services for the Rancho Cordova Youth Center. The proposed amendment will extend the contract term from June 30, 2021 to December 31, 2022 and increase the contract amount from $167,367 to an amount not to exceed $530,000.

BACKGROUND

The Center of Praise Ministries, Inc. and the founding and Senior Pastor Bishop Parnell Lovelace, Jr. graciously offered to partner with the City of Rancho Cordova to establish a Rancho Cordova Youth Center at their property located at 10455 Investment Circle. With the City Council authorizing the lease agreement with Center of Praise Ministries, Inc. in January 2020, the location for the Rancho Cordova Youth Center was solidified at 10445 Investment Circle after efforts over many years to bring a Youth Center to the community. The City entered into a lease agreement with Center of Praise Ministries, Inc. in January 2020 for 25 years at One Dollar annually with the option to renew for an additional 25 years. The lease agreement with The Center of Praise Ministries, Inc. allows the City of Rancho Cordova to use the property for youth related activities, including, but not limited to the following:

- Before and After School Programs

- Tutoring Programs
- Literacy and Math Development Classes
- Police Activities League
- Use by Organized Youth Programs, Youth Clubs and Youth Sports Leagues
- Classes in Workforce Readiness and Job Training.

The City retained Calpo Hom & Dong Architects in 2019 to provide initial site evaluation and amended in 2020 to expand their contract scope to provide architectural and engineering services to provide design options for the building remodel and provide construction documents. Youth Center improvements were planned as a design-build project. As part of the design-build process, additional architectural and engineering services are needed to complete all the permit requirements and construction documents for the Youth Center project. Contract Amendment 185-2019-3 contains the additional services required for the design-build and required support through the construction phase of the capital improvement project.

FISCAL IMPACT AND FUNDING SOURCE

Funding for Contract Amendment 185-2019-3 with Calpo Hom & Dong Architects, Inc. is from the Rancho Cordova Youth Center project which consists of funding from the Capital Facility Projects Fund and Community Enhancement Fund that covers the contract amendment.

ATTACHMENT(S)

1. Resolution
2. Professional Services Agreement

CITY OF RANCHO CORDOVA

RESOLUTION NO. XX-2021

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA, STATE OF CALIFORNIA, AUTHORIZING THE CITY MANAGER TO EXECUTE AMENDMENT NO 185-2019-3 WITH CALPO HOM & DONG ARCHITECTS, INC. TO EXTEND THE CONTRACT TERM FROM JUNE 30, 2021 TO DECEMBER 31, 2022 AND INCREASE THE CONTRACT AMOUNT FROM $167,367 TO AN AMOUNT NOT TO EXCEED $530,000

WHEREAS, the Parties entered into Professional Services Agreement (PSA) 185-2019 on December 1, 2019 in an amount not to exceed $7,740 for the purposes of providing preliminary architectural services for the Rancho Cordova Youth Center; and

WHEREAS, the Parties amended the PSA on April 1, 2020 in an amount not to exceed $23,710 for the purposes of providing additional review of the facility by technical fields for the Rancho Cordova Youth Center; and

WHEREAS, the Parties amended the PSA on July 1, 2020 in an amount not to exceed $167,367 for the purposes of providing additional architectural and review of the facility for the Rancho Cordova Youth Center; and

WHEREAS, the City needs additional architectural and engineering services to allow for completion of the design-build components of the design for the Rancho Cordova Youth Center project and wishes to extend the contract term from June 30, 2021 to December 31, 2022 and increase the contract amount from $167,367 to an amount not to exceed $530,000; and

WHEREAS, the services will exceed the maximum amount the City Manager has authorization to approve; and

WHEREAS, funding for the contract amendment will be from the Rancho Cordova Youth Center capital project including the Capital Infrastructure Fund and Community Enhancement Fund which has sufficient budget to cover the contract.

NOW, THEREFORE, BE IT HEREBY RESOLVED THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA does authorize the City Manager to execute contract amendment 185-2019-3 with Calpo Hom & Dong Architects, Inc. to extend the contract term from June 30, 2021 to December 31, 2022 and increase the contract amount from $167,367 to an amount not to exceed $530,000 and in a form approved by the City Attorney.

PASSED AND ADOPTED by the City Council of the City of Rancho Cordova on the 15th day of November 2021 by following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST:

Garrett Gatewood, Mayor

Stacy Leitner, CMC
City Clerk

CONTRACT NO. 185-2019-3

THIRD AMENDMENT TO THE PROFESSIONAL SERVICES AGREEMENT BETWEEN THE CITY OF RANCHO CORDOVA AND CALPO HOM & DONG ARCHITECTS, INC.

This Third Amendment to the Agreement for Professional Services ("Amendment") is made by and between the City of Rancho Cordova ("City") and Calpo Hom & Dong Architects, Inc. ("Professional") as of July 1, 2021. City and Professional are hereinafter collectively referred to as the "Parties."

RECITALS

WHEREAS, the Parties entered into a Professional Services Agreement ("PSA") dated December 1, 2019 and Amendment No. 1 to the PSA dated April 1, 2020 and Amendment No. 2 to the PSA dated July 1, 2020 for the purpose of architectural and engineering services for the Youth Center; and

WHEREAS, this Amendment will increase the scope of services and fee to allow for the completion of the design-build components of the design; and

WHEREAS, the Parties agree that changes to the term and services provided for in the PSA are necessary in order for the City to continue receiving services by Professional.

NOW, THEREFORE, the Parties hereto agree as follows:

AGREEMENT

1. The Parties agree to modify the end date of the PSA from December 31, 2020, to June 30, 2021. The first sentence of Section 1.1 of the PSA, "Term of Service," is amended to read as follows:

   "The term of this Agreement shall begin on the date first noted above and shall end on December 31, 2022, and Professional shall complete the work described in Exhibit A prior to that date; unless the term of the Agreement is otherwise terminated or extended, as provided in Section 8."

2. Section 2 of the PSA, "Compensation," provides for the City to pay Professional a sum not to exceed $167,367. The Parties agree to amend Section 2 of the PSA in order to increase the compensation amount to pay Professional for additional services. The first sentence of Section 2 of the PSA is amended to read as follows:

   "City hereby agrees to pay Professional a sum not to exceed Five Hundred Thirty Thousand Dollars ($530,000), notwithstanding any contrary indication that may be contained in Professional's proposal, for services to be performed and reimbursable costs incurred under this Agreement."

3. The document entitled "Scope of Work," attached hereto as **Exhibit A**, shall be in addition to the original PSA's **Exhibit A**.

CONTRACT NO. 185-2019-3

4. The document entitled "Compensation Schedule," attached hereto as **Exhibit A**, shall be in addition to the original PSA's **Exhibit A**.

5. All other terms and conditions in the PSA shall remain in full force and effect to the extent they are not in conflict with this Amendment.

6. The signatures of the Parties to this Amendment may be executed and acknowledged on separate pages or in counterparts which, when attached to this Amendment, shall constitute one complete Amendment.

7. **Contract Administration.** This Agreement shall be administered by Megan Siren ("Contract Administrator"). All correspondence shall be directed to or through the Contract Administrator or his or her designee.

   Notices. Any written notice to Professional shall be sent to:
   Calpo Hom & Dong Architects, Inc.
   Attn: Karl Chan
   2120 20th Street
   Sacramento, CA 95818
   Email Address (for Insurance Update Requests):
   kchan@cdarchitects.com

   Any written notice to City shall be sent to:
   City of Rancho Cordova
   Attn: Megan Siren, Senior Management Analyst
   2729 Prospect Park Drive
   Rancho Cordova, CA 95670

IN WITNESS WHEREOF, the Parties have executed this Amendment on the day and year first above written.

CITY OF RANCHO CORDOVA

_____
Cyrus Abhar, City Manager

Date:_____

Attest:

_____
Stacy Leitner, CMC, City Clerk
Date:_____
Approved as to Form:

PROFESSIONAL

_____
Loangle Newsome, Principal
C22048
Date: 10/22/21

_____

Adam U. Lindgren, City Attorney
Date:_____

calpo hom & dong ARCHITECTS

WORK ORDER

Page 1 of 4

Date: , 2020 Amendment 5

CH&D Project Number: 19239.03
CH&D WO No.: 072120

The Client:

RANCHO CORDOVA
CALIFORNIA

2729 Prospect Park Drive
Rancho Cordova, CA 95670
Phone: (916) 851-8892
msiren@cityofranchocordova.org

Attention: **Ms. Megan Siren**

Architectural and Engineering Supplemental Services, authorization is requested to proceed with the Scope of Work as defined below.

Job Name: Rancho Cordova PAL Youth Center
Job Location: 10455 Investment Circle, Rancho Cordova, CA

Scope and Fees of Architectural and Consultant Engineering Supplemental Design, CD Services and Constructual Administration:

1. **Architectural Design and CD supplemental Public BID/Permit Drawing Documentation:**
   - Pergola Entry (Design/CD
   - Entry Tower Concept (Design Only)
   - Exterior Perimeter Fencing design as requested by City Council (Design/CD)
   - Monument Signage (Design/CD)
   - Staff Patio Area (Design/CD)
   - Trash Enclosure per Building Department (Design/CD)
   - Shade Structure for back basketball spectator area (Design/CD)
   - Backstop Netting for the multi-sports field
   - Boxing equipment layout and structural coordination (Design/CD)
   - Additional planning submittal fees for monument sign (redesign per planning's disallowance for electronic signage) and the shade structure for the basketball spectator area. Both are now required to be separate submittals from the rest of the building.

2. **Engineering Design and CD Supplemental Services:**

   Electrical
   - Lighting Design – originally assumed to be fairly simple with limited budget, but became more elaborate per final interior design concept
   - Lighting and coordination due to proposed backstop netting.
   - Added exterior building lighting scheme, staff lounge "café" lighting and exterior pergola to provide both downlighting & up-lighting.
   - Per City Building Department, additional low voltage and A/V plans were requested during plan review that were not anticipated.

   Structural
   - Shade Structure for the basketball spectator area

calpo hom & dong ARCHITECTS

WORK ORDER

- Monument Sign
- Trash Enclosure
- Backstop netting foundation
- Boxing equipment anchors

Mechanical

- Schematic Design for the Tower Entry concept

3. **Limited Additional Construction Administration Services:** CH&D may provide limited construction administration services as requested by the Client. This may include onsite project meetings; review of payment requests; client representation services; review and comment to vendor costs / submittals / shop drawings; and request for supplemental services. Invoiced as used. Service will be invoiced on CH&D's hourly rate with a suggested allowance.

   Architectural suggested allowance: ***$40,000.00*** + Reimbursable cost.

   For the engineering Consultants Suggest allowance: ***$15,000*** + reimbursable cost.

4. **Summary of Supplemental Fees:**

   A. Summary of Architectural Fees:

Architectural fees per scope listed above	$ 253,532.00
Additional Planning for Basketball Shade Structure & Monument sign	$ 2,900.00
Future Construction Administration (Suggested Allowance)	$ 40,000.00
Total Architectural Supplemental Services Fee:	**$ 296,432.00**

   B. Summary of Engineering Consultant Supplemental Services Fee Summary:

Structural Engineering/CD and Construction Admin.	$ 8,200.00
Mechanical/Plumbing Design/Construction Administration	$ 6,500.00
Electrical Design/CD and Construction Administration	$ 23,000.00
Construction Administration Allowance (invoiced only as used)	$ 15,000.00
10% Admin fee for consultant's proposal fees :	$ 5,270.00
Total Consultant Supplemental Services Fee:	**$ 57,970.00**

** CH&D may provide supplemental services beyond the anticipated scope of work at their hourly rate when requested by client.*

Please indicate your acceptance of the terms of this Work Order by signing below and returning an executed copy to CH&D for our records.

Requested by:	**Approved by Client:**
Signature	**Signature**
Loangle Newsome, Principal #C22048 **Name and Title**	**Name and Title**
22 October 2021 **Date**	**Date**

Calpo Hom & Dong Architects, Inc. 2120 20th Street Sacramento, CA 95818
Phone: 916-446-7741 Fax: 916-446-0457

calpo hom & dong ARCHITECTS

WORK ORDER

Page 3 of 4

Conditions of Services:

1) **HOURLY RATES:**

Principal-in-Charge	$ 210.00/hr.
Project Architect	$ 195.00/hr.
Project Captain	$ 145.00/hr.
Project Planner/Designer	$ 135.00/hr.
Sr. CADD Support	$ 115.00/hr.
CADD Support	$ 95.00/hr.

2) REIMBURSABLE EXPENSES: for printing, deliveries, travel, plotting, reproduction, government fees paid on Client's behalf, etc. shall be invoiced at 1.10 of cost.

3) *SUPPLEMENTAL SERVICES: CH&D may provide the following Supplemental/Extra services at their hourly rate when requested by the Client and/or the Client's General Contractor (but not limited to):

a) Additional Field Verifications (beyond scope above)
b) Full Exterior site verifications
c) Space Plan Revisions
d) Interior Design Services
e) Exterior Improvements
f) Bidding Assistance
g) Design Solutions
h) T-24 Thermo Improvements
i) Phased Construction building permit application
j) Plan Check submissions and expediting
k) Building shell core design
l) Tenant square footage historical record keeping and updates
m) Revisions to Space Planning during construction documents phase
n) Barrier free access survey, corrective solutions and construction documents
o) Civil, Fire Protection and Alarm Engineering Services
p) CalGreen/LEED Documentation
q) Construction Phase Services (beyond scope above)

4) INVOICING AND PAYMENT: CH&D shall invoice for the percentage of work and/ or hours completed on a monthly basis. Supplemental services and reimbursable expenses shall be invoiced monthly for the services incurred. Supplemental services and reimbursable expenses shall be separately itemized and invoiced in Addition to the basic fee. Payment is due upon presentation of CH&D's invoice. All amounts due past *30* days of the posted invoice date shall incur interest at 18% per annum on the unpaid balance. In the event the Architect's invoice is *30* or more days past due, CH&D reserves the right to stop all work on Client's project, with no penalty to CH&D, until the outstanding balance is paid in full.

5) LIMITS OF LIABILITY: CH&D's total liability arising from error and omissions shall be limited to CH&D's Basic Services fee. In the event of any disputes, suits, actions or proceedings arising from or based upon this agreement and/or the Architect's work, both

MS _____
AH In _____

calpo hom & dong ARCHITECTS

WORK ORDER

parties agree to make every effort possible to resolve issues through good faith mediation efforts prior to involving litigation. Both parties also agree that arbitration, binding or otherwise, will not be used as a vehicle for resolution.

No officer, director, shareholder or employee of CH&D shall bear any personal liability to Client for any and all injuries, claims, demands, losses, expenses or damages of any kind or character arising out of or in any way related to this Agreement or the services provided by CH&D on this assignment / project.

6) PROFESSIONAL ARCHITECTURAL SERVICES: Client recognizes the risks inherent in architecture, engineering, construction bidding and construction. The Client recognizes and accepts the conditions of governmental approvals, governmental interpretations of building codes, governmental interpretations of zoning codes, public utilities requirements, governmental and public utilities time schedules and civil courts interpretations of ADA guidelines are beyond and not within the purview and control of CH&D. CH&D's services shall be performed with the usual standard level of thoroughness and competence of the architectural profession. No warranty, representation or certification, either expressed or implied, is provided

7) DOCUMENT OWNERSHIP: Client recognizes the construction documents and related correspondences are instruments of the Architect's (CH&D's) services. Ownership of these instruments of the Architect's services remains with the Architect.

In the event Client utilizes CH&D's instruments of services with another entity, CH&D is entitled to equitable compensation.

In the event the Client utilizes CH&D's instruments of services with another entity, both the Client and CH&D agree to indemnify one another for any and all errors and omissions arising from the use of CH&D's instruments of services.

8) TERMINATION OF PROFESSIONAL ARCHITECTURAL SERVICES: In the event the Client and / or CH&D wishes to terminate services, both parties agree to notice one another (in writing) 15 calendar days prior to termination of this agreement. Payment for CH&D's services completed to date shall be paid by the Client to CH&D within *30* days from the date of receipt of the written notice of termination of services. Upon CH&D's receipt of the Client's payments for CH&D's services rendered to date, CH&D agrees to issue one printed copy of the design documents completed to date.

The Client agrees the design documents are instruments of the Architect's (CH&D's) services.

9) VALIDITY: This proposal shall be valid for 30 days after being submitted to the Client. Failure of either party to approve this proposal by that date may render it void.

MS _____
AH LN

Calpo Hom & Dong Architects, Inc. 2120 20th Street Sacramento, CA 95818
Phone: 916-446-7741 Fax: 916-446-0457

MEMORANDUM

ITEM 9.7.

DATE: November 15, 2021

TO: Honorable Mayor and Council Members

FROM: Albert Stricker, Public Works Director
Kristine Courdy, Associate Civil Engineer

SUBJECT: **A RESOLUTION AUTHORIZING THE PUBLIC WORKS DIRECTOR TO EXECUTE AND SUBMIT ALL DOCUMENTS RELATED TO THE PROP 68 PER CAPITA GRANT PROGRAM FOR THE CITY OF RANCHO CORDOVA**

RECOMMENDATION

Adopt the Resolution.

RESULT OF RECOMMENDED ACTION

Adoption of the Resolution will authorize the Public Works Director to execute and submit all documents related to the Prop 68 per capita grant funds for the City of Rancho Cordova.

BACKGROUND

Proposition 68 (Prop 68), the California Drought, Water, Parks, Climate, Coastal Protection, and Outdoor Access for All Act of 2018, was approved by voters on June 5, 2018. The purposes of Prop 68 include creating parks, enhancing river parkways, and protecting coastal forests and wetlands. Prop 68 allocates a total of $198.8 million towards the general and urban county per capita programs to eligible agencies towards public recreation. The City of Rancho Cordova is eligible for both per capita programs for a total of $223,467 in funding towards public recreation.

The Prop 68 per capita grant funds have guidelines that stipulate how the funding is to be utilized. It must be for capital outlay of a public recreation amenity that the City owns or has land tenure of 30-years and must be utilized from July 1, 2018 to March 31, 2024. The ownership requirement limits the City's potential use of this funding as recreational facilities such as the Little League Fields or Youth Center are not owned by the City or do not meet the 30-year land tenure requirement.

As part of the Grant Line 208 development the City will be responsible for two Neighborhood

Greens that meet the eligibility requirements for the Prop 68 grant. Therefore, it is recommended that the Prop 68 per capita funding be utilized for the Grant Line 208 Neighborhood Greens park at Lot E (see attached plan). This park was completed on April 12, 2021 and will be dedicated to the City as required on the Final Parcel Map.

Upon approval of the Resolution, the City is required to submit an application for the Prop 68 per capita program by December 31, 2021.

FISCAL IMPACT AND FUNDING SOURCE

The Grant Line 208 Neighborhood Green was funded from the Community Places Fee. Supplementing this Project with $223,467 in Prop 68 per capita funds will allow for the Community Places Fee fund to be allocated towards other amenities in the City's Neighborhood Greens including, but not limited to, enhanced signage, landscaping and other features.

ATTACHMENT(S)

1. Resolution
2. GL208 NG

CITY OF RANCHO CORDOVA

RESOLUTION NO. XX-2021

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA, STATE OF CALIFORNIA, APPROVING APPLICATION(S) FOR THE PROP 68 PER CAPITA GRANT FUNDS AND AUTHORIZING THE PUBLIC WORKS DIRECTOR TO SUBMIT AND EXECUTE ALL RELATED DOCUMENTS

WHEREAS, the State Department of Parks and Recreation has been delegated the responsibility by the Legislature of the State of California for the administration of the Per Capita Grant Program, setting up necessary procedures governing application(s); and

WHEREAS, said procedures established by the State Department of Parks and Recreation require the grantee's Governing Body to certify by resolution the approval of project application(s) before submission of said applications to the State; and

WHEREAS, the grantee will enter into a contract(s) with the State of California to complete project(s).

NOW, THEREFORE, BE IT HEREBY RESOLVED THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA hereby:

1. Approves the filing of project application(s) for Per Capita program grant project(s); and

2. Certifies that said grantee has or will have available, prior to commencement of project work utilizing Per Capita funding, sufficient funds to complete the project(s); and

3. Certifies that the grantee has or will have sufficient funds to operate and maintain the project(s), and

4. Certifies that all projects proposed will be consistent with the park and recreation element of the City of Rancho Cordova's general or recreation plan (PRC §80063(a)), and

5. Certifies that these funds will be used to supplement, not supplant, local revenues in existence as of June 5, 2018 (PRC §80062(d)), and

6. Certifies that it will comply with the provisions of §1771.5 of the State Labor Code, and

7. (PRC §80001(b)(8)(A-G)) To the extent practicable, as identified in the "Presidential Memorandum--Promoting Diversity and Inclusion in Our National Parks, National Forests, and Other Public Lands and Waters," dated January 12, 2017, the City of Rancho Cordova will consider a range of actions that include, but are not limited to, the following:

(A) Conducting active outreach to diverse populations, particularly minority, low- income, and disabled populations and tribal communities, to increase awareness within those communities

and the public generally about specific programs and opportunities.

(B) Mentoring new environmental, outdoor recreation, and conservation leaders to increase diverse representation across these areas.

(C) Creating new partnerships with state, local, tribal, private, and nonprofit organizations to expand access for diverse populations.

(D) Identifying and implementing improvements to existing programs to increase visitation and access by diverse populations, particularly minority, low-income, and disabled populations and tribal communities.

(E) Expanding the use of multilingual and culturally appropriate materials in public communications and educational strategies, including through social media strategies, as appropriate, that target diverse populations.

(F) Developing or expanding coordinated efforts to promote youth engagement and empowerment, including fostering new partnerships with diversity-serving and youth-serving organizations, urban areas, and programs.

(G) Identifying possible staff liaisons to diverse populations.

8. Agrees that to the extent practicable, the project(s) will provide workforce education and training, contractor and job opportunities for disadvantaged communities (PRC §80001(b)(5)).

9. Certifies that the grantee shall not reduce the amount of funding otherwise available to be spent on parks or other projects eligible for funds under this division in its jurisdiction. A one-time allocation of other funding that has been expended for parks or other projects, but which is not available on an ongoing basis, shall not be considered when calculating a recipient's annual expenditures. (PRC §80062(d)).

10. Certifies that the grantee has reviewed, understands, and agrees to the General Provisions contained in the contract shown in the Procedural Guide; and

11. Delegates the authority to the Public Works Director, or designee to conduct all negotiations, sign and submit all documents, including, but not limited to applications, agreements, amendments, and payment requests, which may be necessary for the completion of the grant scope(s); and

12. Agrees to comply with all applicable federal, state and local laws, ordinances, rules, regulations and guidelines.

PASSED AND ADOPTED by the City Council of the City of Rancho Cordova on the 15th day of November 2021 by following vote:

AYES:

NOES:

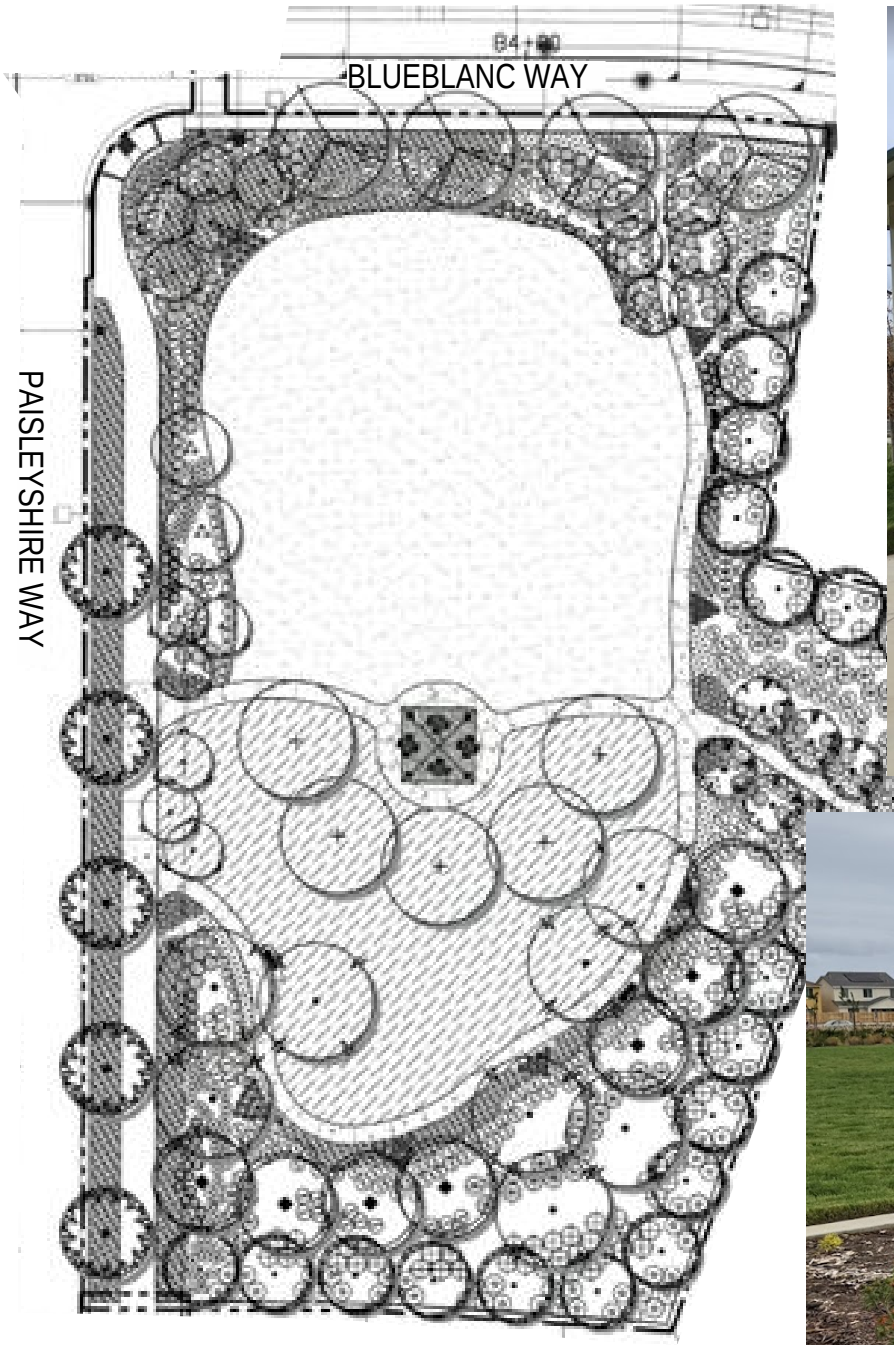
ABSENT:

ABSTAIN:

ATTEST:

Garrett Gatewood, Mayor

Stacy Leitner, CMC
City Clerk



GRANT LINE 208
NEIGHBORHOOD GREEN

MEMORANDUM

ITEM 9.8.

DATE: November 15, 2021

TO: Honorable Mayor and Council Members

FROM: Albert Stricker, Public Works Director
Quoc Nham, Senior Civil Engineer

SUBJECT: **A RESOLUTION APPROVING THE FINAL MAP OF THE RANCH VILLAGE 4 UNIT 1, VILLAGE 5, AND VILLAGE 6, SUBDIVISION NO. FM-2021-002-03 AND AUTHORIZING THE CITY MANAGER TO EXECUTE THE SUBDIVISION IMPROVEMENT AGREEMENT CONTRACT NO. 2021-319 WITH K. HOVNANIAN AT JAEGER RANCH, LLC.**

RECOMMENDATION

Adopt the Resolution.

RESULT OF RECOMMENDED ACTION

Adoption of the resolution will authorize the City Manager to execute Subdivision Improvement Agreement Contract No. 2021-319, Attachment 1, guaranteeing the construction of public roads and utilities with K. Hovnanian at Jaeger Ranch, LLC. and the recording of the final subdivision map for The Ranch Village 4 Unit 1, Village 5 & Village 6, creating 138 residentially zoned lots located north of Chrysanthy Blvd and east of Rancho Cordova Parkway.

BACKGROUND

The map has been examined and checked for compliance with Title 22 of the City of Rancho Cordova Municipal Code and the California Subdivision Map Act. The City Council approved the Small Lot Tentative Map on January 6, 2020. A Development Agreement by the City and K. Hovnanian at Jaeger Ranch, LLC. was entered into on February 21, 2020 and recorded on May 1, 2021 in the Official Records of Sacramento County at Book 20200501, Page 0617. A copy of the final map, Attachment 3, and copy of the vicinity map, Attachment 4, are included with this letter.

Roads are offered for dedication with this subdivision. K. Hovnanian at Jaeger Ranch, LLC. has provided a performance and labor and material bond guaranteeing the construction of the public improvements. Wood Rodgers, Inc. has waived the requirement for a bond to guarantee

payment for setting the survey monuments with the subdivision. The soil report requirement has been satisfied by Wallace-Kuhl and Associates dated December 12, 2019.

There are no delinquent taxes against the property and the Tax Collector has so certified. The 2020/2021 estimated taxes have been secured with the Sacramento County Tax Collector.

FISCAL IMPACT AND FUNDING SOURCE

There is no fiscal impact to the City.

ATTACHMENT(S)

1. Resolution
2. Subdivision Improvement Agreement - The Ranch V4-15&6
3. Final Map The Ranch V4-1,5&6
4. Vicinity Map The Ranch V4-1,5&6

CITY OF RANCHO CORDOVA

RESOLUTION NO. XX-2021

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA, STATE OF CALIFORNIA, APPROVING THE FINAL MAP OF THE RANCH VILLAGE 4 UNIT 1, VILLAGE 5 & VILLAGE 6 SUBDIVISION NO. FM-2021-002-03, AND AUTHORIZING THE CITY MANAGER TO EXECUTE THE SUBDIVISION IMPROVEMENT AGREEMENT CONTRACT NO. 2021-319 WITH K. HOVNANIAN AT JAEGER RANCH, LLC.

WHEREAS, the City Council approved the Small Lot Tentative Map on January 6, 2020 per Resolution No. 5-2020; and

WHEREAS, the map is in substantial compliance with the approved tentative map; and

WHEREAS, the conditions of approval have been complied with; and

WHEREAS, the map complies with Title 22 of the City of Rancho Cordova municipal code and the California Subdivision Map Act; and

WHEREAS, the approval of final maps is exempt from review under the California Environmental Quality Act (CEQA) pursuant to CEQA Regulation Section 15268(b)(3) as a ministerial approval.

WHEREAS, the City desires to enter into a subdivision improvement agreement with the developer to ensure necessary public improvements are completed and secured with a bond.

NOW, THEREFORE, BE IT HEREBY RESOLVED BY THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA does approve the Final Map of The Ranch Village 4 Unit 1, Village 5 & Village 6 Subdivision No. FM-2021-002-03 and does authorize the City Manager to execute Subdivision Improvement Agreement Contract No. 2021-319 with K. Hovnanian at Jaeger Ranch, LLC., in a form approved by the City Attorney.

PASSED AND ADOPTED by the City Council of the City of Rancho Cordova on the 15th day of November 2021 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST: _____

Garrett Gatewood, Mayor

_____

Stacy Leitner, CMC
City Clerk

SUBDIVISION IMPROVEMENT AGREEMENT

THE RANCH VILLAGE 4 UNIT 1, VILLAGE 5 & VILLAGE 6 SUBDIVISION NO. FM-2021-002-03

THIS SUBDIVISION IMPROVEMENT AGREEMENT (hereinafter, "Agreement") entered into this _____ day of _____, 20__, by and between the City of Rancho Cordova, (hereinafter "City"), a California municipal corporation, and **K. Hovnanian at Jaeger Ranch, LLC.**, a California limited liability company (hereinafter "Principal").

RECITALS

WHEREAS, Section 66462 of the Government Code provides that if the work of improvement required therein is not completed prior to the acceptance of a final subdivision map, the owner of the subdivision may enter into an agreement with the City to perform the work of improvement as required by said sections in consideration of the acceptance of said final subdivision map by the City; and

WHEREAS, Section 66499 of the Government Code requires that said agreement be secured by a surety bond or by an instrument of credit issued by a financial institution subject to regulation by the State or federal governments or by a cash deposit; and

WHEREAS, Section 66499.3 establishes the types and amount of security to guarantee the performance of any such improvement agreement; and

WHEREAS, City and Principal desire to enter into an improvement agreement as authorized by the Subdivision Map Act under the terms and conditions hereinafter set forth.

NOW, THEREFORE, in consideration of the mutual promises, conditions and covenants hereinafter set forth, City and Principal agree as follows:

1. Incorporation of Recitals. The foregoing recitals are hereby incorporated by reference.

2. Findings and Conditions of Subdivision Map. Principal recognizes that approval of its subdivision was subject to the findings and conditions attached to such approval and hereby acknowledges and agrees to be bound by such findings and conditions.

3. City Approval of Subdivision Map. City agrees to approve the final map of the subdivision presented to it by Principal and designated **The Ranch Village 4 Unit 1, Village 5 & Village 6, Subdivision No. FM-2021-002-03** and to accept on behalf of the public all lands, rights of way and easements therein offered in dedication, in accordance with the conditions

hereinafter set forth.

4. Completion of Improvements. In consideration of such approval, Principal agrees to complete the work of improvement required for said subdivision in accordance with the requirements of the Rancho Cordova Municipal Code and such standard specifications created by applicable City ordinances or resolutions which are in effect at the time of the installation of said improvements. The work required may lie within or outside the subdivision and must be completed within **24** months of the date of this Agreement.

5. Payment For Services. Principal further agrees to promptly pay, when due, all costs for plan checking, inspection services and material testing performed by City pursuant to the requirements of Sections 12.03.210 et. seq. of the Rancho Cordova Municipal Code.

6. Acceptance of Improvements. Upon satisfactory completion of all public improvements in accordance with standard specifications created by City ordinances or resolutions which are in effect at the time of the installation of said improvements, City agrees to accept for maintenance the work of improvement within the dedicated parcels shown on said final subdivision map, and any off site easements granted, subject to the provisions of paragraph 8 hereof. Acceptance will be postponed until such time the City determines a public purpose exists. Public Purpose is defined as existence of habitable structures within the subdivision.

7. Notice of Commencement of Work. Principal shall notify the City Engineer in writing of the commencement of the work of improvements.

8. Correction of Defects. Principal agrees to remedy any defects in the improvement arising from faulty or defective construction of said improvements occurring within twelve months after acceptance thereof by City.

9. Indemnity. Principal shall indemnify and hold harmless with counsel selected by the City, the City of Rancho Cordova, its agents, officers, consultants, and employees (“City”) from any and all loss, damage or liability arising out of or resulting from Principal's performance or non-performance of his duties and obligations under this Agreement, or from the negligent act or omission of himself, his agents, servants and employees. Principal shall, at his own cost and expense, defend any and all actions, suits, or legal proceedings arising out of or resulting from the performance or nonperformance of this Agreement, that may be brought or instituted against the City, its officers and employees, on any such claim or demand, and pay or satisfy any judgment that may be rendered against the City in any such action, suit or legal proceedings, or result thereof, regardless whether caused in part by a party indemnified

hereunder.

10. Extension of Completion Date. If the construction of the work or improvement should be delayed without fault of Principal, the time for completion thereof may be extended by City for such period of time as City may deem reasonable.

11. Improvement Security. (a) Principal shall obtain and furnish to City an improvement security consisting of a surety bond in favor of City, issued by a corporate surety authorized to do business in the State of California, and in form approved by City, securing the faithful performance by Principal of the work of improvement required, and also securing the payment of the costs and interest, if any, due under Sections 12.030.210 et seq. of the Rancho Cordova Municipal Code, as provided in Paragraph 5 herein and an additional bond issued by a corporate surety authorized to do business in the State of California, in the amount of not less than 50 percent of the total estimated cost of the improvement, securing payment to contractor, his subcontractors, and to persons renting equipment or furnishing labor or materials for the improvement.

(b) In lieu of said corporate surety bonds, Principal may furnish an improvement security consisting of a letter of credit, certificate of deposit, or similar instrument of credit, in form satisfactory to City, issued by a financial institution subject to regulation by the State or Federal government, pledging that the funds necessary to meet the performance required herein are on deposit, and guaranteed for payment on demand. Said letter of credit, certificate of deposit, or similar instrument of credit shall provide that the funds designated therein shall become trust funds for the purposes set forth in said instrument.

(c) The failure of Principal to commence the required work of improvements, or to complete the same within the time required after commencement thereof, shall entitle City to the full payment of the security, or so much thereof as may be necessary to complete the required work of improvement. The amount of the surety bond for faithful performance shall be in the sum of **$6,276,591.20** (Six Million Two Hundred Seventy-Six Thousand Five Hundred Ninety-One Dollars and Twenty Cents). The amount of the surety bond for the payment of the claims of the contractor, his subcontractors, and to persons renting equipment or furnishing labor or materials for the improvement shall be at least 50 percent of the above amount. The letter of credit, certificate of deposit or similar instrument of credit, or cash deposit for faithful performance, shall be in the above amount plus an additional 50 percent for the purposes set forth herein.

12. Improvement Security As Condition Precedent. The furnishing of the

improvement security by Principal as required by paragraph 11 hereof shall be a condition precedent to acceptance by City of the above described real property and the performance by the City of the covenants herein on its part to be performed.

13. Inspection of Work In Progress. (a) Principal may request The City Engineer to inspect the work as it progresses. If the work performed is found to be in accordance with the requirements of City, it may be accepted as it progresses and a partial refund of the cash deposit, or a release pro tanto of the faithful performance bond, letter of credit, certificate of deposit or similar instrument of credit shall be made in a sum in the same ratio to the total deposit as the work accepted bears to the total work to be done. No refund in excess of 85 percent of the total amount of the improvement security for faithful performance shall be made until all the work has been completed and accepted.

(b) The determination of the Administrator of Public Works of City as to the amount of work done, and the amount of refund or partial release pro tanto, shall be final and conclusive. When the work of improvement is accepted, 10 percent of the improvement security shall be retained to guarantee faithful performance of the provisions of paragraph 8 of this Agreement.

(c) Improvement security given to secure payment to contractor, his subcontractors and to persons renting equipment or furnishing labor or materials for the work of improvement may, six months after completion and acceptance of the work, be reduced to an amount not less than the total of all claims on which an action has been filed, and notice thereof given in writing to City, and if there are no actions filed, such improvement security may be released in full.

14. Execution By Real Party In Interest. Where title to the subdivision property is held by the record owner thereof under a holding Agreement, this Agreement and the bond given pursuant thereto must be executed by the real party or parties in interest.

15. Waiver of Civil Code Section 2819. Any extension of time hereunder shall not operate to release the surety on the bond filed pursuant to this Agreement. In this connection the surety waives the provisions of Section 2819 of the Civil Code of the State of California.

16. City Construction of Improvements. In the event that all or any portion of the works of improvement contemplated herein are proposed to be constructed by street improvement proceedings under the control of City, the undertaking of such proceedings shall in no way relieve Principal of any duties under this Agreement, except where all of the works of improvement that are required under this Agreement have in fact been constructed and accepted by City.

17. Interest. Interest shall accrue at the highest rate permitted by law on all sums from the date payment is due under the terms of this Agreement and the sum due is certain or reasonably capable of being made certain.

18. Attorneys' Fees. In the event that it is necessary for the City to enforce the obligations secured by the improvement security furnished pursuant to Paragraph 11 hereof, the City shall be entitled to recover its costs and reasonable expenses and fees, including reasonable attorneys' fees, as provided for in Government Code Section 66499.4.

19. Amendments. This Agreement may be modified or amended, or any of its provisions waived, only by a subsequent written agreement executed by the parties hereto.

20. Entire Agreement. This Agreement and any attachments hereto constitute the sole, final, complete, exclusive and integrated expression and statement of the terms and conditions of this Agreement among the parties hereto concerning the subject matter addressed herein, and supercedes all prior negotiations, representations or agreements, oral or written, that may be related to the subject matter of this Agreement.

21. Construction and Interpretation. It is agreed and acknowledged by the Principal that the provisions of this Agreement have been arrived at through negotiation, and that the Principal has had a full and fair opportunity to revise the provisions of this Agreement and to have such provisions reviewed by legal counsel. Therefore, the normal rule of construction that any ambiguities are to be resolved against the drafting party shall not apply in construing or interpreting this Agreement.

22. Successors and Assigns. This Agreement shall bind and inure to the benefit of the respective successors and assigns of the parties hereto.

23. Time. Time is of the essence in the performance of each and every term of this Agreement.

SIGNATURE PAGE FOLLOWING

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the day and year first set forth above, which date shall be considered by the Parties to be the effective date of this Agreement.

CITY OF RANCHO CORDOVA,
California Municipal Corporation

_____
Cyrus Abhar, City Manager

Date: _____

K. Hovnanian at Jaeger Ranch, LLC.
California Limited Liability Company

_____
Tim Collison, Controller

Date: _____

ATTEST:

_____
Stacy Leitner, CMC, City Clerk

OWNER'S STATEMENT

THE UNDERSIGNED HEREBY CONSENT TO THE PREPARATION AND RECORDING OF THIS FINAL MAP OF THE RANCH VILLAGE 4 UNIT 1, VILLAGE 5 AND VILLAGE 6.

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES:

THE UNDERSIGNED HEREBY OFFERS FOR DEDICATION AND DOES HEREBY DEDICATE TO ANY AND ALL PUBLIC USES, THE PUBLIC ROADS DESIGNATED HEREON AS CREEDE WAY, CHATUM COURT, CHRYSANTHY BOULEVARD, CROSSROADS WAY, ALAMOSA DRIVE, ROCKY FORD COURT, ROCKY FORD WAY AND WHEAT RIDGE DRIVE, AS SHOWN HEREON, AND DOES HEREBY DEDICATE TO SPECIFIC PURPOSES THE FOLLOWING:

1. EASEMENT FOR PLANTING AND MAINTAINING TREES, ELECTROLIERS, TRAFFIC CONTROL DEVICES, WATER AND GAS PIPES, AND UNDERGROUND WIRES AND CONDUITS FOR ELECTRIC, TELEVISION AND TELEPHONE SERVICES, TOGETHER WITH ANY AND ALL APPURTENANCES PERTAINING THERETO, ON, OVER, UNDER AND ACROSS LOT A, LOT B AND THOSE STRIPS OF LAND 10.00 FEET IN WIDTH AND 12.50' IN WIDTH, LYING CONTIGUOUS TO THE PUBLIC STREETS SHOWN HEREON AND DESIGNATED "PUBLIC UTILITY EASEMENT" (PUE).

2. EASEMENTS FOR LANDSCAPING AND ALL APPURTENANCES PERTAINING THERETO LYING ON, OVER AND ACROSS LOT A, LOT B AND THOSE STRIPS OF LAND SHOWN HEREON AND DESIGNATED "LANDSCAPING EASEMENT" (LE). SAID STRIPS TO BE KEPT OPEN AND FREE FROM BUILDINGS. THE MAINTENANCE AND REPLANTING OF THE LANDSCAPE STRIP SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.

3. RIGHT OF WAYS AND EASEMENTS FOR THE INSTALLATION AND MAINTENANCE OF A PEDESTRIAN WALKWAY, TOGETHER WITH ANY AND ALL APPURTENANCES PERTAINING THERETO ON, OVER, UNDER AND ACROSS LOT A, LOT B AND THOSE STRIPS OF LAND SHOWN HEREON AND DESIGNATED "PEDESTRIAN EASEMENT" (PE). THE MAINTENANCE AND REPAIR OF THE WALKWAY SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.

4. AN EASEMENT FOR CONSTRUCTING AND MAINTAINING CENTRALIZED MAIL DELIVERY BOXES, PEDESTALS, AND SLABS, TOGETHER WITH ANY AND ALL APPURTENANCES PERTAINING THERETO INCLUDING PEDESTRIAN ACCESS FOR DELIVERY AND RECEIPT OF MAIL ON, OVER, UNDER AND ACROSS STRIPS OF LAND FIVE FEET IN WIDTH LYING CONTIGUOUS TO THE PUBLIC STREETS SHOWN HEREON.

5. A RIGHT OF WAY AND EASEMENT FOR EMERGENCY ACCESS PURPOSES, TOGETHER WITH ANY AND ALL APPURTENANCES PERTAINING THERETO ON, OVER AND ACROSS STRIPS OF LAND TWENTY (20) FEET IN WIDTH, SHOWN HEREON AND DESIGNATED "EMERGENCY ACCESS EASEMENT" (EAE).

AG EHC II (HOV) CA 1 L.P., A
DELAWARE LIMITED PARTNERSHIP

BY: ESSENTIAL HOUSING ASSET MANAGEMENT, LLC,
AN ARIZONA LIMITED LIABILITY COMPANY, ITS AUTHORIZED AGENT

BY: _____
STEVEN S. BENSON, ITS MANAGER

SURVEYOR'S STATEMENT

THIS FINAL MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE THE REQUEST OF AG EHC II (HOV) CA 1 L.P., IN SEPTEMBER 2021. I HEREBY STATE THAT ALL THE MONUMENTS SHOWN HEREON ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED OR THAT THEY WILL BE SET IN THOSE POSITIONS BEFORE OCTOBER 31, 2023 AND THAT THE MONUMENTS ARE, OR WILL BE, SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

WOOD RODGERS, INC.

_____
DENNIS L. BARBER
P.L.S. 8067

_____
DATE

PROFESSIONAL LAND SURVEYOR
DENNIS L. BARBER
No. 8067
STATE OF CALIFORNIA

NOTARY'S ACKNOWLEDGMENT

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF _____)
COUNTY OF _____) SS

ON _____ DAY OF _____, 2021 BEFORE ME, _____
_____, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE,
PERSONALLY APPEARED _____
_____ WHO
PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF _____ THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL: _____

PRINTED NAME: _____

MY PRINCIPAL PLACE OF BUSINESS IS IN THE
COUNTY OF: _____

MY COMMISSION EXPIRES: _____

MY COMMISSION No.: _____

CITY CLERK'S STATEMENT

I HEREBY STATE THAT THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA HAS APPROVED THIS FINAL MAP OF THE RANCH VILLAGE 9 AND HAS ACCEPTED, SUBJECT TO IMPROVEMENTS, ON BEHALF OF THE PUBLIC, ALL EASEMENTS AND RIGHTS OF WAY SHOWN HEREON, AND DO HEREBY CERTIFY THE ABANDONMENTS LISTED HEREON.

BY: _____ DATED: _____
CITY CLERK, CITY OF RANCHO CORDOVA

NOTARY'S ACKNOWLEDGMENT

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA)
COUNTY OF _____) SS

ON _____ DAY OF _____, 2021 BEFORE ME, _____
_____, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE,
PERSONALLY APPEARED _____
_____ WHO
PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL: _____

PRINTED NAME: _____

MY PRINCIPAL PLACE OF BUSINESS IS IN THE
COUNTY OF: _____

MY COMMISSION EXPIRES: _____

MY COMMISSION No.: _____

OPTIONEE STATEMENT

K. HOVNANIAN AT JAEGER RANCH, LLC, A CALIFORNIA LIMITED LIABILITY PARTNERSHIP, AS PURCHASER UNDER THAT CERTAIN MEMORANDUM OF OPTION AGREEMENT RECORDED AUGUST 30, 2021, DOCUMENT NO. 202108301296 OFFICIAL RECORDS OF SAN JOAQUIN COUNTY, DOES HEREBY JOIN IN AND CONSENT TO THE PREPARATION AND RECORDATION OF THE SUBDIVISION MAP AND TO ALL OFFERS OF DEDICATION, IF ANY, MADE IN THE OWNER'S STATEMENT.

K. HOVNANIAN AT JAEGER RANCH, LLC,
A CALIFORNIA LIMITED LIABILITY PARTNERSHIP

BY: _____ NAME: _____

DATED: _____ TITLE: _____

CITY ENGINEER'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THIS FINAL MAP OF THE RANCH VILLAGE 4 UNIT 1, VILLAGE 5 AND VILLAGE 6, AND FIND IT TO BE SUBSTANTIALLY THE SAME AS THE TENTATIVE MAP APPROVED BY THE CITY OF RANCHO CORDOVA, AND ANY APPROVED ALTERATIONS THEREOF; THAT ALL PROVISIONS OF THE SUBDIVISION MAP ACT AND ALL APPLICABLE CITY ORDINANCES HAVE BEEN COMPLIED WITH.

_____
CITY ENGINEER, ALBERT STRICKER, R.C.E. 64057

DATED: _____

REGISTERED PROFESSIONAL ENGINEER
ALBERT STRICKER
No. 64057
CIVIL
STATE OF CALIFORNIA

CITY SURVEYOR'S STATEMENT

I HEREBY STATE THAT I AM SATISFIED THAT THIS FINAL MAP OF THE RANCH VILLAGE 4 UNIT 1, VILLAGE 5 AND VILLAGE 6 IS TECHNICALLY CORRECT.

_____
LAND SURVEYOR, CYRUS E. ABHAR, P.L.S. 7723

DATED: _____

LICENSED LAND SURVEYOR
CYRUS E. ABHAR
No. 7723
STATE OF CALIFORNIA

RECORDER'S STATEMENT

FILED THIS_____DAY OF _____, 2021, AT _____ ___.M. IN BOOK _____ OF MAPS, AT PAGE _____ AT THE REQUEST OF WOOD RODGERS, INC. TITLE TO THE LAND INCLUDED IN THIS FINAL MAP BEING VESTED AS PER CERTIFICATE NO. _____ ON FILE IN THIS OFFICE.

DONNA ALLRED COUNTY RECORDER
COUNTY OF SACRAMENTO

DOCUMENT NO.: _____

BY: _____
DEPUTY RECORDER

FEE: $ _____

FINAL MAP OF
THE RANCH
VILLAGE 4 UNIT 1
VILLAGE 5 & VILLAGE 6
SUBDIVISION NO. FM-2021-002-03

BEING ALL OF LOTS 8 AND 9
OF THAT CERTAIN LARGE LOT FINAL MAP OF THE RANCH
FILED FOR RECORD IN BOOK 429 OF MAPS, AT PAGE 8, SCR
CITY OF RANCHO CORDOVA, COUNTY OF SACRAMENTO,
STATE OF CALIFORNIA

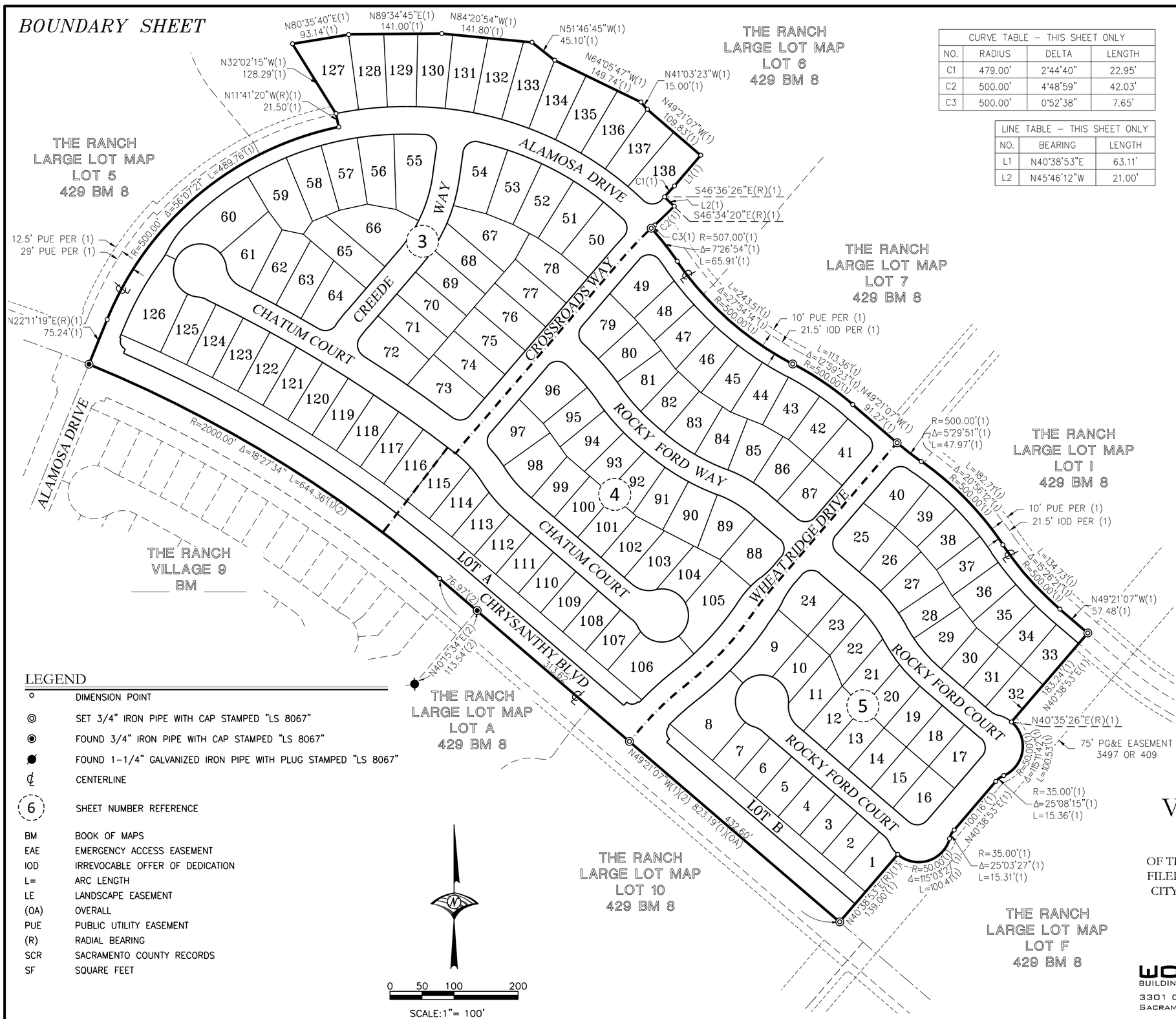
NOVEMBER 2021

WOOD RODGERS
BUILDING RELATIONSHIPS ONE PROJECT AT A TIME
3301 C St, Bldg. 100-B Tel 916.341.7760
Sacramento, CA 95816 Fax 916.341.7767

Sheet 1 of 5

1296.006

BOUNDARY SHEET



CURVE TABLE – THIS SHEET ONLY			
NO.	RADIUS	DELTA	LENGTH
C1	479.00'	2°44'40"	22.95'
C2	500.00'	4°48'59"	42.03'
C3	500.00'	0°52'38"	7.65'

LINE TABLE – THIS SHEET ONLY		
NO.	BEARING	LENGTH
L1	N40°38'53"E	63.11'
L2	N45°46'12"W	21.00'

NOTES

1. ALL CURVES DIMENSIONED WITH RADIUS, DELTA, AND ARC LENGTH.
2. ALL DISTANCES SHOWN HEREON ARE EXPRESSED IN FEET AND DECIMALS THEREOF.
3. DUE TO ROUNDING THE SUM OF THE INDIVIDUAL DIMENSIONS MAY NOT EQUAL THE OVERALL DIMENSION.
4. TOTAL AREA FOR THIS "THE RANCH – VILLAGE 4 UNIT 1, VILLAGE 5 AND VILLAGE 6" SUBDIVISION IS 22.914± ACRES, CONSISTING OF 138 RESIDENTIAL LOTS AND 2 LANDSCAPE LOTS.
5. 5/8" REBAR CAPPED "LS 8067" WILL BE SET AT ALL REAR LOT CORNERS, ALONG WITH ALL LOT LINE ANGLE POINTS OR AT A 2.00 FOOT PROJECTION ALONG LOT LINES ADJACENT TO WALLS (2.00 FOOT BY 2.00 FOOT OFFSETS FOR ANGLE POINTS ADJACENT TO WALLS). FRONT CORNERS WILL BE SET WITH A 1" BRASS DISK STAMPED "LS 8067" AT A 1.00 FOOT PROJECTION OF THE PROPERTY LINE ONTO THE SIDEWALK.
6. LOT A AND LOT B ARE FOR LANDSCAPING, PEDESTRIAN AND PUBLIC UTILITY EASEMENT PURPOSES AND SHALL BE GRANTED TO THE CITY OF RANCHO CORDOVA.
7. NOTICE IS HEREBY GIVEN THAT THE KIEFER LANDFILL IS LOCATED APPROXIMATELY 2 MILES SOUTHEASTERLY OF THIS SUBDIVISION.
8. PURSUANT TO SECTION 66434(g) OF THE GOVERNMENT CODE, THE FOLLOWING PUBLIC IRREVOCABLE OFFER OF DEDICATION FOR RIGHT-OF-WAY (IOD) AND PUBLIC UTILITY EASEMENT (PUE) ARE HEREBY ABANDONED:
   - 8.1. ALL OF THAT 74' IOD, 58' IOD AND 43' IOD DEPICTED ON THAT MAP ENTITLED "LARGE LOT FINAL MAP OF THE RANCH" FILED IN BOOK 429 OF MAPS, AT PAGE 8, SACRAMENTO COUNTY RECORDS, LYING WITHIN THE BOUNDARY OF THIS MAP AND NOT SHOWN HEREON.
   - 8.2. ALL OF THAT 10' AND 12.5' PUE DEPICTED ON THAT MAP ENTITLED "LARGE LOT FINAL MAP OF THE RANCH" FILED IN BOOK 429 OF MAPS, AT PAGE 8, SACRAMENTO COUNTY RECORDS, LYING WITHIN THE BOUNDARY OF THIS MAP AND NOT SHOWN HEREON.

REFERENCES:

(1) 429 BM 8 – LARGE LOT MAP OF THE RANCH
(2) ___ BM ___ – FINAL MAP OF THE RANCH VILLAGE 9

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS IDENTICAL TO THAT CERTAIN "LARGE LOT FINAL MAP OF THE RANCH" FILED FOR RECORD IN BOOK 429 OF MAPS, AT PAGE 8, SACRAMENTO COUNTY RECORDS.

LEGEND

○	DIMENSION POINT
◎	SET 3/4" IRON PIPE WITH CAP STAMPED "LS 8067"
◉	FOUND 3/4" IRON PIPE WITH CAP STAMPED "LS 8067"
●	FOUND 1-1/4" GALVANIZED IRON PIPE WITH PLUG STAMPED "LS 8067"
℄	CENTERLINE
(6)	SHEET NUMBER REFERENCE
BM	BOOK OF MAPS
EAE	EMERGENCY ACCESS EASEMENT
IOD	IRREVOCABLE OFFER OF DEDICATION
L=	ARC LENGTH
LE	LANDSCAPE EASEMENT
(OA)	OVERALL
PUE	PUBLIC UTILITY EASEMENT
(R)	RADIAL BEARING
SCR	SACRAMENTO COUNTY RECORDS
SF	SQUARE FEET

FINAL MAP OF THE RANCH VILLAGE 4 UNIT 1 VILLAGE 5 & VILLAGE 6

SUBDIVISION NO. FM-2021-002-03

BEING ALL OF LOTS 8 AND 9
OF THAT CERTAIN LARGE LOT FINAL MAP OF THE RANCH
FILED FOR RECORD IN BOOK 429 OF MAPS, AT PAGE 8, SCR
CITY OF RANCHO CORDOVA, COUNTY OF SACRAMENTO,
STATE OF CALIFORNIA

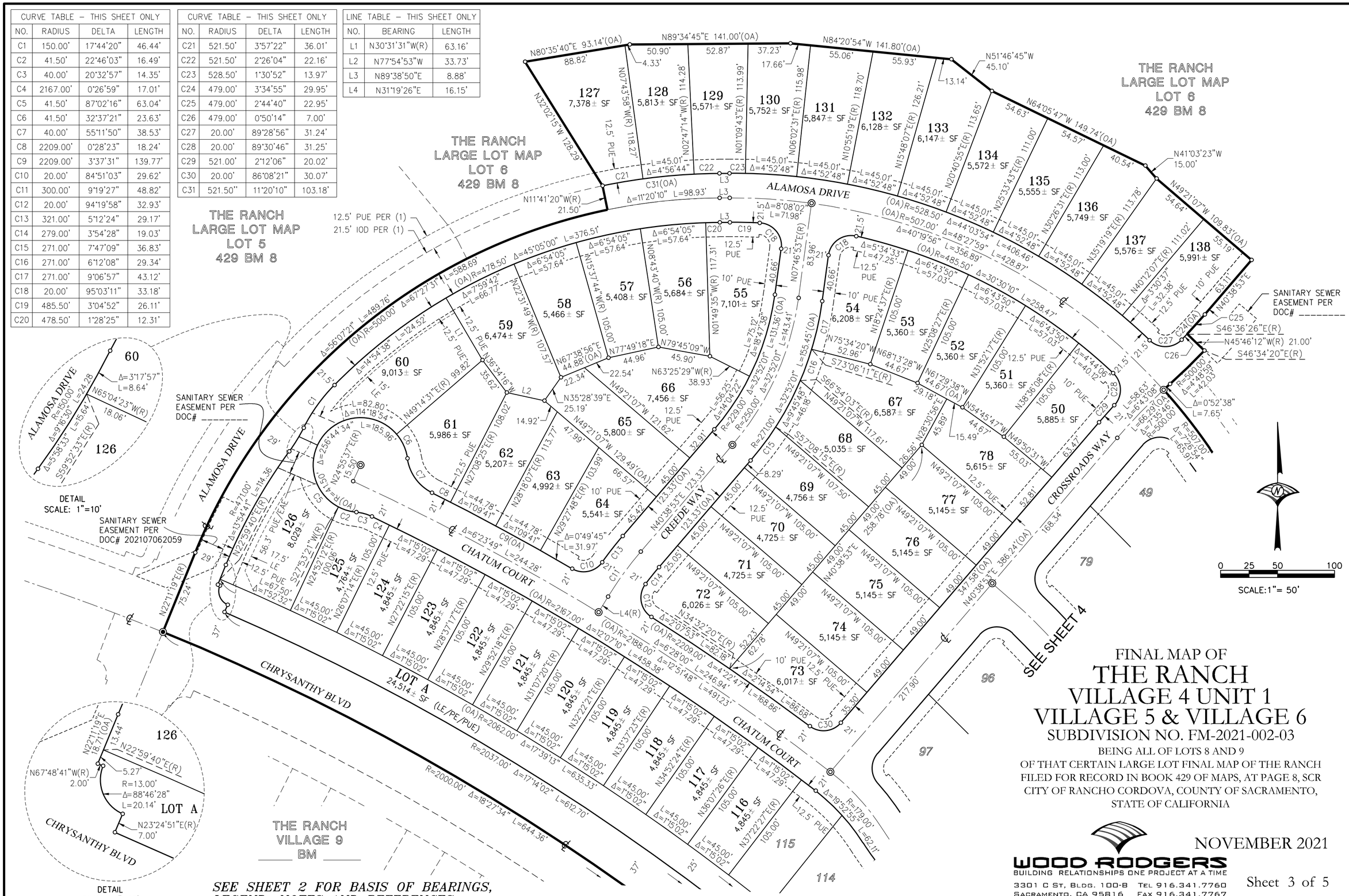
NOVEMBER 2021

WOOD RODGERS
BUILDING RELATIONSHIPS ONE PROJECT AT A TIME
3301 C ST, BLDG. 100-B TEL 916.341.7760
SACRAMENTO, CA 95816 FAX 916.341.7767

CURVE TABLE – THIS SHEET ONLY			
NO.	RADIUS	DELTA	LENGTH
C1	150.00'	17°44'20"	46.44'
C2	41.50'	22°46'03"	16.49'
C3	40.00'	20°32'57"	14.35'
C4	2167.00'	0°26'59"	17.01'
C5	41.50'	87°02'16"	63.04'
C6	41.50'	32°37'21"	23.63'
C7	40.00'	55°11'50"	38.53'
C8	2209.00'	0°28'23"	18.24'
C9	2209.00'	3°37'31"	139.77'
C10	20.00'	84°51'03"	29.62'
C11	300.00'	9°19'27"	48.82'
C12	20.00'	94°19'58"	32.93'
C13	321.00'	5°12'24"	29.17'
C14	279.00'	3°54'28"	19.03'
C15	271.00'	7°47'09"	36.83'
C16	271.00'	6°12'08"	29.34'
C17	271.00'	9°06'57"	43.12'
C18	20.00'	95°03'11"	33.18'
C19	485.50'	3°04'52"	26.11'
C20	478.50'	1°28'25"	12.31'

CURVE TABLE – THIS SHEET ONLY			
NO.	RADIUS	DELTA	LENGTH
C21	521.50'	3°57'22"	36.01'
C22	521.50'	2°26'04"	22.16'
C23	528.50'	1°30'52"	13.97'
C24	479.00'	3°34'55"	29.95'
C25	479.00'	2°44'40"	22.95'
C26	479.00'	0°50'14"	7.00'
C27	20.00'	89°28'56"	31.24'
C28	20.00'	89°30'46"	31.25'
C29	521.00'	2°12'06"	20.02'
C30	20.00'	86°08'21"	30.07'
C31	521.50"	11°20'10"	103.18'

LINE TABLE – THIS SHEET ONLY		
NO.	BEARING	LENGTH
L1	N30°31'31"W(R)	63.16'
L2	N77°54'53"W	33.73'
L3	N89°38'50"E	8.88'
L4	N31°19'26"E	16.15'



SEE SHEET 2 FOR BASIS OF BEARINGS, LEGEND, NOTES AND REFERENCES.

FINAL MAP OF

THE RANCH VILLAGE 4 UNIT 1 VILLAGE 5 & VILLAGE 6

SUBDIVISION NO. FM-2021-002-03

BEING ALL OF LOTS 8 AND 9
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NOVEMBER 2021

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3301 C St, Bldg. 100-B Tel 916.341.7760
Sacramento, CA 95816 Fax 916.341.7767

SEE SHEET 3

LINE TABLE – THIS SHEET ONLY		
NO.	BEARING	LENGTH
L1	N40°38'53"E	15.00'
L2	N49°21'07"W	17.52'
L3	N40°04'32"W(R)	36.12'

CURVE TABLE – THIS SHEET ONLY			
NO.	RADIUS	DELTA	LENGTH
C1	529.00'	1°24'28"	13.00'
C2	150.00'	11°41'19"	30.60'
C3	371.00'	14°09'01"	91.63'
C4	329.00'	14°09'01"	81.25'
C5	393.00'	11°04'36"	75.98'
C6	435.00'	11°37'52"	88.31'
C7	485.50'	2°03'44"	17.47'
C8	479.00'	1°12'10"	10.06'
C9	221.00'	4°44'12"	18.27'
C10	221.00'	17°01'27"	65.67'
C11	2167.00'	0°24'58"	15.74'
C12	221.00'	9°37'37"	37.13'

SEE SHEET 2 FOR BASIS OF BEARINGS, LEGEND, NOTES AND REFERENCES.

FINAL MAP OF THE RANCH VILLAGE 4 UNIT 1 VILLAGE 5 & VILLAGE 6

SUBDIVISION NO. FM-2021-002-03

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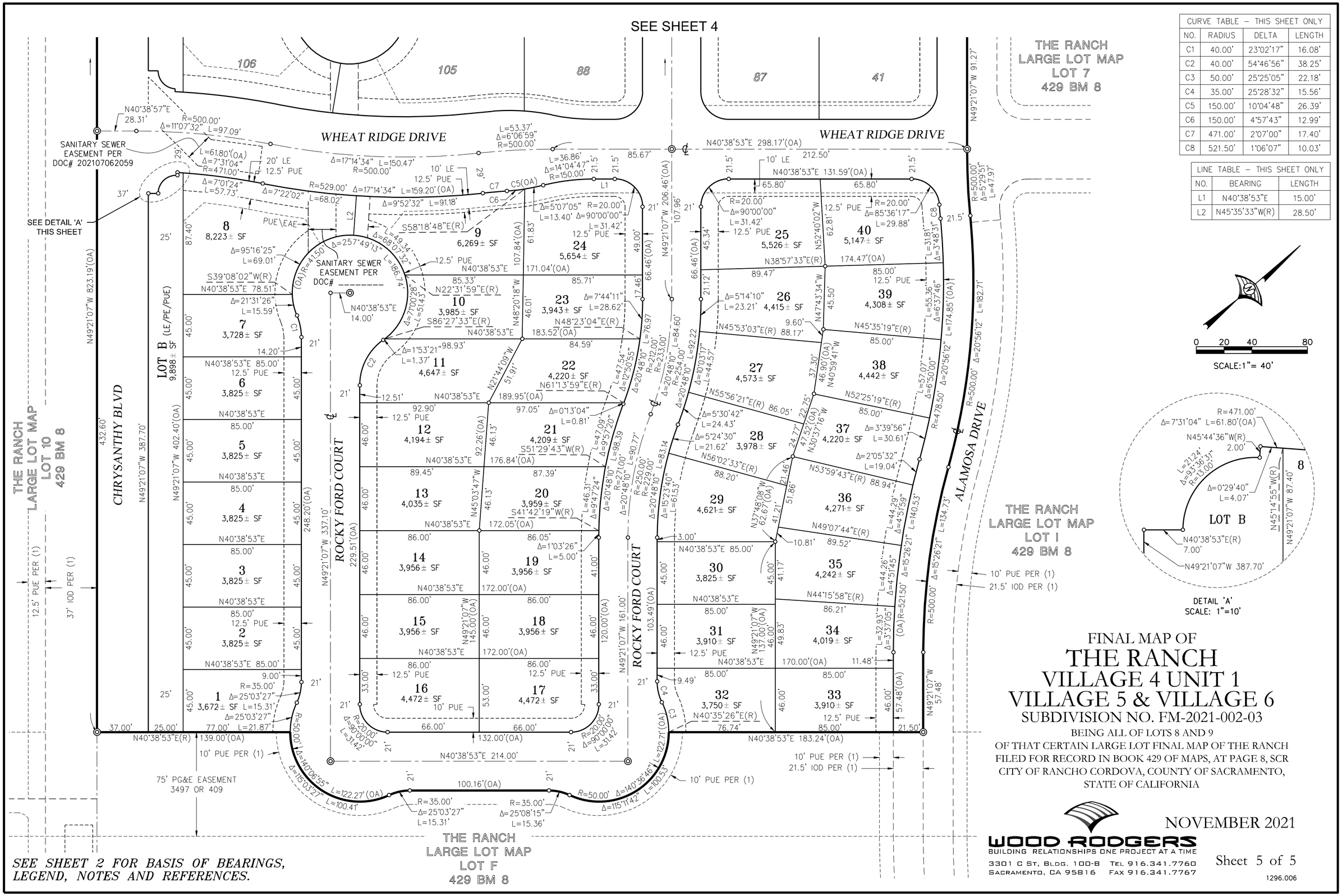

CURVE TABLE – THIS SHEET ONLY			
NO.	RADIUS	DELTA	LENGTH
C1	40.00'	23°02'17"	16.08'
C2	40.00'	54°46'56"	38.25'
C3	50.00'	25°25'05"	22.18'
C4	35.00'	25°28'32"	15.56'
C5	150.00'	10°04'48"	26.39'
C6	150.00'	4°57'43"	12.99'
C7	471.00'	2°07'00"	17.40'
C8	521.50'	1°06'07"	10.03'

LINE TABLE – THIS SHEET ONLY		
NO.	BEARING	LENGTH
L1	N40°38'53"E	15.00'
L2	N45°35'33"W(R)	28.50'

FINAL MAP OF
THE RANCH
VILLAGE 4 UNIT 1
VILLAGE 5 & VILLAGE 6
SUBDIVISION NO. FM-2021-002-03

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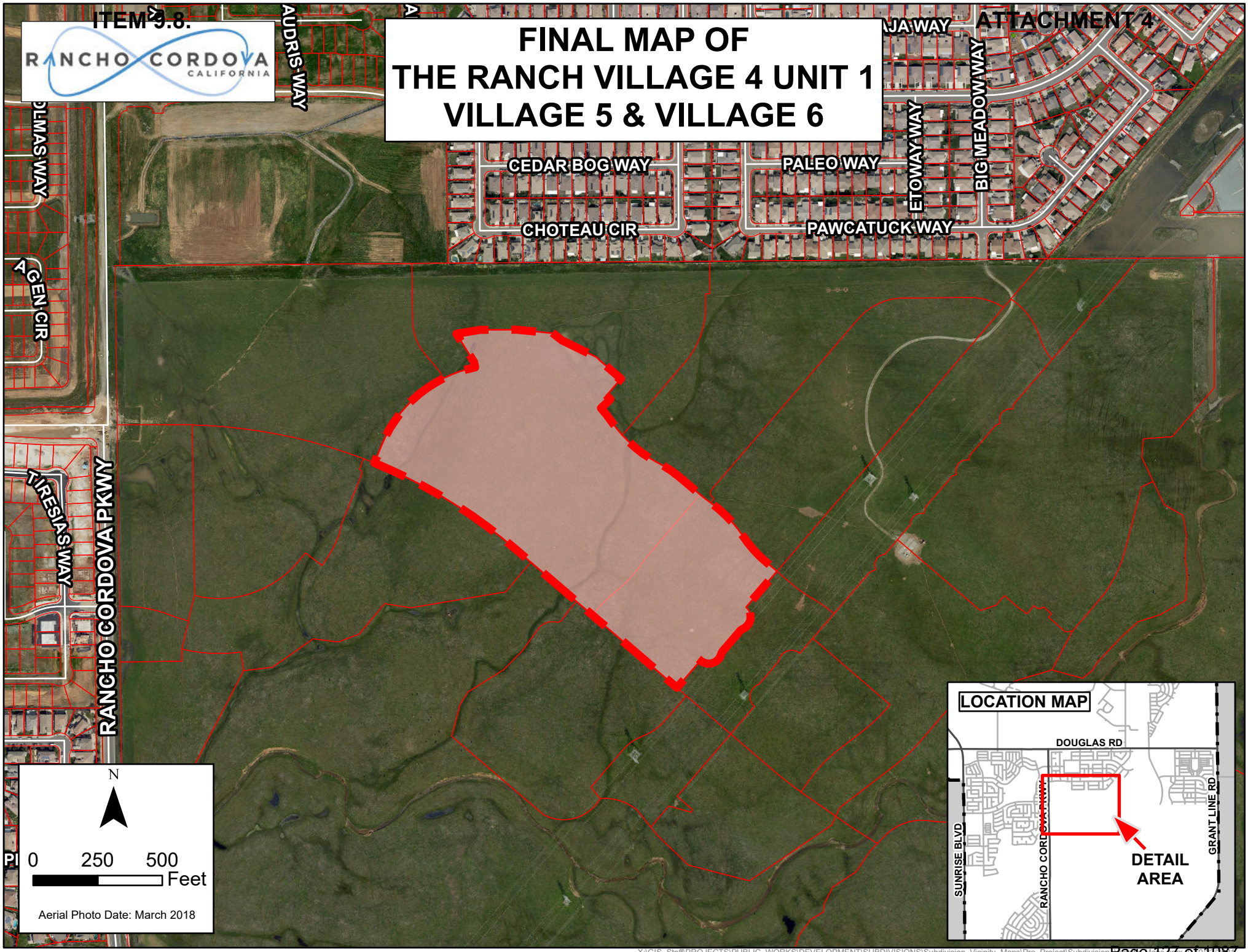
Sheet 5 of 5

1296.006

SEE SHEET 2 FOR BASIS OF BEARINGS, LEGEND, NOTES AND REFERENCES.

FINAL MAP OF THE RANCH VILLAGE 4 UNIT 1 VILLAGE 5 & VILLAGE 6



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MEMORANDUM

ITEM 9.9.

DATE: November 15, 2021

TO: Honorable Mayor and Council Members

FROM: Adam Lindgren, City Attorney

SUBJECT: **A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA AND ON BEHALF OF COMMISSIONS AND COMMITTEES CREATED BY THE CITY COUNCIL PURSUANT TO GOVERNMENT CODE SECTION 54952(B) CONFIRMING THE STATE OF EMERGENCY UNDER GOVERNMENT CODE SECTION 8625, RECOGNIZING CONTINUED MEASURES TO PROMOTE SOCIAL DISTANCING, AND RE-AUTHORIZING REMOTE TELECONFERENCE MEETINGS OF THE CITY FOR THE PERIOD FROM NOVEMBER 15, 2021 TO DECEMBER 15, 2021**

RECOMMENDATION

Adopt the Resolution.

RESULT OF RECOMMENDED ACTION

Adoption of the attached Resolution will allow the City Council and the City's other legislative bodies to continue to meet via teleconference ("virtually") in a manner substantially similar to the manner in which they have met during the COVID-19 pandemic, if a proclaimed State of Emergency remains in effect and other requirements are satisfied.

BACKGROUND

All meetings of the City Council and the City's other legislative bodies are open and public, as required by the Ralph M. Brown Act, Government Code section 54950 et seq., so that any member of the public may attend, participate, and watch the City's legislative bodies conduct their business. On March 17, 2020, in response to the COVID-19 pandemic, Governor Newsom issued Executive Order N-29-20 suspending certain provisions of the Ralph M. Brown Act in order to allow local legislative bodies to conduct virtual meetings to slow the spread of COVID-19. As a result of Executive Order N-29-20, City Staff set up virtual meetings for the City Council and other City legislative bodies. On June 11, 2021, Governor Newsom issued Executive Order N-08-21, which, effective September 30, 2021, ended the provisions of Executive Order N-29-20 that allowed local legislative bodies to conduct meetings

telephonically or by other means.

On September 16, 2021, Governor Newsom signed Assembly Bill 361 (“AB 361”), which allows local legislative bodies to continue to conduct meetings via teleconferencing under specified conditions. AB 361 took effect upon the expiration of Executive Order N-29-20 on October 1, 2021. On September 20, 2021, the City Council held a meeting in compliance with AB 361’s requirements for remote meetings.

In order for AB 361 to remain effective for meetings of the City’s legislative bodies, the City Council is required to make specified findings every 30 days. AB 361 allows a legislative body to continue holding meetings utilizing teleconferencing without complying with the standard teleconferencing requirements if a State of Emergency is proclaimed under Government Code section 8625, the City has reconsidered the emergency conditions, and if the local Public Health Officer continues to recommend social distancing measures to protect the public’s health and safety during local government meetings. These conditions are present.

Governor Newsom’s March 4, 2020 Proclamation of Emergency related to the COVID-19 pandemic is still in effect. The potential spread of COVID-19 continues to threaten public health and safety during indoor public gatherings, including indoor gatherings of the Rancho Cordova City Council and other Rancho Cordova legislative bodies. In addition, the Sacramento County Public Health Officer continues to recommend teleconferencing or social distancing to protect the public’s health and safety during local government meetings.

SUMMARY

The attached Resolution makes the required findings that the current conditions exist to allow teleconference meetings pursuant to AB 361 for the City Council and on behalf of all of the legislative bodies commissions and committees created by the City Council pursuant to Government Code section 54952(b). This will allow members of the public to safely observe and participate in local government meetings during the pandemic.

If a meeting is held via teleconference under AB 361, the following requirements apply:

1.Notices and agenda requirements remain the same under the Brown Act;

2.No physical location is required for public attendance or public comment.However, the public must be able to access and participate in the meeting through a call-in or an internet-based service, and instructions for how to participate must appear in the posted notices or agenda;

3.Teleconference meetings must protect the statutory and constitutional rights of the parties and the public;

4.If there is any disruption of the call-in or internet-based service, the agency must suspend the meeting until the problem is fixed;

5.Legislative bodies may allow public comments to be submitted prior to a meeting but must also allow the public to participate in real time through call-in or internet-based service;

6.If an internet-based service requires registration through a third-party, individuals can be required to register with the third-party to participate in the meeting; and

7.When providing a public comment period, whether after each item or during a general comment period, a legislative body must allow reasonable time for members of the public to comment and must also include reasonable time for members to register with a third-party host if applicable.

FISCAL IMPACT AND FUNDING SOURCE

The cost of continued remote access to Council meetings and the meetings of other City committees.

ATTACHMENT(S)

1. Resolution - AB 361 Rancho Cordova

CITY OF RANCHO CORDOVA

CITY COUNCIL RESOLUTION NO. XX-2021

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA AND ON BEHALF OF COMMISSIONS AND COMMITTEES CREATED BY THE CITY COUNCIL PURSUANT TO GOVERNMENT CODE SECTION 54952(b) CONFIRMING THE STATE OF EMERGENCY UNDER GOVERNMENT CODE SECTION 8625, RECOGNIZING CONTINUED MEASURES TO PROMOTE SOCIAL DISTANCING, AND RE-AUTHORIZING REMOTE TELECONFERENCE MEETINGS OF THE CITY FOR THE PERIOD FROM NOVEMBER 15, 2021 TO DECEMBER 15, 2021

WHEREAS, the City is committed to preserving and promoting public access and participation in meetings of the legislative bodies; and

WHEREAS, all meetings of the City are open and public, as required by the Ralph M. Brown Act (Cal. Gov. Code 54950 – 54963), so that any member of the public may attend, participate, and watch the City conduct their business; and

WHEREAS, the Brown Act, Government Code section 54953(e), makes provisions for remote teleconferencing participation in meetings by members of a legislative body, without compliance with the requirements of Government Code section 54953(b)(3), subject to the existence of certain conditions; and

WHEREAS, a required condition is that a state of emergency is declared by the Governor pursuant to Government Code section 8625, proclaiming the existence of conditions of disaster or of extreme peril to the safety of persons and property within the state caused by conditions as described in Government Code section 8558; and

WHEREAS, it is further required that state or local officials have imposed or recommended measures to promote social distancing, or, the legislative body meeting in person would present imminent risks to the health and safety of attendees; and

WHEREAS, on September 20, 2021 the City held a meeting during a state of emergency under Government Code section 8625 and during a period of recommended social distancing by state and local officials while complying with Government Code section 54953(e)(2); and

WHEREAS, the City is required to make certain findings every thirty (30) days to continue teleconferencing under Government Code section 54953(e)(3), including reconsideration of the state of emergency declared by the Governor pursuant to Government Code section 8625, and State or local officials continue to impose or recommend measures to promote social distancing; and

WHEREAS, the City continues to experience emergency conditions due to COVID-19, specifically, the highly transmissible SARS-CoV-2 B.1.617.2 (“Delta”) continues to threaten public health and safety during indoor public gatherings; and

WHEREAS, the City Council has considered the circumstances of the Governor’s state of emergency proclamation pursuant to Government Code section 8625, which remains active; and

WHEREAS, on July 30, 2021, the Sacramento County Health Officer issued an order requiring all individuals, regardless of vaccination status, to wear a mask while indoors in public spaces; and

WHEREAS, the Centers for Disease Control and Prevention ("CDC") continues to recommend physical distancing of at least six feet (6') from others outside of the household; and

WHEREAS, the Sacramento County Health Officer's order incorporates the CDC's guidance for vaccinated and unvaccinated people; and

WHEREAS, the City Council, acting as a legislative body pursuant to Government Code section 54952(a) and for the benefit of the commissions, committees, and other bodies that were created by the City Council pursuant to Government Code section 54952(b) (collectively referred to as the "Legislative Bodies"), does hereby find that the Legislative Bodies shall continue to conduct their meetings without compliance with paragraph (3) of subdivision (b) of Government Code section 54953, as authorized by subdivision (e) of section 54953, and that the Legislative Bodies shall continue to comply with the requirements to provide the public with access to the meetings as prescribed in paragraph (2) of subdivision (e) of section 54953 as a consequence of the ongoing state of emergency and the continued social distancing measures required by local officials; and

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA DOES HEREBY RESOLVE AS FOLLOWS:

Section 1. Recitals. The Recitals set forth above are true and correct and are incorporated into this Resolution by this reference.

Section 2. Affirmation that Local Emergency Persists. The City Council hereby considers the conditions of the state of emergency pursuant to Government Code section 8625 and proclaims that a local emergency persists throughout the City, affirms the Sacramento Health Order's required and recommended measures to promote social distancing, and finds that the conditions continue to exist pursuant to Government Code section 54953(e)(3) to allow the Legislative Bodies to use teleconferencing to hold public meetings in accordance with Government Code section 54953(e)(2) to ensure members of the public have continued access to safely observe and participate in local government meetings.

Section 3. Remote Teleconference Meetings. City Staff are hereby authorized and directed to take all actions necessary to carry out the intent and purpose of this Resolution including, continuing to conduct open and public meetings in accordance with Government Code section 54953(e) and other applicable provisions of the Brown Act.

Section 4. Effective Date of Resolution. This Resolution shall take effect immediately upon its adoption and shall be effective until the earlier of (i) December 15, 2021 or such time the City Council adopts a subsequent resolution in accordance with Government Code section 54953(e)(3) to extend the time during which the legislative bodies of City may continue to teleconference without compliance with paragraph (3) of subdivision (b) of section 54953.

PASSED AND ADOPTED by the City Council of the City of Rancho Cordova, this 15th day of November 2021, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

_____
Garrett Gatewood, Mayor

ATTEST:

_____
Stacy Leitner, CMC
City Clerk

MEMORANDUM

ITEM 9.10.

DATE: November 15, 2021

TO: Honorable Mayor and Council Members

FROM: Brandon Luke, Chief of Police

SUBJECT: **A RESOLUTION ACCEPTING A GRANT FROM THE STATE OF CALIFORNIA DEPARTMENT OF ALCOHOLIC BEVERAGE CONTROL (ABC) IN THE AMOUNT OF $20,000 AND AUTHORIZING THE CITY MANAGER TO EXECUTE A GRANT AGREEMENT**

RECOMMENDATION

Adopt the Resolution.

RESULT OF RECOMMENDED ACTION

To authorize Brandon Luke, Chief of Police for the Rancho Cordova Police Department to accept $20,000 in grant money from ABC to undertake education and enforcement of ABC laws with a focus on general enforcement at on-sale and off-sale problem establishments.

BACKGROUND

The Rancho Cordova Police Department submitted a grant application to the California Department of Alcoholic Beverage Control (ABC) and was awarded $20,000. The project will utilize sworn personnel to conduct training to local businesses, participate in youth alcohol prevention programs, and conduct undercover and enforcement operations on an overtime basis.

Patrols will be used to focus on areas where there is a high concentration of liquor establishments that often contribute to increased crimes such as assaults, thefts, robberies and narcotic violations.

The effectiveness of this program will be measured by a decrease in future calls for service at problem establishments, reduction in minors purchasing alcohol, fewer people cited for purchasing/selling alcohol to minors, and a reduction in DUI arrests/collisions.

The goals and objectives for this funding will focus on the following:

- Continue Minor Decoy/Shoulder Tap operations.
- Implement general enforcement operations around problem areas.
- Provide training to local business owners and employees.
- Team with community based organizations on education and preventative programs.
- Educate members of the community to reduce the amount of sales and consumption of alcohol to minors.

Officer Farrar will be assigned as the Project Director. He has participated in several ABC Operations in the past and has been briefed on coordinating these operations and training for local business owners and employees.

FISCAL IMPACT AND FUNDING SOURCE

There is no Fiscal Impact.

ATTACHMENT(S)

1. Resolution
2. Exhibit A to the Resolution

CITY OF RANCHO CORDOVA

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA ACCEPTING A GRANT FROM THE STATE OF CALIFORNIA DEPARTMENT OF ALCOHOLIC BEVERAGE CONTROL (ABC) IN THE AMOUNT OF $20,000 AND AUTHORIZING CITY MANAGER TO EXECUTE A GRANT AGREEMENT

WHEREAS, The Rancho Cordova Police Department desires to undertake education and enforcement of ABC laws with a focus on general enforcement at on-sale and off-sale problem establishments; and

WHEREAS, This education and enforcement will be funded in part from funds in the amount of $20,000 made available by the Department of Alcoholic Beverage Control (ABC); and

WHEREAS, Brandon Luke, Chief of Police of the Rancho Cordova Police Department is authorized to execute a grant agreement with the California State Department of Alcoholic Beverage Control for the program as described in Exhibit A; and

WHEREAS, Any liability arising out of the performance of this contract, including civil court actions for damages, shall be the responsibility of the grant recipient and the authorizing agency; and

WHEREAS, Grant funds received hereunder shall not be used to supplant expenditures controlled by the City of Rancho Cordova.

NOW, THEREFORE, BE IT HEREBY RESOLVED THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA does authorize the City Manager to execute a grant agreement with the California Department of Alcoholic Beverage Control (ABC).

PASSED AND ADOPTED by the City Council of the City of Rancho Cordova on this 15th day of November 2021 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

_____
Garrett Gatewood, Mayor

ATTEST:

_____
Stacy Leitner, CMC
City Clerk

SCO ID: 2100-22OTS10

STATE OF CALIFORNIA - DEPARTMENT OF GENERAL SERVICES

STANDARD AGREEMENT

STD 213 (Rev. 04/2020)

AGREEMENT NUMBER	PURCHASING AUTHORITY NUMBER (If Applicable)
22-OTS10	ABC-2100

1. This Agreement is entered into between the Contracting Agency and the Contractor named below:

CONTRACTING AGENCY NAME
Department of Alcoholic Beverage Control

CONTRACTOR NAME
City of Rancho Cordova through the Rancho Cordova Police Department

2. The term of this Agreement is:

START DATE
October 1, 2021

THROUGH END DATE
August 31, 2022

3. The maximum amount of this Agreement is:
$20,000.00 Twenty thousand dollars and no cents

4. The parties agree to comply with the terms and conditions of the following exhibits, which are by this reference made a part of the Agreement.

Exhibits		Title	Pages
	Exhibit A	Scope of Work	3
	Exhibit B	Budget Detail and Payment Provisions	1
	Exhibit C *	General Terms and Conditions (GTC 04/2017)	4
+ -	Exhibit D	Special Terms and Conditions	1

Items shown with an asterisk (*), are hereby incorporated by reference and made part of this agreement as if attached hereto.
These documents can be viewed at https://www.dgs.ca.gov/OLS/Resources

IN WITNESS WHEREOF, THIS AGREEMENT HAS BEEN EXECUTED BY THE PARTIES HERETO.

CONTRACTOR

CONTRACTOR NAME (if other than an individual, state whether a corporation, partnership, etc.)
City of Rancho Cordova through the Rancho Cordova Police Department

CONTRACTOR BUSINESS ADDRESS	CITY	STATE	ZIP
2897 Kilgore Road	Rancho Cordova	CA	95670

PRINTED NAME OF PERSON SIGNING	TITLE
Cyrus Abhar	City Manager

CONTRACTOR AUTHORIZED SIGNATURE	DATE SIGNED

STATE OF CALIFORNIA

CONTRACTING AGENCY NAME
Department of Alcoholic Beverage Control

CONTRACTING AGENCY ADDRESS	CITY	STATE	ZIP
3927 Lennane Drive, Suite 100	Sacramento	CA	95834

PRINTED NAME OF PERSON SIGNING	TITLE
Pattye Nelson	Chief, Business Management Branch

CONTRACTING AGENCY AUTHORIZED SIGNATURE	DATE SIGNED

CALIFORNIA DEPARTMENT OF GENERAL SERVICES APPROVAL	EXEMPTION (If Applicable)

EXHIBIT A
SCOPE OF WORK

Purpose and Description of Services

Contractor agrees to implement the Department of Alcoholic Beverage Control programs as listed:

- Minor Decoy operations – designed to educate and deter licensed locations from selling/furnishing alcohol to minors and shall be conducted at both "On-Sale" and "Off-Sale" licensed establishments within the operation period of the grant.

- Shoulder Tap operations – used to detect and deter adult furnishers outside of a licensed business and shall be performed at "Off-Sale" licensed locations to apprehend adults that are unaffiliated with the licensed businesses who are purchasing alcohol for minors outside of the stores within the operation period of the grant.

- Informed Merchants Preventing Alcohol-Related Crime Tendencies (IMPACT) Inspections – primary goal is to educate licensees on alcohol related laws to help reduce alcohol-related crime in and around licensed premises. Contractor agrees to conduct visits and inspections of licensed premises identifying areas of non-compliance at "On-Sale" and "Off-Sale" licensed locations within the operation period of the grant.

The project is targeted to reduce underage drinking and the resultant DUI driving injuries and fatalities, and/or property damages, reduce youth access to alcoholic beverages through the education of licensee, enforcement intervention and the impressions of omnipresence of law enforcement.

In addition, contractor agrees to the following goals:

- Raise public awareness that selling, serving and/or furnishing alcoholic beverages to individuals under twenty-one years old is a criminal violation that will be prosecuted by local city and district attorneys.

- Establish and implement a coordinated effort between contractor and ABC, and acknowledges no operations will be conducted until after the contractor's representative has completed training conducted by ABC.

- Issue press releases as follows:

    1. To announce the start of the program;
    2. At the conclusion of each Minor Decoy Operation held (to announce the number of licensed premises who sold to the minor decoy)
    3. At the conclusion of each Shoulder Tap Operation held (to announce the number of adults arrested for purchasing alcoholic beverages for the decoy).
    4. At the conclusion of each IMPACT operation held

- Fax (916) 419-2599 or email each press release to the Department's Public Information Officer (pio@abc.ca.gov) as soon as it is released.

- In all press releases, in addition to any credits the agency wishes to give, will include the following statement: "This project is part of the Department of Alcoholic Beverage Control's Minor Decoy/Shoulder Tap Grant Project, funded by the California Office of Traffic Safety through the National Highway Traffic Safety Administration."

- Complete and submit bi-monthly reports, in a format designed by the Department of Alcoholic Beverage Control due no later than 15 days after operations conducted:

  On or before **January 17, 2022** (with results of operations October, November & December 2021)
  On or before **March 15, 2022** (with results of operations January & February 2022)
  On or before **May 16, 2022** (with results of operations March & April 2022)
  On or before **July 15, 2022** (with results of operations May & June 2022)
  On or before **September 15, 2022** (with results of operations July & August 2022)

- Submit an Executive Summary as part of the final report due on or before **September 15, 2022**. The summary shall contain the following:

  1. An evaluation statement concerning the end product and cost benefits; and a listing of recommended and/or adopted policy or procedure changes, if any, occurring as a result of the project
  2. Project personnel identifying the key personnel who worked on the project, together with their job classification, and a brief description of their contribution
  3. Problems – describe any operational or cost problems that were encountered in project implementation. If known, state alternative methods that would have avoided the problem and increased the effectiveness of the project.
  4. Results – describe the results of the project in terms of meeting the original objectives as stated in the project agreement. Also, describe the results in terms of how they will be specifically applied for future improvement of the agency's continuing activities relating to alcohol problem prevention and enforcement. Where possible, describe estimated savings resulting from implementing project results.
  5. Disclaimer – The final report shall include the following: *"The opinions, findings, and conclusions expressed in this publication are those of the authors and not necessarily those of the State of California, Business, Consumer Services and Housing Agency, or the Department of Alcoholic Beverage Control."*
  6. Documentation – Attach any relevant documents developed. Examples are new or revised forms, diagrams, management reports, photos, coding manuals, instructional manuals, etc.

Contract Term

The operation period of the grant is October 1, 2021 through August 31, 2022.

Project Representatives

The project representatives during the term of this agreement will be:

Rancho Cordova Police Department
Lucas Farrar
2897 Kilgore Road
Rancho Cordova, CA 95670
(916) 690-7363
lfarrar@sacsheriff.com

Department of Alcoholic Beverage Control
Diana Fouts-Guter, Grant Coordinator
3927 Lennane Drive, Suite 100
Sacramento, CA 95834
(916) 928-9807
Diana.fouts-guter@abc.ca.gov

Direct all fiscal inquiries to:

Rancho Cordova Police Department
Glirea Bell
2897 Kilgore Road
Rancho Cordova, CA 95670
(916) 875-9605
gbell@sacsheriff.com

Department of Alcoholic Beverage Control
Kristine Okino, Fiscal Grant Analyst
3927 Lennane Drive, Suite 100
Sacramento, CA 95834
(916) 419-2572
Kristine.okino@abc.ca.gov

EXHIBIT B
BUDGET DETAIL AND PAYMENT PROVISIONS

Invoicing and Payment

- For services satisfactorily rendered and upon receipt and approval of the invoice, the Department of Alcoholic Beverage Control agrees to pay bi-monthly for approved reimbursable costs per the Budget Detail of personnel overtime and benefits (actual cost).

- Invoices shall clearly reference this contract number (22-OTS10) and must not exceed the contract total authorized amount of $20,000.00. Invoices are to be submitted on a bi-monthly basis, on the prescribed form designed by the Department of Alcoholic Beverage Control.

  Submit to: Department of Alcoholic Beverage Control
  Attn: Kristine Okino, Grants Fiscal Analyst
  3927 Lennane Drive, Suite 100
  Sacramento, California 95834

- This agreement is for overtime compensation only.

- Payment shall be made in arrears within 45 days from the receipt of an undisputed invoice.

- Contractor understands in order to be eligible for reimbursement; cost must be incurred on or after the effective date of the project, October 1, 2021 and on or before the project termination date, August 31, 2022.

- Contractor understands any other costs incurred by contractor, other than attendance at initial training and/or personnel overtime and benefits as authorized above, in the performance of this agreement are the sole responsibility of contractor.

Budget Contingency Clause

- It is mutually agreed that if the Budget Act of the current year and/or any subsequent years covered under this agreement does not appropriate sufficient funds for the program, this agreement shall be of no further force and effect. In this event, the State shall have no liability to pay any funds whatsoever to contractor or to furnish any other considerations under this agreement and contractor shall not be obligated to perform any provisions of this agreement.

- If funding for any fiscal year is reduced or deleted by the Budget Act for purposes of this program, the State shall have the option to either cancel this agreement with no liability occurring to the State, or offer an agreement amendment to contractor to reflect the reduced amount.

Prompt Payment Clause

- Payment will be made in accordance with, and within the time specified in, Government Code Chapter 4.5, commencing with Section 927.

EXHIBIT C
GENERAL TERMS AND CONDITIONS

1. APPROVAL: This agreement is of no force or effect until signed by both parties and approved by the Department of General Services, if required. Contractor may not commence performance until such approval has been obtained.

2. AMENDMENT: No amendment or variation of the terms of this agreement shall be valid unless made in writing, signed by the parties and approved as required. No oral understanding or agreement not incorporated in the agreement is binding on any of the parties.

3. ASSIGNMENT: This agreement is not assignable by the contractor, either in whole or in part, without the consent of the State in the form of a formal written amendment.

4. AUDIT: Contractor agrees that the awarding department, the Department of General Services, the Bureau of State Audits, or their designated representative shall have the right to review and to copy any records and supporting documentation pertaining to the performance of this agreement. Contractor agrees to maintain such records for possible audit for a minimum of three (3) years after final payment, unless a longer period of records retention is stipulated. Contractor agrees to allow the auditor(s) access to such records during normal business hours and to allow interviews of any employees who might reasonably have information related to such records. Further, contractor agrees to include a similar right of the State to audit records and interview staff in any subcontract related to performance of this agreement. (Gov. Code §8546.7, Pub. Contract Code §10115 et seq., CCR Title 2, Section 1896).

5. INDEMNIFICATION: Contractor agrees to indemnify, defend and save harmless the State, its officers, agents and employees from any and all claims and losses accruing or resulting to any and all contractors, subcontractors, suppliers, laborers, and any other person, firm or corporation furnishing or supplying work services, materials, or supplies in connection with the performance of this agreement, and from any and all claims and losses accruing or resulting to any person, firm or corporation who may be injured or damaged by contractor in the performance of this agreement.

6. DISPUTES: Contractor shall continue with the responsibilities under this agreement during any dispute.

7. TERMINATION FOR CAUSE: The State may terminate this agreement and be relieved of any payments should the contractor fail to perform the requirements of this agreement at the time and in the manner herein provided. In the event of such termination the State may proceed with the work in any manner deemed proper by the State. All costs to the State shall be deducted from any sum due the contractor under this agreement and the balance, if any, shall be paid to the contractor upon demand.

8. INDEPENDENT CONTRACTOR: Contractor, and the agents and employees of contractor, in the performance of this agreement, shall act in an independent capacity and not as officers or employees or agents of the State.

9. RECYCLING CERTIFICATION: The contractor shall certify in writing under penalty of perjury, the minimum, if not exact, percentage of post-consumer material as defined in the Public Contract Code Section 12200, in products, materials, goods, or supplies offered or sold to the State regardless of whether the product meets the requirements of Public Contract Code Section 12209.

With respect to printer or duplication cartridges that comply with the requirements of Section 12156(e), the certification required by this subdivision shall specify that the cartridges so comply (Pub. Contract Code §12205).

10. NON-DISCRIMINATION CLAUSE: During the performance of this agreement, contractor and its subcontractors shall not deny the contract's benefits to any person on the basis of race, religious creed, color, national origin, ancestry, physical disability, mental disability, medical condition, genetic information, marital status, sex, gender, gender identity, gender expression, age, sexual orientation, or military and veteran status, nor shall they discriminate unlawfully against any employee or applicant for employment because of race, religious creed, color, national origin, ancestry, physical disability, mental disability, medical condition, genetic information, marital status, sex, gender, gender identity, gender expression, age, sexual orientation, or military and veteran status. Contractor shall insure that the evaluation and treatment of employees and applicants for employment are free of such discrimination. Contractor and subcontractors shall comply with the provisions of the Fair Employment and Housing Act (Gov. Code §12900 et seq.), the regulations promulgated thereunder (Cal. Code Regs., tit. 2, §11000 et seq.), the provisions of Article 9.5, Chapter 1, Part 1, Division 3, Title 2 of the Government Code (Gov. Code §§11135-11139.5), and the regulations or standards adopted by the awarding state agency to implement such article. Contractor shall permit access by representatives of the Department of Fair Employment and Housing and the awarding state agency upon reasonable notice at any time during the normal business hours, but in no case less than 24 hours' notice, to such of its books, records, accounts, and all other sources of information and its facilities as said Department or Agency shall require to ascertain compliance with this clause. Contractor and its subcontractors shall give written notice of their obligations under this clause to labor organizations with which they have a collective bargaining or other agreement. (See Cal. Code Regs., tit. 2,§11105.)

    Contractor shall include the nondiscrimination and compliance provisions of this clause in all subcontracts to perform work under the agreement.

11. CERTIFICATION CLAUSES: The CONTRACTOR CERTIFICATION CLAUSES contained in the document CCC 04/2017 are hereby incorporated by reference and made a part of this agreement by this reference as if attached hereto.

12. TIMELINESS: Time is of the essence in this agreement.

13. COMPENSATION: The consideration to be paid contractor, as provided herein, shall be in compensation for all of contractor's expenses incurred in the performance hereof, including travel, per diem, and taxes, unless otherwise expressly so provided.

14. GOVERNING LAW: This contract is governed by and shall be interpreted in accordance with the laws of the State of California.

15. ANTITRUST CLAIMS: The contractor by signing this agreement hereby certifies that if these services or goods are obtained by means of a competitive bid, the contractor shall comply with the requirements of the Government Codes Sections set out below.

    a. The Government Code Chapter on Antitrust claims contains the following definitions:

        1) "Public purchase" means a purchase by means of competitive bids of goods, services, or materials by the State or any of its political subdivisions or public agencies on whose behalf the Attorney General may bring an action pursuant to subdivision (c) of Section 16750 of the Business and Professions Code.

2) "Public purchasing body" means the State or the subdivision or agency making a public purchase. Government Code Section 4550.

b. In submitting a bid to a public purchasing body, the bidder offers and agrees that if the bid is accepted, it will assign to the purchasing body all rights, title, and interest in and to all causes of action it may have under Section 4 of the Clayton Act (15 U.S.C. Sec. 15) or under the Cartwright Act (Chapter 2 (commencing with Section 16700) of Part 2 of Division 7 of the Business and Professions Code), arising from purchases of goods, materials, or services by the bidder for sale to the purchasing body pursuant to the bid. Such assignment shall be made and become effective at the time the purchasing body tenders final payment to the bidder. Government Code Section 4552.

c. If an awarding body or public purchasing body receives, either through judgment or settlement, a monetary recovery for a cause of action assigned under this chapter, the assignor shall be entitled to receive reimbursement for actual legal costs incurred and may, upon demand, recover from the public body any portion of the recovery, including treble damages, attributable to overcharges that were paid by the assignor but were not paid by the public body as part of the bid price, less the expenses incurred in obtaining that portion of the recovery. Government Code Section 4553.

d. Upon demand in writing by the assignor, the assignee shall, within one year from such demand, reassign the cause of action assigned under this part if the assignor has been or may have been injured by the violation of law for which the cause of action arose and (a) the assignee has not been injured thereby, or (b) the assignee declines to file a court action for the cause of action. See Government Code Section 4554.

16. CHILD SUPPORT COMPLIANCE ACT: For any agreement in excess of $100,000, the contractor acknowledges in accordance with Public Contract Code 7110, that:

a. The contractor recognizes the importance of child and family support obligations and shall fully comply with all applicable state and federal laws relating to child and family support enforcement, including, but not limited to, disclosure of information and compliance with earnings assignment orders, as provided in Chapter 8 (commencing with section 5200) of Part 5 of Division 9 of the Family Code; and

b. The contractor, to the best of its knowledge is fully complying with the earnings assignment orders of all employees and is providing the names of all new employees to the New Hire Registry maintained by the California Employment Development Department.

17. UNENFORCEABLE PROVISION: In the event that any provision of this agreement is unenforceable or held to be unenforceable, then the parties agree that all other provisions of this agreement have force and effect and shall not be affected thereby.

18. PRIORITY HIRING CONSIDERATIONS: If this contract includes services in excess of $200,000, the contractor shall give priority consideration in filling vacancies in positions funded by the contract to qualified recipients of aid under Welfare and Institutions Code Section 11200 in accordance with Pub. Contract Code §10353.

19. SMALL BUSINESS PARTICIPATION AND DVBE PARTICIPATION REPORTING REQUIREMENTS:

ITEM 9.10. **Exhibit A to the Resolution**

a. If for this contract contractor made a commitment to achieve small business participation, then contractor must within 60 days of receiving final payment under this contract (or within such other time period as may be specified elsewhere in this contract) report to the awarding department the actual percentage of small business participation that was achieved. (Govt. Code § 14841.)

b. If for this contract contractor made a commitment to achieve disabled veteran business enterprise (DVBE) participation, then contractor must within 60 days of receiving final payment under this contract (or within such other time period as may be specified elsewhere in this contract) certify in a report to the awarding department: (1) the total amount the prime contractor received under the contract; (2) the name and address of the DVBE(s) that participated in the performance of the contract; (3) the amount each DVBE received from the prime contractor; (4) that all payments under the contract have been made to the DVBE; and (5) the actual percentage of DVBE participation that was achieved. A person or entity that knowingly provides false information shall be subject to a civil penalty for each violation. (Mil. & Vets. Code § 999.5(d); Govt. Code § 14841.)

20. LOSS LEADER: If this contract involves the furnishing of equipment, materials, or supplies then the following statement is incorporated: It is unlawful for any person engaged in business within this state to sell or use any article or product as a “loss leader” as defined in Section 17030 of the Business and Professions Code. (PCC 10344(e).)

EXHIBIT D
SPECIAL TERMS AND CONDITIONS

Disputes: Any disputes concerning a question of fact arising under this contract which is not disposed of by agreement shall be decided by the Director, Department of Alcoholic Beverage Control, or designee, who shall reduce his decision in writing and mail or otherwise furnish a copy thereof to the contractor. The decision of the Department shall be final and conclusive unless, within 30 days from the date of receipt of such copy, the contractor mails or otherwise furnishes to the State a written appeal addressed to the Director of the Department of Alcoholic Beverage Control. The decision of the Director of Alcoholic Beverage Control or his duly authorized representative for the determination of such appeals shall be final and conclusive unless determined by a court of competent jurisdiction to have been fraudulent, capricious, arbitrary, or so grossly erroneous as necessarily to imply bad faith, or not supported by substantial evidence. In connection with any appeal proceeding under this clause, the contractor shall be afforded an opportunity to be heard and to offer evidence in support of its appeal. Pending final decision of a dispute hereunder, contractor shall proceed diligently with the performance of the contract and in accordance with the decision of the State.

Cancellation/Termination: This agreement may be cancelled or terminated without cause by either party by giving thirty (30) calendar days advance written notice to the other party. Such notification shall state the effective date of termination or cancellation and include any final performance and/or payment/invoicing instructions/requirements. No penalty shall accrue to either party because of contract termination.

Contractor Certifications: By signing this agreement, contractor certifies compliance with the provisions of CCC 04/2017, Standard Contractor Certification Clauses. This document may be viewed at: https://www.dgs.ca.gov/OLS/Resources/Page-Content/Office-of-Legal-Services-Resources-List-Folder/Standard-Contract-Language

If the State determines that the grant project is not achieving its goals and objectives on schedule, funding may be reduced by the State to reflect this lower level of project activity.

MEMORANDUM

ITEM 10.1.

DATE: November 15, 2021

TO: Honorable Mayor and Council Members

FROM: Elizabeth Sparkman, Community Development Director

SUBJECT: **A RESOLUTION CREATING SPECIAL TAX AREA ZONE 31 AND AN ORDINANCE ESTABLISHING A SPECIAL TAX FOR TRANSIT RELATED SERVICES FOR THE RANCH**

RECOMMENDATION

Adopt the Resolution creating special tax area Zone 31 and waive the first reading and introduce an Ordinance, establishing a Special Tax for Transit-Related services for a portion of The Ranch project.

RESULT OF RECOMMENDED ACTION

Adoption of the Resolution and Ordinance will assist the City in meeting the costs of providing transit-related services by creating a special tax area zone and establishing a special tax for transit-related services for a portion of The Ranch project.

BACKGROUND

The City Council adopted Resolution No. 141-2005 on November 7, 2005, providing for a special tax for transit-related services to be imposed upon new development within the City. Pursuant to that Resolution, a property owner approves a special tax on the parcels within a subdivision or project. The City Council then adopts a resolution creating a zone that encompasses the subdivision or project and an ordinance establishing the special tax.

The City Council, on January 6, 2020, adopted a Resolution approving The Ranch Special Planning Area, a 530 acre mixed-use community east of Rancho Cordova Parkway between Douglas Road and Kiefer Boulevard. This annexation consists of the non-age restricted portion on the western half of the project, currently owned by K. Hovnanian at Jeager Ranch, LLC and AG EHC II (HOV) CA 1, L.P. The provision of funding to provide transit-related services by approving a special tax was made a condition of approval for the project.

This item will establish tax area Zone 31, the boundaries of which will be contiguous to the boundaries of the western portion of The Ranch project. In addition to creating the special tax,

the Ordinance will also set the date for the transit-related services tax election, which will be held on January 11, 2022, at which time the ballot(s) will be tabulated by the City Clerk, and the results be declared at the City Council meeting on February 7, 2022.

FISCAL IMPACT AND FUNDING SOURCE

There is no impact to the General Fund.

ATTACHMENT(S)

1. Resolution
2. Exhibit A to the Resolution
3. Ordinance
4. Exhibit A to the Ordinance
5. Exhibit B to the Ordinance- Property Land Use Catagory

CITY OF RANCHO CORDOVA

RESOLUTION NO. XX-2021

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA, STATE OF CALIFORNIA, CREATING SPECIAL TAX AREA ZONE 31 FOR A PORTION OF THE RANCH PROJECT

WHEREAS, it is the intention of the City Council to create Zone 31 within the City of Rancho Cordova Transit-Related Services Special Tax Area and authorize an election; and

WHEREAS, it is the intention of the City Council to adopt an ordinance establishing a special tax for transit-related services within Zone 31; and

WHEREAS, the City recognizes the need for increased transit-related services in Zone 31 and the difficulty of funding the current or increased level of services with revenues now available; and

WHEREAS, it is the intention of the City Council to direct the City Clerk to conduct an election by mail ballot pursuant to Elections Code Section 4000 and to be held on the earliest date permitted by law; and

WHEREAS, The City Council, on January 6, 2020, adopted a Resolution approving The Ranch Special Planning Area, a 530-acre mixed-use community east of Rancho Cordova Parkway between Douglas Road and Kiefer Boulevard. This annexation consists of the non-age restricted portion on the western half of the project, currently owned by K. Hovnanian at Jeager Ranch, LLC and AG EHC II (HOV) CA 1, L.P. The provision of funding to provide transit-related services by approving a special tax was made a condition of approval for the project. This will be accomplished by the property owner(s) participation in the transit-related services special tax area.

WHEREAS, the transit-related services tax as inflated to Fiscal Year 2020-2021 is $118.08 per low density residential dwelling unit or low density residential dwelling unit equivalent, $94.46 per medium density residential dwelling unit or medium density residential dwelling unit equivalent, $70.85 per high density residential dwelling unit or high density residential dwelling unit equivalent, $3,027.57 per retail and service commercial acre, $2,602.48 per commercial mixed use or office acre, and $1,086.34 per light industrial acre, subject to an annual inflator formula based on the Consumer Price Index for the San Francisco-Oakland-San Jose Area, or six percent, whichever is less. Multi-family residential units on a single parcel shall be assessed on a proportionately equivalent basis (e.g., a two-unit attached housing structure, such as a duplex, would be deemed to consist of two residential parcels for purposes of the transportation tax); and

WHEREAS, for the purposes of this Resolution, a “voter” entitled to vote on the creation of Zone 31 is a person who owns real property within Zone 31, as shown on the last equalized assessment role prepared by the Sacramento County Assessor’s Office, at the time that the City Council submits an ordinance authorizing the imposition of a transit-related services tax to the voters of Zone 31. At the time that the Council adopted this Resolution, there were zero (0) registered voters residing within Zone 31 and two property owners. Because the Transit-Related Services Special Tax will be imposed on property in Zone 31 and paid by the owners of the property, the Council finds that restricting the vote on the Transit-Related Services Special Tax

to property owners in Zone 31 is appropriate and consistent with the principles and requirements of California Constitution article XIIIC (Proposition 218).

NOW, THEREFORE, BE IT HEREBY RESOLVED THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA as follows:

1. That portion of the City of Rancho Cordova shown on the Map, Exhibit A hereto is established as Zone 31 of the Rancho Cordova Transit-Related Services Special Tax Area.

2. That Ordinance, reviewed and approved by the City Council on the same date as the resolution, is to be presented for approval of the voters of Zone 31 by a mail ballot election, to be held on January 11, 2022. The ballot proposition shall read as follows:

   "Shall Ordinance No. XX-2021 of the City Council of the City of Rancho Cordova be approved so as to authorize a special tax on property located in Zone 31 of the Rancho Cordova Transit-Related Services Special Tax Area to maintain the present level of transit-related services and provide additional funding for increased transit-related services?"

3. The City Clerk is directed to take all steps necessary to conduct the election required by this order. Said election shall be conducted by mailed ballot pursuant to Elections Code Section 4000 and shall be held January 11, 2022.

PASSED AND ADOPTED by the City Council of the City of Rancho Cordova on the 15th day of November 2021 by the following vote:

AYES:

NOES:

ABSENT:

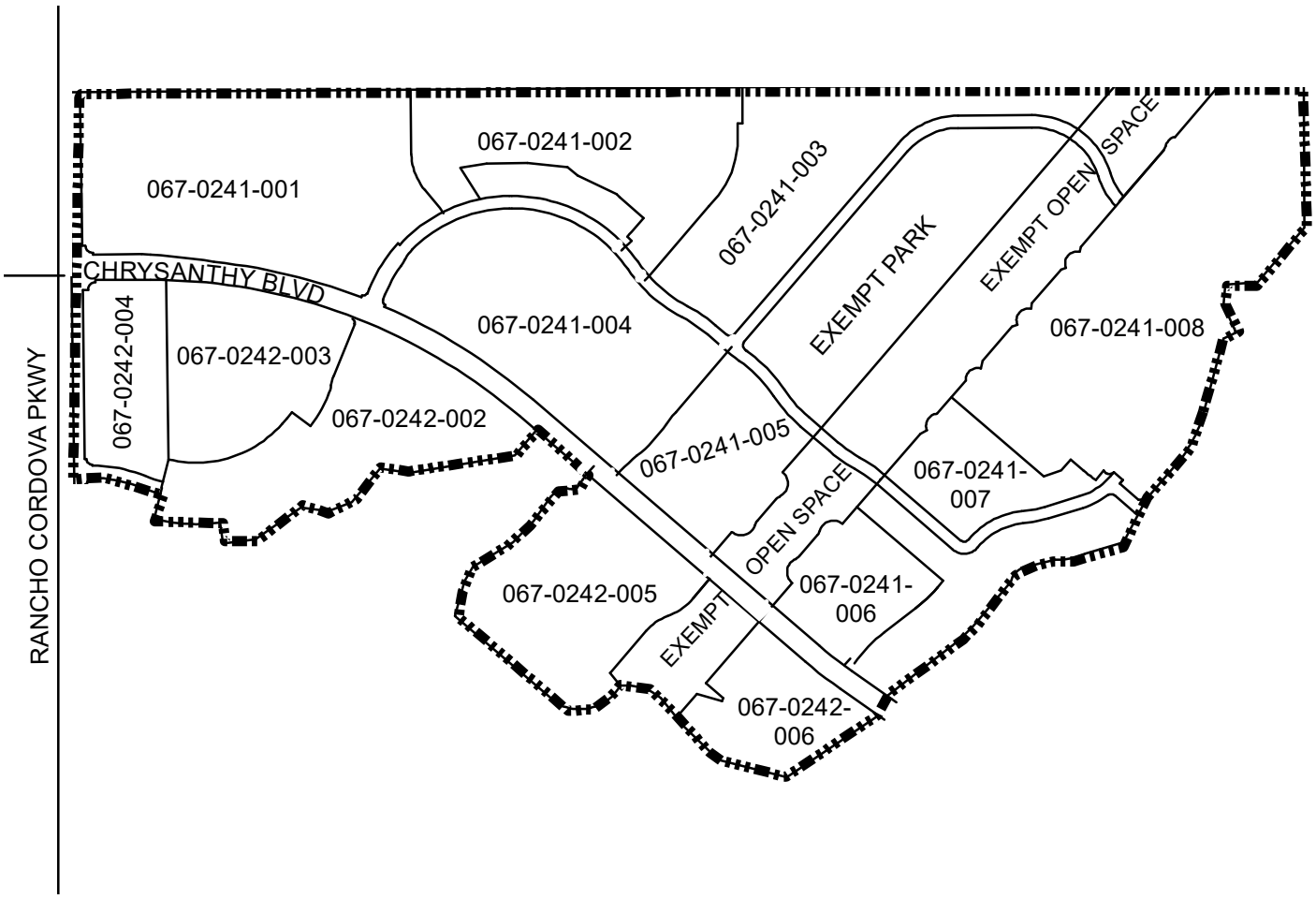
ABSTAIN:

_____
Garrett Gatewood, Mayor

ATTEST:

_____
Stacy Leitner, CMC
City Clerk

CITY OF RANCHO CORDOVA
TRANSIT RELATED SERVICES SPECIAL TAX AREA
ANNEXATION 31
(THE RANCH PROJECT)



CITY OF RANCHO CORDOVA

ORDINANCE NO. XX-2021

AN ORDINANCE OF THE CITY OF RANCHO CORDOVA, STATE OF CALIFORNIA, ESTABLISHING A SPECIAL TAX FOR TRANSIT-RELATED SERVICES FOR A PORTION OF THE RANCH PROJECT SUBJECT TO VOTER APPROVAL

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

Section 1. Purpose, Intent and Authority.

It is of critical importance to the City Council of the City of Rancho Cordova that residents of and employees working in the City receive high quality transit-related services. In carefully reviewing the City's budget and revenue projections, it is clear to City staff that the City budget does not contain adequate funding to ensure the continued delivery of adequate high-quality transit-related services unless additional revenues are obtained.

It is the purpose and intent of this non-codified Ordinance to generate additional funds to pay for transit-related services by authorizing the levy of a tax on improved parcels of real property on the secured property tax roll of Sacramento County that are within Zone 31 of the Rancho Cordova Transit-Related Services Special Tax Area (the "Zone").

This tax is a special tax within the meaning of Section 4 of the Article XIIIA of the California Constitution. Because the burden of this tax falls upon property, this tax also is a property tax, but this tax is not determined according to nor in any manner based upon the value of property; this tax is levied on a parcel and use of property basis. Insofar as not inconsistent with this Ordinance or with legislation authorizing special taxes and insofar as applicable to a property tax that is not based on value, such provisions of the California Revenue and Taxation Code and of Article XIII of the California Constitution as relate to ad valorem property taxes are intended to apply to the collection and administration of this tax (Section 4 of this Ordinance), as authorized by law. This tax is not an ad valorem property tax; it is an excise tax on the use of property. Because the revenue from the tax may be used only to fund transit-related services, it is also a special tax.

The revenues raised by this tax are to be used solely for the purpose of providing transit-related services as are deemed necessary by the City Council for the benefit of the residents and/or employees of Zone 31.

At the time that the Council adopted this non- codified Ordinance, there were zero (0) registered voters residing in Zone 31 and two (2) property owners. Because the Transit-Related Services Special Tax will be imposed on property in Zone 31 and paid by the owners of the property, the Council finds that restricting the vote on the Transit-Related Services Special Tax to property owners in Zone 31 is appropriate and consistent with the principles and requirements of California Constitution article XIIIC (Proposition 218).

Section 2. Definitions.

The following definitions shall apply throughout this Ordinance.

A. "Constant first year dollars" shall mean an actual dollar amount which, in years subsequent to the first fiscal year the tax is levied, shall have the same purchasing price as the base amount in first fiscal year dollars as measured by the Consumer Price Index. The base amount shall be the amount of tax per parcel as specified in Section 3(A) herein. The adjustments from actual to constant dollars shall be made by use of the Consumer Price Index, as specified in Section 3(B) herein.

B. "Consumer Price Index" means the Consumer Price Index for all Urban Consumers (CPI-U) for the San Francisco-Oakland-San Jose Area as published by the U.S. Department of Labor, Bureau of Labor Statistics. If the Consumer Price Index is discontinued or revised, such other government index or computation with which it is replaced shall be used in order to obtain substantially the same result as would be obtained if the Consumer Price Index had not been discontinued or revised.

C. “Fiscal year" means the period of July 1 through the following June 30.

D. “Parcel" means the land and any improvements thereon, designated by an assessor’s parcel map and parcel number and carried on the secured property tax roll of Sacramento County. For the purposes of this Ordinance, parcel does not include any land or improvements outside the boundaries of Zone 31, nor any land or improvements owned by any governmental entity.

E. “Rancho Cordova Transit-Related Services Special Tax Area" means all the properties within the jurisdictional limits of the City of Rancho Cordova.

F. “Rancho Cordova Transit-Related Services Special Tax Area Zone 31 (the “Zone”) means that portion of the incorporated area of the City of Rancho Cordova located within the boundaries as shown on the map Exhibit A.

G. “Transit-Related Services” means providing, operating, maintaining and subsidizing transit services and all supporting facilities, infrastructure, programs and incentives that benefit the residents of the Rancho Cordova Transit-Related Services Special Tax Area, and shall be calculated and set according to the methodology described in Engineer’s Report County Service Area No. 10 and Benefit Zone No. 2 County of Sacramento, November 18, 2004, which established the methodology for the original service charge for Benefit Zone No. 2.

H. “Voter” means a person who owns real property within Zone 31, as shown on the last equalized assessment role prepared by the Sacramento County Assessor’s Office, at the time that the City Council adopts an ordinance authorizing the imposition of a transit-related services tax to the voters of Zone 31.

Section 3. Amount and Level of Taxes.

The tax per year on each parcel in the Zone shall not exceed the amount applicable to the parcel, as specified below.

A. For First Fiscal Year:

The tax per year for the first fiscal year (July 1, 2021 through June 30, 2022) shall be the amount of Tax per Parcel for a Land Use Code Category as set forth on Exhibit B hereto. The use code assigned to each parcel shall be reviewed and updated periodically. Rates in Exhibit B shall be calculated and set according to the methodology described in Engineer's Report County Service Area No. 10 and Benefit Zone No. 2 County of Sacramento, November 18, 2004, which established the methodology for the original service charge for Benefit Zone No. 2.

B. For Subsequent Fiscal Years:

In order to keep the tax on each parcel in constant first year dollars for each fiscal year subsequent to the first fiscal year, the tax per year shall be adjusted as set forth below to reflect any increase in the Consumer Price Index beyond the first fiscal year the tax is levied.

In June or July of each year, City Council shall determine the amount of taxes to be levied upon the parcels in Zone 31 for the then current fiscal year, as set forth below.

For each Land Use Category on Exhibit B, the tax per year on each parcel for each fiscal year subsequent to the first fiscal year shall be an amount determined as follows:

Tax Per Parcel For then Current Fiscal Year	=	Tax Per Parcel For Immediately Preceding Fiscal Year	X Consumer Price Index from April of immediately Preceding Fiscal Year to April of then Current Fiscal Year **OR** 6 percent, whichever is less

Provided, however, that in no event shall the tax per parcel for any fiscal year be less than the amount established for the first fiscal year.

C. Nature of Tax Levy.

The taxes levied on each parcel pursuant to this Article shall be a charge upon the parcel and shall be due and collectible as set forth in Section 4, below.

Section 4. Collection and Administration.

A. Taxes as Liens Against the Property.

The amount of taxes for each parcel each year shall constitute a lien on such property, in accordance with Revenue and Taxation Code Section 2187, and shall have the same effect as an ad valorem real property tax lien until fully paid.

B. Collection.

The taxes on each parcel shall be billed on the secured roll tax bills for ad valorem property taxes and are to be collected in the same manner in which Sacramento County collects secured roll ad valorem property taxes. Insofar as feasible and insofar as not inconsistent with this Ordinance, the times and procedures regarding exceptions, due dates,

installment payments, corrections, cancellations, refunds, late payments, penalties, liens, and collections for secured roll ad valorem property taxes (as established by Sacramento County) shall be applicable to the collection of this tax. Notwithstanding anything to the contrary in the foregoing, as to this tax:

1. The secured roll tax bills shall be the only notices required for this tax, and

2. The homeowners and veterans exemptions shall not be applicable because such exemptions are determined by dollar amount of value.

C. Costs of Administration by County.

The reasonable costs incurred by the County officers collecting and administering this tax shall be deducted from the collected taxes.

D. Use of Tax Revenue.

The revenue collected from the tax imposed by this ordinance shall be placed into a separate account and may be used only to fund transit-related services, including the costs of administering and collecting the tax and enforcing the provisions of this ordinance. Revenue from the tax may be used for transit-related services citywide.

E. Refunds.

1. Whenever the amount of any tax, interest or penalty has been overpaid or paid more than once or has been erroneously or illegally collected or received by the City pursuant to this ordinance, it may be refunded as provided in this Section.

2. No refund may be made except upon a written claim verified by the person who paid the tax or by his or her guardian or conservator or the executor or administrator of his or her will or estate and stating the grounds upon which the claim is made. All claims filed pursuant to this subsection must be presented within one year after payment of the amount for which the claimant is seeking a refund.

3. No order of a refund may be made until a written claim therefor has been presented in accordance with this subsection. No suit for money, damages or a refund may be brought against the City until a written claim therefor has been presented to the City and has been acted upon or has been deemed rejected by the City, in accordance with this subsection. Only the person who filed the claim may bring such a suit, and if another person should do so, judgment shall not be rendered for the plaintiff.

F. Initiatives to Affect Tax.

Consistent with the California Constitution (art. XIIIC, § 3) the tax imposed by this ordinance may be affected by initiative. The procedures for qualification of such an initiative and the election on a qualified initiative shall be consistent with the California Constitution (art. 2, sec. 8), the California Elections Code (Chapter 3 of Division 9), and the Municipal Code. The minimum number of signatures necessary to qualify an initiative to affect the tax approved by this ordinance shall be equal to 5 percent of the votes in the City for all

candidates for Governor at the last gubernatorial election. The election on a qualified initiative to affect the tax shall be a regular citywide election. An initiative affecting the tax shall be approved only if at least two-thirds of the votes cast on the measure are in favor of its approval.

Section 5. Severability Clause.

If any article, section, subsection, sentence, phrase of clause of this Ordinance is for any reason held to be invalid, such decision shall not affect the validity of the remaining portion of this Ordinance. The voters of Zone 31 hereby declare that they would have adopted the remainder of this Ordinance, including each article, section, subsection, sentenced phrase or clause, irrespective of the invalidity of any other article, section, subsection, sentence, phrase or clause.

Section 6. Effective Date and Posting.

This Ordinance shall take effect immediately upon its approval by two-thirds of the voters voting within the Zone in an election to be held on January 11, 2022 so that taxes shall first be collected hereunder for the tax year beginning July 1, 2022.

ADOPTED, THIS 15th day of November 2021 by the following vote:

AYES:

NOES:

ABSENT:

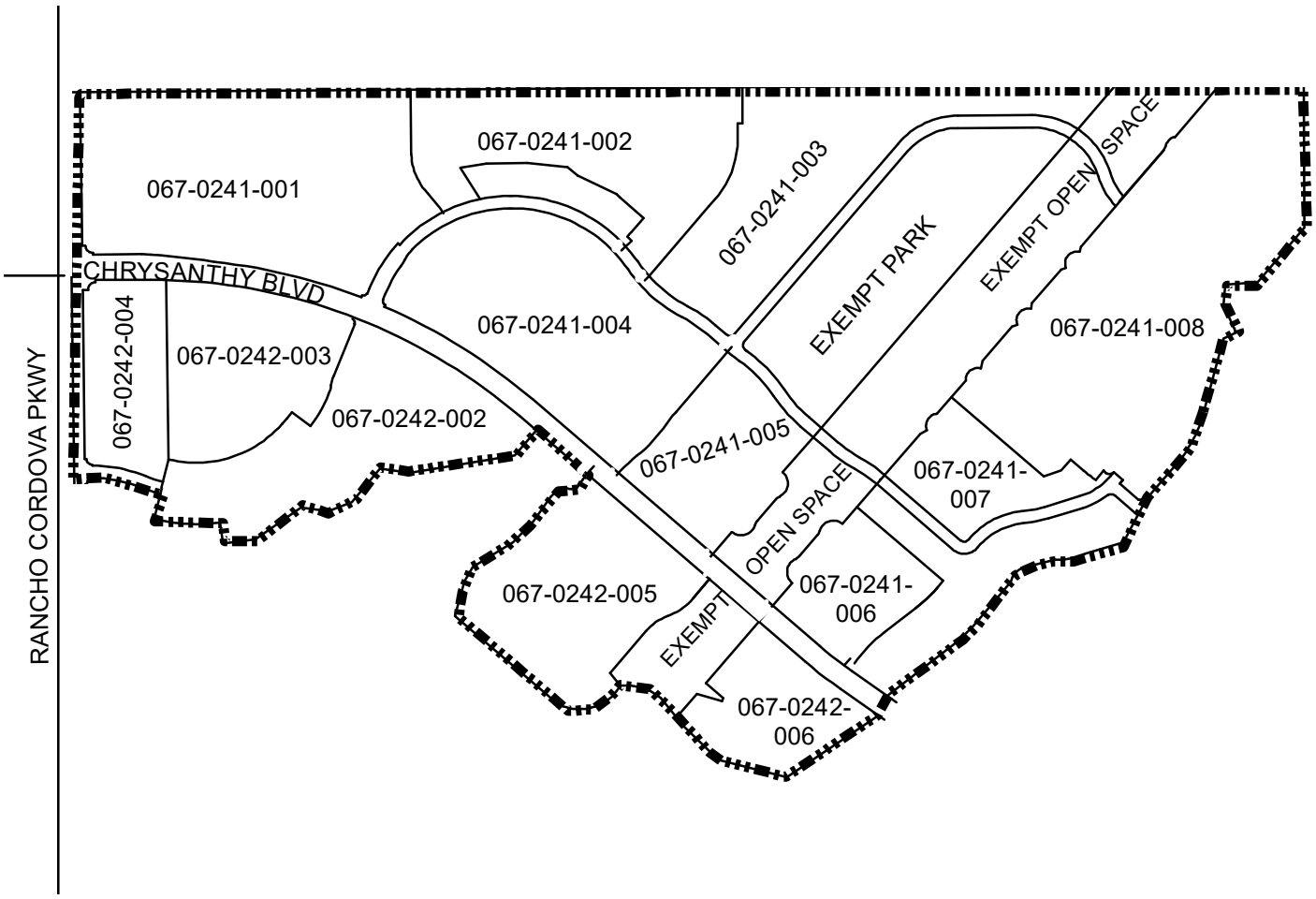
ABSTAIN:

_____
Garrett Gatewood, Mayor

ATTEST:

_____
Stacy Leitner, CMC
City Clerk

CITY OF RANCHO CORDOVA
TRANSIT RELATED SERVICES SPECIAL TAX AREA
ANNEXATION 31
(THE RANCH PROJECT)



Amount of Tax per Parcel by Land Use Category

A. Residential Dwelling Units

As adjusted for inflation from the original base year, the amount of Tax per Parcel for fiscal year 2020-2021 for Residential Land Use Categories shall be $118.06 per low density residential dwelling unit or low density residential dwelling unit equivalent, $94.46 per medium density residential dwelling unit or medium density residential dwelling unit equivalent, or $70.85 per high density residential dwelling unit or high density residential dwelling unit equivalent (Multi-family residential units on a single parcel shall be assessed on a proportionately equivalent basis (e.g., a two-unit attached housing structure, such as a duplex, would be deemed to consist of two residential parcels for purposes of the Transit-Related Services Special Tax).

B. Non-Residential

As adjusted for inflation from the original base year, the amount of Tax per Parcel for fiscal year 2020-2021 for Non-Residential Land Use Categories (except Recreational and Agricultural) shall be $3,027.57 per retail and service commercial acre, $2,602.48 per commercial mixed use or office commercial acre, and $1,086.34 per light industrial acre.

C. Inflator Formula

The tax is subject to an annual inflator formula based on the Consumer Price Index for all Urban Consumers (CPI-U) for the San Francisco-Oakland-San Jose Area, or six percent, whichever is less.

MEMORANDUM

ITEM 11.1.

DATE: November 15, 2021

TO: Honorable Mayor and Council Members

FROM: Darcy Goulart, Planning Manager

SUBJECT: **EASTON RESEARCH PARK WEST – TENTATIVE SUBDIVISION MAP – PROJECT DD10003 – LOCATED AT THE SOUTHWEST CORNER OF NIMBUS ROAD (HAZEL AVENUE EXTENSION) AND FOLSOM BOULEVARD; APN'S: 072-0231-102 AND 125**

PROPERTY OWNER:	**APPLICANT/DEVELOPER:**
Aerojet General Corp PO Box 13222 Sacramento, CA 95813 Aerojet Rocketdyne, Inc. PO Box 1209 Folsom, CA 95763	Easton Development Co., LLC PO Box 1209 Folsom, CA 95763

PROJECT:	Easton Research Park West
FILE:	DD10003
LOCATION:	Southwest corner of Nimbus Rd. (Hazel Ave. Extension) and Folsom Blvd.
APN:	072-0231-102 and 125
PLANNER:	Darcy Goulart, Planning Manager

RECOMMENDATION

Find the Initial Study-Mitigated Negative Declaration with mitigation measures that was prepared and circulated pursuant to the California Environmental Quality Act (CEQA) for the project to be adequate Adopt the Resolution for the Initial Study-Mitigated Negative Declaration, Mitigation Monitoring and Reporting Plan, and Tentative Subdivision Map.

RESULT OF RECOMMENDED ACTION

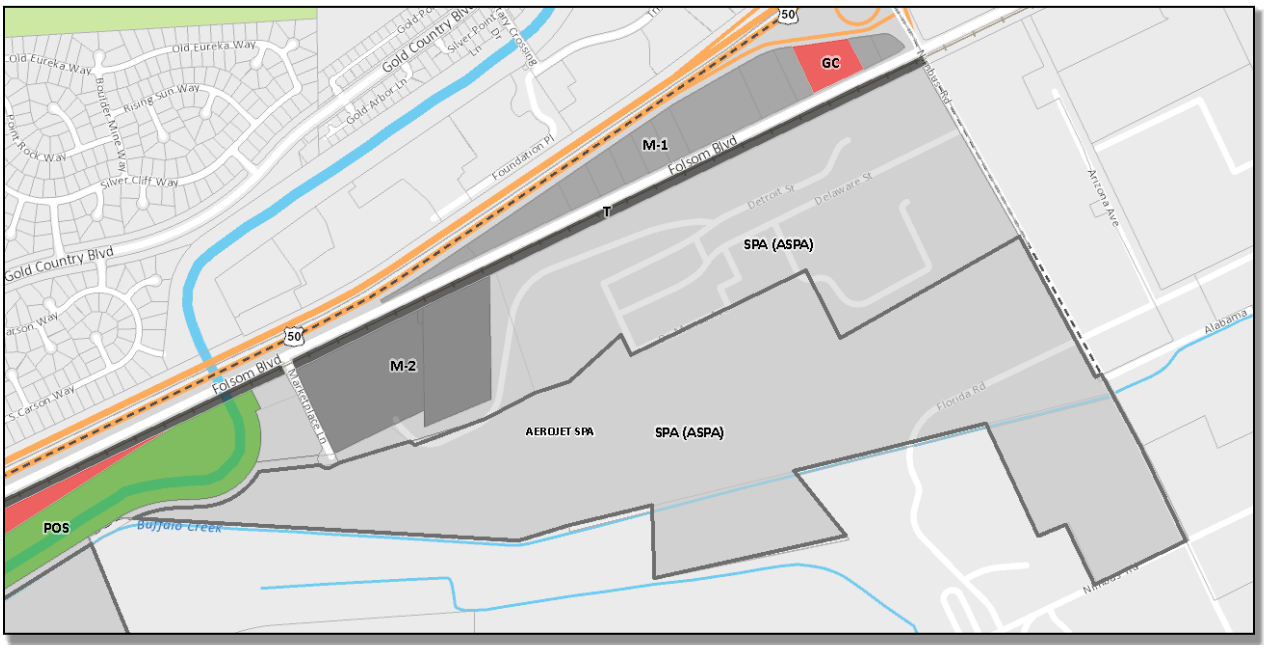
Adoption of the Resolution would adopt the Initial Study-Mitigated Negative Declaration and approve the Applicant's request to subdivide the property into ten (10) parcels for future development of an industrial warehouse campus and one (1) landscape/right-of-way lot.

BACKGROUND

The 178.5+/- acre project site is located within the Aerojet Special Planning Area (ASPA). The ASPA encompasses approximately 13,589 acres of land and was approved by the Board of Supervisors in May 1995. Furthermore, the ASPA states that any new use in the special

planning area that is permitted and does not require a use permit, will be subject only to ministerial review, such as a building permit. Therefore, future development of the site such as buildings, landscaping, etc. will be reviewed by staff during the building permit submittal. Additional discretionary review such as a design review will not be required if the use is permitted. The project area is shown in **Figure 1** and identified by SPA(ASPA).

Figure 1: Project Location



PROJECT DESCRIPTION

The applicant applied for a Tentative Subdivision Map (TSM) to subdivide an existing 178.50-acre parcel into ten (10) parcels for future development of an industrial warehouse campus and one (1) landscape/right-of-way lot. Improvements would include grading the entire site, including tree and vegetation removal, demolition of existing buildings, structures, foundations, and pavement with off-site demolition debris disposal, construction of associated stormwater detention basins, parking lots, and interior private streets and involve off-site construction and reconfiguration of overhead and underground utilities to serve the Project Site on adjacent and nearby roadways and Aerojet property. While not part of this request, the future development of the site could total up to 1,486,000 square feet of industrial warehouse space. The TSM has been reviewed by staff and the analysis for this entitlement is provided below.

TENTATIVE SUBDIVSION MAP

The proposed TSM subdivides the overall property into 10 lots, plus an additional landscape/right-of-way lot. A copy of the TSM can be found in Attachment 3 of this staff report, along with the preliminary phasing exhibit for the project improvements. The breakdown of the property is as follows:

LARGE LOT SUMMARY

PARCEL NUMBER	SPECIFIC PLAN/ZONING DESIGNATION LAND USE	GROSS ACRES	NET ACRES
1	AEROJET SPA	5.03	3.97
2	AEROJET SPA	7.58	5.33
3	AEROJET SPA	10.55	9.73
4	AEROJET SPA	18.10	15.97
5	AEROJET SPA	15.87	15.83
6	AEROJET SPA	15.81	15.59
7	AEROJET SPA	15.21	14.94
8	AEROJET SPA	12.34	10.67
9	AEROJET SPA	12.43	11.41
10	AEROJET SPA	62.26	62.26
A	AEROJET SPA	3.73	1.35
HAZEL AVE IOD	AEROJET SPA	-	6.14
JUGHANDLE IOD	AEROJET SPA	-	2.82
STREET "A" IOD	AEROJET SPA	-	2.90
TOTAL		178.91	178.91

There is a not a minimum lot size requirement for the subject parcels, but the various acreages will provide sufficient opportunity for different intensities of development. The project has been adequately conditioned by city departments and outside agencies to meet various requirements for future development of the property.

Required permits and Regulatory Basis

According to the State Subdivision Map Act and Municipal Code, a parcel may be subdivided into multiple separate lots with a Tentative Subdivision 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

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 subdivision map application.

FINDINGS & EVIDENCE

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 ASPA land use designation specified for this parcel. The property is designated as Aerojet Industrial Zone in the ASPA. Uses consistent with this zone are those typically found in the MP (Industrial Office Park) and M-2 (Heavy Industrial) zones. At this time, the requested action is to merely subdivide the property for future use as an industrial campus. The proposed project upholds the intended purpose of the Aerojet Industrial zone.

2. **Finding:** That the design or improvement of the proposed subdivision is not consistent with applicable general and specific plans.

   Evidence: The proposed Tentative Subdivision Map is consistent with the existing development standards of the ASPA. The anticipated future improvements to the overall project site would be consistent with the development standards outlined in the ASPA. The project has also been adequately conditioned to adhere to improvement standards associated with roadway improvements, drainage, access, etc.

3. **Finding:** That the site is not physically suitable for the type of development.

   Evidence: The site is physically suitable to subdivide. The existing 178.5+/- acre parcel will be split into a total of 10 developable lots and one right of way/landscape lot. Each new parcel will be supported by the necessary infrastructure to accommodate development such as dry and wet utilities and vehicular access. While there is not a minimum lot size requirement, the lots range in size to accommodate a variety of development. The map has also been conditioned to have reciprocal parking and access agreements between parcels to maintain the seamless circulation and adequate parking.

4. **Finding:** That the site is not physically suitable for the proposed density of development.

   Evidence: The site is physically suitable for future development of an industrial campus. The property is located in an area that has been planned for industrial development in the ASPA. While this request does not include the physical construction of buildings, there is an intent to construct this type of development. All the necessary roadways and infrastructure will be available to support the proposed density for the project site.

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 design of the Tentative Subdivision Map is not likely to cause any environmental damage. An Initial Study-Mitigated Negative Declaration was prepared and circulated pursuant to the CEQA guidelines. Appropriate project level mitigation measures have been placed on the project where deemed necessary to reduce environmental impacts and damage to resources and persons within the area.

6. **Finding:** That the design of the subdivision or the type of improvements is likely to cause serious public health problems.

Evidence: The subdivision of two parcels into a total of 10 would not cause any serious public health problems. The division of the land and future improvements to the site will not introduce uses or other aspects into the area that would cause serious public health problems. The subdivision would allow for the sale, lease, or finance of the future development of each lot and would not result in any future public health issues.

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 subdivision and a condition has been placed on the project to ensure the access and shared parking remains in place for all future uses.

GENERAL PLAN AND ZONING

The project site is located within the Aerojet Special Planning Area, with a zoning of Aerojet Industrial. Uses consistent with this zone are those typically found in the MP (Industrial Office Park) and M-2 (Heavy Industrial) zones. At this time, the requested action is to merely subdivide the property for future use as an industrial campus. The proposed project upholds the intended purpose of the Aerojet Industrial zone.

FISCAL IMPACT

Staff anticipates that the project will have a positive fiscal impact due to the short term and long term positions for the construction and operation of the future industrial campus.

ENVIRONMENTAL

In accordance with the California Environmental Quality Act (CEQA)(Public Resource Code Section 2100 et. seq.) and the State CEQA Guidelines (California Code of Regulations Section 15000 et. Seq.), a Draft Initial Study/Mitigated negative Declaration (IS/MND) was prepared and circulated for the required 30-day review period, which ended on October 28, 2021. Areas identified in the Draft IS/MND that required mitigation measures to avoid significant effects on the environment include Biological Resources, Cultural Resources, Geology and Soils, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Noise, Tribal Cultural Resources and Utilities and Service Systems.

During the public review period, seven comment letters and/or emails on the Draft IS/MND were received from outside agencies and interested parties. As a result of comments received on the Draft IS/MND, minor revisions were required to the Draft IS/MND, however there were no substantial revisions that would require recirculation of the document. The revisions proposed in the Final MND do not meet the criteria for recirculation provided in Section 15073.5(c) of the CEQA Guidelines, nor were project revisions required based upon the comments received.

Attachment 1 of this report includes the Final MND, which includes the minor text revisions, comment letters received, responses to those comment letters and the Draft IS/MND that was circulated.

RECOMMENDED MOTIONS

Staff recommends that the City Council find the Initial Study/Mitigated Negative Declaration with mitigation measures that was prepared and circulated pursuant to the California Environmental Quality Act (CEQA) for the project to be adequate and approve the Tentative Subdivision Map, for Easton Research Park West (DD10003), subject to the findings, Project Plans (Exhibit A) and Conditions of Approval (Exhibit B) and Mitigation Monitoring and Reporting Plan (Exhibit C).

ATTACHMENT(S)

1. Final Mitigated Negative Declaration
2. Resolution
3. Project Plans – Exhibit A to the Resolution
4. Conditions of Approval – Exhibit B to the Resolution
5. Mitigation and Monitoring Reporting Plan – Exhibit C to the Resolution

Final

Easton Research Park West Tentative Subdivision Map Project

Initial Study/ Mitigated Negative Declaration

Lead Agency:

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

November 2021

ECORP Consulting, Inc.
ENVIRONMENTAL CONSULTANTS

EASTON RESEARCH PARK WEST TENTATIVE SUBDIVISION MAP PROJECT

Rancho Cordova, California

FINAL
INITIAL STUDY/MITIGATED NEGATIVE DECLARATION
AND
RESPONSES TO COMMENTS

State Clearinghouse Number

2021090544

November 2021

Lead Agency:

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

Prepared by:

ECORP Consulting, Inc.
ENVIRONMENTAL CONSULTANTS

2525 Warren Drive
Rocklin, CA 95677

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NOTICE OF DETERMINATION

TO:	**FROM:**
Office of Planning and Research 1400 10th Street Sacramento, CA 95814	City of Rancho Cordova Planning Department 2729 Prospect Park Drive Rancho Cordova, CA 95670

SUBJECT: **Filing of Notice of Determination in compliance with Section 21108 of the Public Resources Code**

PROJECT TITLE: **Easton Research Park West Tentative Subdivision Map Project**

State Clearinghouse Number	Contact Person	Telephone Number
2021090544	Darcy Goulart	(916) 851-8784

Project Approval

The City of Rancho Cordova City Council adopted the Initial Study/Mitigated Negative Declaration and approved the Easton Research Park West Tentative Subdivision Map Project on November 15, 2021.

Project Location

The Project occurs on an approximately 105.5-acre property within APNs 072-0231-102 and 072-0231-125 located at the southwestern corner of Nimbus Road (Hazel Avenue extension) and Folsom Boulevard intersection in the City of Rancho Cordova in Sacramento County.

Project Description

The Project proposes to subdivide 105.5 acres of land on two Assessor's Parcel Numbers (APNs) near the southwestern corner of the Hazel Avenue/Folsom Boulevard intersection within the City of Rancho Cordova into 10 lots numbered 1 through 9 and Lot A for future development of an industrial warehouse campus. Project development would be based on a conceptual site plan that would entail grading the entire Project site, including tree and vegetation removal (except avoidance of existing elderberry shrubs where possible), demolition of existing buildings, structures, foundations, and pavement with off-site demolition debris disposal, and construction of 8 warehouse buildings totaling 1,486,000 square feet. The Project would also construct associated stormwater detention basins, parking lots, and interior private streets and involve off-site construction and reconfiguration of overhead and underground utilities to serve the Project Site on adjacent and nearby roadways and Aerojet property.

The City of Rancho Cordova Planning Department, as the Lead Agency, has approved the above-described Project and has made the following determinations:

- There is no substantial evidence that the Proposed Project will have a significant effect on the environment;
- In accordance with CEQA, a Mitigated Negative Declaration for the Proposed Project was prepared. The Mitigated Negative Declaration has been adopted by the City of Rancho Cordova, which is the Lead Agency for the Proposed Project. The Mitigated Negative Declaration and record of project approval may be examined online at the City of Rancho Cordova Planning Division Document Library website at: Planning Division Document Library | City of Rancho Cordova. The Mitigated Negative Declaration reflects the independent judgment and analysis of the City of Rancho Cordova;
- Mitigation measures were required to be made a condition of approval of the Proposed Project;
- A Statement of Overriding Considerations was not required to be adopted for the Proposed Project; and
- A Mitigation Monitoring and Reporting Plan was adopted for the Proposed Project.

This is to certify that the Final Initial Study/Mitigated Negative Declaration including comments and responses, the mitigation monitoring and reporting plan, and record of Project approval is available to the general public at: City of Rancho Cordova Planning Division, 2729 Prospect Park Dr. Rancho Cordova, CA 95670 and online at: Planning Division Document Library | City of Rancho Cordova

Signature Date

Date Received for Filing at OPR: _____

Easton Research Park West Tentative Subdivision Map Project
Final
Initial Study/Mitigated Negative Declaration

State Clearinghouse Number 2021090544

November 2021

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CONTENTS

Final Initial Study/Mitigated Negative Declaration – Easton Research Park West Tentative Subdivision Map Project i

Mitigation Measures Incorporated into the Project to Avoid Significant Effects ii

SECTION 1. Introduction 1-1

SECTION 2. Project Overview 2-1

2.1 Project Location 2-1

2.2 Project Description 2-1

SECTION 3. Comments and Responses 3-1

SECTION 4. Revisions to the Draft Initial Study/ Mitigated Negative Declaration 4-1

SECTION 5. Mitigation Monitoring and Reporting Plan 5-1

SECTION 6. List of Attachments 6-1

Attachment A – Draft Initial Study and Mitigated Negative Declaration for the Easton Research Park West Tentative Map Project

Attachment B – Notice of Intent

Attachment C – Lozeau & Drury Comment Letter

Attachment D – Revised Biological Resources Assessment (ECORP, October 29, 2021)

Attachment E – Confidential Cultural Resources Inventory and Integrity Assessment Addendum for the offsite Stormwater Detention Basin (ECORP, October 23, 2021)

Attachment F – Local Transportation Analysis Final Report (Fehr & Peers, November 2, 2021)

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FINAL MITIGATED NEGATIVE DECLARATION
EASTON RESEARCH PARK WEST TENTATIVE SUBDIVISION MAP PROJECT

Lead Agency: City of Rancho Cordova Planning Department

Project Proponent: Easton Development Company, LLC

Project Location:

The Project occurs on an approximately 105.5-acre property within APNs 072-0231-102 and 072-0231-125 located at the southwestern corner of Nimbus Road (Hazel Avenue extension) and Folsom Boulevard intersection in the City of Rancho Cordova in Sacramento County.

Project Description:

The Project proposes to subdivide 105.5 acres of land on two Assessor's Parcel Numbers (APNs) near the southwestern corner of the Hazel Avenue/Folsom Boulevard intersection within the City of Rancho Cordova into 10 lots numbered 1 through 9 and Lot A for future development of an industrial warehouse campus. Project development would be based on a conceptual site plan that would entail grading the entire Project site, including tree and vegetation removal (except avoidance of existing elderberry shrubs where possible), demolition of existing buildings, structures, foundations, and pavement with off-site demolition debris disposal, and construction of 8 warehouse buildings totaling 1,486,000 square feet. The Project would also construct associated stormwater detention basins, parking lots, and interior private streets and involve off-site construction and reconfiguration of overhead and underground utilities to serve the Project Site on adjacent and nearby roadways and Aerojet property

Finding:

Based on the information contained in the attached Initial Study, The City of Rancho Cordova finds that there would not be a significant effect to the environment because the mitigation measures described herein would be incorporated as part of the Proposed Project.

Public Review Period: **September 29, 2021 – October 28, 2021**

Mitigation Measures Incorporated into the Project to Avoid Significant Effects

BIOLOGICAL RESOURCES

Project activities associated with construction of the Project, including installation of off-site utilities, could adversely affect several special-status animal species that occur or could potentially occur on or near the Project site. The following measures are recommended to minimize potential impacts to special-status animal species including invertebrates and birds:

BIO-1: Worker Awareness Training for Special-Status Species:

- Prior to start of construction activities, a qualified biologist shall conduct an education program for all persons involved with the proposed Project. The program shall consist of

a presentation from the Biologist that includes a discussion of the biology and general behavior of the species discussed above, information about the distribution and habitat needs of these animals, sensitivity of these animals to human activities, and their status of legal protection.

BIO-2: Minimize potential significant impacts to Vernal Pool Fairy and Tadpole Shrimp:

- Assume presence of Vernal Pool Fairy and Tadpole Shrimp and initiate the Section 7 consultation process with USFWS through the Clean Water Act Section 404 Process; OR conduct protocol-level surveys for these species to determine presence or absence prior to consultation.
- If presence is assumed or confirmed after protocol surveys, acquire a Biological Opinion for the Project and implement all conditions of the Biological Opinion, including purchasing compensatory mitigation for permanent impacts to branchiopod habitat. Compensatory mitigation will be determined through the Section 7 process and outlined in the Biological Opinion.

BIO-3: Minimize potential significant impacts to VELB:

- Initiate Section 7 consultation process with USFWS through the Clean Water Act Section 404 process on the Project effects to ESA-listed VELB and acquire a Biological Opinion for the Project. Implement all conditions of the Biological Opinion.
- Elderberry shrubs will be avoided to the extent practicable. For any impacts to elderberry shrubs, appropriate avoidance measures and a mitigation plan will be developed in consultation with USFWS and implemented during the appropriate timeframe.
- The area surrounding avoided elderberry shrubs shall be fenced and/or flagged as close to construction limits as possible.
- As much as feasible, all activities that could occur within 165 feet of an avoided elderberry shrub will be conducted outside of the flight season of VELB (March - July).
- Herbicides will not be used within the drip line of any elderberry shrubs. Insecticides will not be used within 100 feet of an elderberry shrub and will be applied using a backpack sprayer or similar direct application method.
- The potential effects of dust on VELB will be minimized by applying water during construction activities or by presoaking work areas that will occur within 100 feet of any potential elderberry shrub habitat.

BIO-4: Minimize potential significant impacts to western spadefoot:

- Preconstruction surveys for western spadefoot will be conducted within the limits of construction to detect adults, larvae, and/or egg masses, within 48 hours prior to the start of construction.
- If no western spadefoots are found, no further measures pertaining to this species are necessary.

- If adults, larvae, or egg masses are found, they will be relocated to suitable habitat within an on- or off-site preserve(s), in consultation with CDFW.

BIO-5: Nesting birds.

- A preconstruction survey for nesting birds will be conducted by a qualified biologist within 14 days (or fewer if recommended by CDFW) of commencement of Project activities. The survey will occur within the Project Area and a 100-foot buffer. If an active nest is located, a no-disturbance buffer will be established as determined by the biologist in consultation with CDFW and maintained until the nest is confirmed to be no longer active by the biologist.

BIO-6: Raptors.

- A preconstruction survey for nesting raptors will be conducted within 14 days of commencement of Project activities by a qualified wildlife biologist within the Project Area and a 500-foot buffer. If an active nest is located, a no-disturbance buffer will be established as determined by the biologist in consultation with CDFW and maintained until a qualified biologist determines the young have fledged and are no longer reliant upon the nest for survival.

BIO-7: Swainson's Hawk.

- A preconstruction survey for nesting Swainson's hawk will be conducted by a qualified biologist within 14 days of commencement of Project activities within the Project Area and a 0.25-mile buffer. As described above, if Swainson's hawks are found to be nesting in the vicinity, a no-disturbance buffer will be established in consultation with CDFW and maintained until a qualified biologist determines the young have fledged and are no longer reliant upon the nest for survival.
- Mitigation for permanent impacts to SWHA foraging habitat has been purchased for the portions of the Project Area that overlap with the Glenborough Project in accordance with the CEQA Environmental Impact Report Mitigation Measures for that Project.
- Mitigation for permanent impacts to SWHA foraging habitat for the remaining portions of the Project Area is required (see Appendix B, Figure 3). Compensatory mitigation should be consistent with the Sacramento County SWHA Ordinance.

BIO-8: Burrowing owl.

- A preconstruction survey for nesting burrowing owl will be conducted by a qualified biologist within 14 days prior to commencement of Project activities within the Project Area and a 250-foot buffer. Surveys shall be conducted at appropriate times and in appropriate weather conditions to maximize detection. If active burrowing owl burrows are found, an avoidance buffer will be immediately established, and an avoidance plan will be prepared in consultation with CDFW prior to the commencement of any ground-disturbing activities.

BIO-9: Pallid Bat.

- Prior to commencement of Project activities, a qualified biologist will survey for all suitable roosting habitat (e.g., manmade structures, trees, rock outcrops) within the Project Area proposed for removal and or disturbance. If no suitable roosting habitat is identified, no further measures are necessary.
- If suitable roosting habitat is identified, a qualified biologist will conduct an evening bat emergence survey that may include acoustic monitoring to determine whether or not bats are present. If roosting bats are found, consultation with CDFW is required prior to initiation of construction activities.

The Project proposes to impact aquatic resources by grading and filling the seasonal wetlands and installing rock slope protection (RSP) around new storm water drainage channel outfalls in the Aerojet Administrative Campus Ditch. Implementation of the permit authorizations described in the following mitigation measure will reduce potential impacts to aquatic resources.

BIO-10: Waters of the U.S. and State

- For aquatic resources within the Glenborough Permit area where mitigation has not been purchased, purchase mitigation credits as required by the Glenborough Permit.
- For aquatic resources outside of the Glenborough Permit area, a permit authorization to fill wetlands under the Section 404 of the federal Clean Water Act (Section 404 Permit) will be obtained from USACE prior to discharging any dredged or fill materials into any Waters of the U.S. Final mitigation measures will be developed as part of the Section 404 Permit process to ensure no-net-loss of wetland function and values.
- For aquatic resources outside the Glenborough Permit area, a Water Quality Certification or waiver pursuant to Section 401 of the CWA must be obtained from the RWQCB for Section 404 permit actions.
- For aquatic resources outside the Glenborough Permit area, pursuant to the Porter-Cologne Water Quality Act, a permit authorization from the RWQCB is required prior to the discharge of material in an area that could affect Waters of the State. Mitigation requirements for discharge to Waters of the State will be developed in consultation with the RWQCB.
- No features that may be subject to Section 1600 of the Fish and Game Code were identified in the Study Area; therefore, a Streambed Alteration Agreement from CDFW pursuant to Section 1602 of the California Fish and Game Code is not required.

Due to the presence of oak trees having a trunk diameter of at least six inches or greater onsite, the Project is subject to the City of Rancho Cordova Tree Preservation Ordinance. Implementation of the following mitigation measure would ensure that the Project applicant complies with the City's Tree Preservation Ordinance to preserve and mitigate for trees that would be impacted as part of the Project.

BIO-11: **Tree protection.** The following measures are recommended to comply with the City of Rancho Cordova's Tree Preservation Ordinance if trees will be impacted as part of the Project:

- Prior to tree removal, an arborist survey will be conducted for any areas within the Project Area not previously surveyed (see Attachment C in Appendix B).
- If the proposed Project activities occur within the dripline of, or require the removal of, any trees, a Tree Permit will be required, and the City of Rancho Cordova tree ordinance shall be consulted for tree mitigation and preservation measures. This will include the development of a tree protection plan or its equivalent. This plan will provide arborist recommendations for preserved trees and general recommendations during and after construction activities as well as specific recommendations for long term maintenance.

CULTURAL RESOURCES

CUL-1: **Discovery of Unknown Archeological Resources**

- If subsurface deposits believed to be cultural or human in origin are discovered during construction, all work must halt within a 50-foot radius of the discovery. The qualified archaeologist shall be called upon to evaluate the significance of the find and shall have the authority to modify the no-work radius as appropriate, using professional judgment. The following notifications shall apply, depending on the nature of the find:
- If the professional archaeologist determines that the find does not represent a cultural resource, work may resume immediately, and no agency notifications are required.
- If the professional archaeologist determines that the find does represent a cultural resource from any time period or cultural affiliation, he or she shall immediately notify the lead agencies. The agencies shall consult on a finding of eligibility and implement appropriate treatment measures if the find is determined to be eligible for inclusion in the CRHR or NRHP. Work may not resume within the no-work radius until the lead agencies, through consultation as appropriate, determine that the site either: 1) is not eligible for or CRHR or NRHP; or 2) that the treatment measures have been completed to their satisfaction.

CUL-2: **Discovery of Unknown Human Remains.**

- If the find includes human remains, or remains that are potentially human, he or she shall ensure reasonable protection measures are taken to protect the discovery from disturbance (AB 2641). The archaeologist shall notify the Sacramento County Coroner (per § 7050.5 of the Health and Safety Code). The provisions of § 7050.5 of the California Health and Safety Code, § 5097.98 of the California PRC, and AB 2641 will be implemented. If the Coroner determines the remains are Native American and not the result of a crime scene, the Coroner will notify the NAHC, who then will designate a Native American Most Likely Descendant (MLD) for the Project (§ 5097.98 of the PRC). The designated MLD will have 48 hours from the time access to the property is granted

to make recommendations concerning treatment of the remains. If the landowner does not agree with the recommendations of the MLD, the NAHC may mediate (§ 5097.94 of the PRC). If no agreement is reached, the landowner must rebury the remains where they will not be further disturbed (§ 5097.98 of the PRC). This will also include either recording the site with the NAHC or the appropriate information center; using an open space or conservation zoning designation or easement; or recording a reinternment document with the county in which the property is located (AB 2641). Work may not resume within the no-work radius until the City, through consultation as appropriate, determines that the treatment measures have been completed to its satisfaction.

GEOLOGY AND SOILS

GEO-1: Discovery of Unknown Paleontological Resources.

- If any paleontological resources (i.e., fossils) are found during Project construction, construction shall be halted immediately in the subject area and the area shall be isolated using orange or yellow fencing until the City of Rancho Cordova is notified and the area is cleared for future work. A qualified paleontologist shall be retained to evaluate the find and recommend appropriate treatment of the inadvertently discovered paleontological resources. In addition, in the event of an inadvertent find, sediment samples should be collected and processed to determine the small fossil potential on the Project Site. If the Project applicant resumes work in a location where paleontological remains have been discovered and cleared, the Project applicant will have a paleontologist onsite to observe any continuing excavation to confirm that no additional paleontological resources are in the area. Any fossil materials uncovered during mitigation activities should be deposited in an accredited and permanent scientific institution for the benefit of current and future generations.

GREENHOUSE GAS EMISSIONS

GHG-1: Greenhouse Gas Emissions Reductions.

- In coordination with the Sacramento Metropolitan Air Quality Management District and City of Rancho Cordova Planning Department, the Project applicant shall purchase greenhouse gas emissions/carbon offsets to counterbalance the Project operational greenhouse gas emissions exceeding the annual significance threshold from a Sacramento Metropolitan Air Quality Management District-approved registry, including:
  - (i) the Climate Action Reserve, the American Carbon Registry and Verra, which are all approved by CARB;
  - (ii) any entity approved at any time by CARB to act as an "offset project registry" under the state's cap-and-trade program;
  - (iii) other regulatory or voluntary credits that demonstrate, based on substantial evidence, that the offsets are real, permanent, quantifiable, verifiable, enforceable, and additional.

The specific amount of offset credits necessary to reduce potential GHG emission-related impacts to less than significant levels shall be determined through consultation with the Sacramento Metropolitan Air Quality Management District and City of Rancho Cordova Planning Department.

NOISE

NOI-1: Nighttime construction noise impacts.

- In the case that construction occurs between the hours of 8:00 p.m. and 6:00 a.m. on weekdays and between 8:00 p.m. and 7:00 a.m. on weekends, a temporary noise barrier or enclosure shall be positioned between construction equipment and all residences within 2,600 feet of construction activities in a manner that breaks the line of sight between the construction equipment and these residences, to the extent feasible. The temporary noise barrier shall have a sound transmission class (STC) of 25 or greater in accordance with American Society for Testing and Materials Test Method E90, or at least 2 pounds per square foot to ensure adequate transmission loss characteristics. The temporary noise barrier can consist of a solid plywood fence at least 7/16-inch in thickness and/or flexible sound curtains, such as an 18-ounce tarp or a 2-inch-thick fiberglass blanket, attached to chain link fencing or some other support structure. The length, height, and location of the temporary noise barrier shall be adequate to assure proper acoustical performance. Specifically, the barrier must completely break the line of sight between construction equipment and all residential properties less than 2,600 feet of construction activity, must be free of degrading holes or gaps, and must not be flanked by nearby reflective surfaces. All noise control barrier walls shall be designed to preclude structural failure due to such factors as winds, shear, shallow soil failure, earthquakes, and erosion.
- In order to qualify as a noise-sensitive receptor at the time of construction, such residential dwellings would be required to physically house individuals during the time Project construction activities occur.

TRIBAL CULTURAL RESOURCES

TCR-1: Tribal Inspections of Subsurface Soils.

- To accommodate any necessary security clearance, no less than five working days before the start of construction, the contractor shall notify the Shingle Springs Band of Miwok Indians about the start date of ground disturbing activities. The tribe will be given the opportunity to send a tribal monitor to inspect the subsurface soils once during the first five days of ground disturbing activity on the project. Should the tribe choose not to send a monitor to perform the inspection within the first five days, work can continue as long as the notice was provided and documented.

TCR-2: Implement Measures to Protect Unanticipated Tribal Cultural Resources Discoveries Unanticipated Discoveries

- If subsurface deposits believed to be cultural in origin are discovered during construction, all work must halt within 100 feet of the discovery. The construction foreman will notify the City, which shall notify the Shingle Springs Band of Miwok Indians and a qualified professional archaeologist. A representative from the tribe will be afforded a reasonable opportunity to visit the discovery location to determine whether or not it is a tribal cultural resource. The following actions shall apply, depending on the nature of the find:
  - If the Shingle Springs Band of Miwok Indians determines that the find does not represent a tribal cultural resource, and the qualified professional archaeologist determines that the find does not represent a potential historical resource, and the City concurs, then work may resume immediately, and no further action is required.
  - If the Shingle Springs Band of Miwok Indians determines that the find represents a tribal cultural resource, as defined in PRC Section 21074(a) though (c) of the CEQA Guidelines, the City shall consult with the tribe on appropriate treatment measures. Work may not resume within the no-work radius until the City, through consultation as appropriate, determines that the treatment measures have been completed to its satisfaction.
  - If the find includes human remains, or remains that are potentially human, the construction supervisor shall ensure reasonable protection measures are taken to protect the discovery from disturbance (AB 2641) and shall immediately notify the City and the Sacramento County Coroner (per § 7050.5 of the Health and Safety Code). The provisions of § 7050.5 of the California Health and Safety Code, § 5097.98 of the California PRC, and AB 2641 will be implemented. If the Coroner determines the remains are Native American and not the result of a crime scene, the Coroner will notify the NAHC within 24 hours. The NAHC will designate a Native American Most Likely Descendant (MLD) for the discovery (§ 5097.98 of the PRC). The designated MLD will have 48 hours from the time access to the property is granted to make recommendations concerning treatment of the remains. If the landowner does not agree with the recommendations of the MLD, the NAHC can mediate (§ 5097.94 of the PRC). If no agreement is reached, the landowner must rebury the remains where they will not be further disturbed (§ 5097.98 of the PRC). This will also include either recording the site with the NAHC or the appropriate Information Center; using an open space or conservation zoning designation or easement; or recording a reinternment document with Sacramento County (AB 2641). Work may not resume within the no-work radius until the City, through consultation as appropriate, determines that the treatment measures have been completed to its satisfaction.

UTILITIES AND SERVICE SYSTEMS

UTIL-1: Water Service Availability.

- The City of Rancho Cordova will coordinate with the City of Folsom and the Project Applicant to include any of The City of Folsom's standards and required conditions of approval regarding the review of construction documents for the water system and connections when submitted.

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1.0 INTRODUCTION

This document is the Final Initial Study and Mitigated Negative Declaration including the Responses to Comments and the Mitigation Monitoring and Reporting Plan (Final IS/MND) for the Easton Research Park West Tentative Subdivision Map Project. It has been prepared in accordance with the California Environmental Quality Act (CEQA) (Public Resource Code Section 21000 et. seq.) and the State CEQA Guidelines (California Code of Regulations Section 15000 et seq.) as amended. This Final IS/MND and Responses to Comments document supplements and updates the Draft Initial Study/Mitigated Negative Declaration (Draft IS/MND, Section 6 Attachment A) released for public review on September 29, 2021.

The City of Rancho Cordova Planning Department (City) is the Lead Agency for the Proposed Project. On September 29, 2021, the City distributed the Draft IS/MND for the Proposed Project to public agencies and the general public for review and comment, as indicated in the Notice of Intent to Adopt a Mitigated Negative Declaration (NOI, Section 6 Attachment B). In accordance with the State CEQA Guidelines, a 30-day review period, which ended on October 28, 2021, was completed. During the public review period, seven comment letters and/or emails on the Draft IS/MND were received from interested parties.

This Final IS/MND and Responses to Comments document is organized as follows:

- Section 1.0 provides a discussion of the purpose of the document and discusses the structure of the document;
- Section 2.0 contains a summary of the Project Description, a description of minor changes to the Project Description and a discussion regarding why these changes do not require recirculation of the Draft IS/MND;
- Section 3.0 includes the comment letters received and responses to these comments;
- Section 4.0 includes corrections and revisions made to the Draft IS/MND in response to comments;
- Section 5.0 includes the Proposed Project's Mitigation Monitoring and Reporting Program (MMRP), prepared pursuant to Public Resources Code Section 21081.6; and
- Section 6.0 includes the Draft IS/MND, Notice of Intent, Comment Letter No.7 from Lozeau & Drury, LLC, the revised Biological Resource Assessment Report including the offsite Stormwater Detention Basin, the Cultural Resources Inventory and Integrity Assessment Addendum for the offsite Stormwater Detention Basin, and the Local Transportation Analysis Final Report.

This Final MND document and the Draft IS/MND together constitute the environmental document for the Proposed Project. As a result of comments received on the Draft IS/MND, minor revisions were required to the Draft IS/MND text, however, there were no substantial revisions that would require recirculation of the document. A substantial revision according to Section 15073.5 of the *2020 CEQA Statute Guidelines* shall mean:

> "(1) A new, avoidable significant effect is identified and mitigation measures or project revisions must be added in order to reduce the effect to insignificance, or

(2) The lead agency determines that the proposed mitigation measures or project revisions will not reduce potential effects to less than significance and new measures or revisions must be required."

2.0 PROJECT OVERVIEW

2.1 Project Location

The Project occurs on an approximately 105.5-acre property within APNs 072-0231-102 and 072-0231-125 located at the southwestern corner of Nimbus Road (Hazel Avenue extension) and Folsom Boulevard intersection in the City of Rancho Cordova in Sacramento County.

2.2 Project Description

The Project proposes to subdivide 105.5 acres of land on two Assessor's Parcel Numbers (APNs) near the southwestern corner of the Hazel Avenue/Folsom Boulevard intersection within the City of Rancho Cordova into 10 lots numbered 1 through 9 and Lot A for future development of an industrial warehouse campus. Project development would be based on a conceptual site plan that would entail grading the entire Project site, including tree and vegetation removal (except avoidance of existing elderberry shrubs where possible), demolition of existing buildings, structures, foundations, and pavement with off-site demolition debris disposal, and construction of 8 warehouse buildings totaling 1,486,000 square feet. The Project would also construct associated stormwater detention basins, parking lots, and interior private streets and involve off-site construction and reconfiguration of overhead and underground utilities to serve the Project Site on adjacent and nearby roadways and Aerojet property

2.3 Decision Not to Recirculate Draft MND

After the completion of the public/agency comment period for the Draft IS/MND, minor changes were made to sections of the IS/MND. These revisions do not meet the criteria for recirculation of the MND prior to adoption as outlined in Section 15073.5 of the State CEQA Guidelines. According to the Guidelines, "A lead agency is required to recirculate a negative declaration when the document must be substantially revised after public notice of its availability has been given pursuant to Section 15072 but prior to its adoption."

The revisions proposed in this Final MND do not meet the criteria for recirculation provided in Section 15073.5 (c) of the CEQA Guidelines. These criteria are provided below, along with an explanation regarding the reasons why the changes to the Project do not require recirculation.

Recirculation is not required under the following circumstances:

> *(1) Mitigation measures are replaced with equal or more effective measures pursuant to Section 15074.1.*

No mitigation measures have been replaced.

> *(2) New project revisions are added in response to written or verbal comments on the project's effects identified in the proposed negative declaration which are not new avoidable significant effects.*

No major Project revisions are required to respond to agency or public comment letters 1-7 below. However, impact areas and numbers of biological resources affected were updated based on revisions to the Biological Resources Assessment for the proposed stormwater detention basin south of the original Project. New technical studies, data, and analyses for this area required minor data revisions to the Draft IS-MND, but did not introduce new avoidable significant effects.

> *(3) Measures or conditions of project approval are added after circulation of the negative declaration, which is not required by CEQA, which do not create new significant environmental effects, and are not necessary to mitigate an avoidable significant effect.*

As discussed above, no new mitigation measures or conditions have been added.

> *(4) New information is added to the negative declaration which merely clarifies, amplifies, or makes insignificant modifications to the negative declaration.*

Minor revisions to the Draft IS/MND are explained in Section 4.0 of this Final MND.

3.0 COMMENTS AND RESPONSES

3.1 Introduction

This section of the document contains copies of the comment letters received during the 30-day public review period, which began on September 29, 2021, and ended on October 28, 2021. Comments and responses to comments are not required to be included in Mitigated Negative Declarations but are included here for informational purposes for the public and decision-makers on the Project.

This section contains the following:

- A list of commenters on the Draft MND which lists public agencies, organizations and individuals who submitted comments during the public comment period; and
- A response to all comments received on the Draft MND, which includes copies of all letters and emails received during the public comment period.

In conformance with Section 15088(a) of the State CEQA Guidelines, the City has considered comments on environmental issues from reviewers of the Draft IS/MND and has prepared written responses. Seven letters were received via email, commenting on the Draft IS/MND. These letters, and the responses to the comments contained in the letters are provided in this section. Due its length, Comment Letter No.7 from Lozeau Drury, LLC is included as Section 6 Attachment C.

A list of public agencies, organizations, and individuals that provided comments on the Draft IS/MND is presented below. The letters and the responses to the comments follow this page.

3.2 List of Commenters

Agencies and individuals and organizations who commented on the Draft MND are listed below. Each comment letter is included below and assigned a code (e.g., L1, L2, L3). Each comment within each letter is further assigned a code for tracking individual responses to comments (e.g., L1.1, L1.2, L2.1, L2.2).

3.3 Responsible and Interested Agencies

- State of California Department of Transportation (Caltrans) (L1)
- Sacramento Regional Transit District (L2)
- Sacramento Metropolitan Air Quality Management District (SMAQMD) (L3)
- Department of Toxic Substances Control (L4)
- Sacramento Municipal Utilities District (SMUD) (L5)

3.4 Individuals and Organizations

- PG&E (L6)
- Lozeau Drury LLP (L7)

3.5 Responses to Comments

The following section includes comment letters received during the public comment period on the Draft MND, followed by a written response to each comment. The comments and responses are correlated by code numbers shown in the right margin of each comment letter.

Letter 1 (Caltrans) – Mark Leong, District Branch Chief, California Department of Transportation, received October 8, 2010

From: Michelle Wilson
To: Michelle Wilson
Subject: FW: Notice of Intent to Adopt A Mitigated Negative Declaration
Date: Thursday, October 28, 2021 7:35:24 PM
Attachments: image001.png
image002.png

From: Smith, David J@DOT <David.J.Smith@dot.ca.gov>
Sent: Thursday, October 14, 2021 4:09 PM
To: Darcy Goulart <dgoulart@cityofranchocordova.org>
Cc: Padilla, Alex@DOT <Alex.Padilla@dot.ca.gov>
Subject: RE: Notice of Intent to Adopt A Mitigated Negative Declaration

Hi Darcy,

Thank you for including the California Department of Transportation (Caltrans) in the review process for the project referenced above. Caltrans' new mission, vision, and goals signal a modernization of our approach to California's transportation system. We reviewed this local development for impacts to the State Highway System (SHS) in keeping with our mission, vision, and goals for sustainability/livability/economy, and safety/health.

Based on the information received Caltrans has no comments. L1.1

Please provide our office with copies of any further actions regarding this project. We would appreciate the opportunity to review and comment on any changes related to this development.

Thank you,

David J. Smith
Associate Transportation Planner
California Department of Transportation, District 3
703 B Street | Marysville, CA 95901

I will be telecommuting daily until further notice – Please contact by cell/email.

Cell: (530) 682-3791
Email: david.j.smith@dot.ca.gov
www.dot.ca.gov/d3/
For real-time highway conditions: http://quickmap.dot.ca.gov/

From: Kelly Whitman <kwhitman@cityofranchocordova.org>
Sent: Tuesday, September 28, 2021 2:57 PM
Cc: Darcy Goulart <dgoulart@cityofranchocordova.org>
Subject: Notice of Intent to Adopt A Mitigated Negative Declaration

Letter 1 Responses to Comments

Response to Comment L1.1:

Comment L1.1: *Based on the information received Caltrans has no comments*

Response: This comment is noted.

Letter 2 (SacRT) – Kevin Schroder, Senior Planner, Sacramento Regional Transit District, received October 27, 2021

Regional Transit

Sacramento Regional Transit District
A Public Transit Agency
and Equal Opportunity Employer

Administrative Offices
1400 29th Street
Sacramento, CA 95816
916-321-2800

Mailing Address
P.O. Box 2110
Sacramento, CA 95812-2110

Human Resources
2810 O Street
Sacramento, CA 95816
916-556-0299

Customer Service & Sales Center
1225 R Street
Sacramento, CA 95811

Route, Schedule & Fare Information
916-321-BUSS (2877)
TDD 916-483-HEAR (4327)
sacrt.com

Public Transit Since 1973

October 27, 2021

Darcy Goulart, Planning Manager
City of Rancho Cordova Planning Division
2729 Prospect Park Dr.
Rancho Cordova, CA 95670

NAME OF DEVELOPMENT: Easton Research Park West Tentative Subdivision Map Project
TYPE OF DOCUMENT: Initial Study and Mitigated Negative Declaration

The Sacramento Regional Transit District (SacRT) has reviewed the Initial Study (IS) and Mitigated Negative Declaration (MND) for the Easton Research Park West Tentative Subdivision Map Project (Project). The Proposed Project is located on an approximately 105.5-acre property within Assessor's Parcel Numbers 072-0231-102 and 072-0231-125 located at the southwestern corner of Nimbus Road (Hazel Avenue extension) and Folsom Boulevard intersection in the City of Rancho Cordova in Sacramento County.

The Project proposes to subdivide 105.5 acres of land zoned within the Aerojet Special Planning Area on two parcels near the southwestern corner of the Hazel Avenue/Folsom Boulevard intersection into 10 lots numbered 1 through 9 and Lot A for future development of an industrial warehouse campus. Project development would be based on a conceptual site plan that would entail grading the entire Project site, including tree and vegetation removal (except avoidance of existing elderberry shrubs where possible), demolition of existing buildings, structures, foundations, and pavement with off-site demolition debris disposal, and construction of 8 warehouse buildings totaling 1,486,000 square feet. The Project would also construct associated stormwater detention basins, parking lots, and interior private streets and involve off-site construction and reconfiguration of overhead and underground utilities to serve the Project Site on adjacent and nearby roadways and Aerojet property.

SacRT has the following comments regarding the IS/MND: L2.1

SacRT contacted the City of Rancho Cordova concerning safe bike and pedestrian access to the Project Site as the proponent claimed the project was screened from VMT analysis. SacRT was interested in the city's stance on requiring the developer to provide crosswalk improvements, sidewalk connections, and pedestrian lighting from Folsom Blvd to the Project Site. The lack of pedestrian and bike connections to the project site limits the ability to claim this development as VMT conforming without improvements. The City of Rancho Cordova has confirmed "the City's Pedestrian Master Plan identifies needed pedestrian infrastructure that will be detailed in the improvement plan process. We will make pedestrian connections to the sidewalk and bike lane opportunities on Folsom Boulevard connecting to the Hazel Light Rail station, and in the near future when the Hazel Avenue interchange is constructed, these connections will be further improved" (city staff). SacRT looks forwarded to working with the developer and city to establish a design standard for safe pedestrian and bike access over the light rail tracks in the direction of the future development.

SacRT acknowledges the development request for construction and reconfiguration underground utilities to serve the project site (page 33 and Figure 2-4). Please contact SacRT's Real Estate Department at rnielson@sacrt.com for any access to or crossing over/under of the rail right of way property or any work within 10 feet of the tracks or overhead wires.

Staff appreciated the opportunity to comment, and we look forward to reviewing the additional information and working together to address our requests for the IS/MND. If you have further questions regarding these recommendations, please contact me at (279) 234-8374 or kschroder@sacrt.com.

Sincerely,

Kevin Schroder
Senior Planner

CC:
James Boyle, Director of Planning, SacRT
Sarah Poe, Planner, SacRT

Letter 2 Responses to Comments

Response to Comment L2.1:

Comment L2.1: *SacRT contacted the City of Rancho Cordova concerning safe bike and pedestrian access to the Project Site as the proponent claimed the project was screened from VMT analysis. SacRT was interested in the city's stance on requiring the developer to provide crosswalk improvements, sidewalk connections, and pedestrian lighting from Folsom Blvd to the Project Site. The lack of pedestrian and bike connections to the project site limits the ability to claim this development as VMT conforming without improvements. The City of Rancho Cordova has confirmed "the City's Pedestrian Master Plan identifies needed pedestrian infrastructure that will be detailed in the improvement plan process. We will make pedestrian connections to the sidewalk and bike lane opportunities on Folsom Boulevard connecting to the Hazel Light Rail station, and in the near future when the Hazel Avenue interchange is constructed, these connections will be further improved" (city staff). SacRT looks forwarded to working with the developer and city to establish a design standard for safe pedestrian and bike access over the light rail tracks in the direction of the future development.*

SacRT acknowledges the development request for construction and reconfiguration of underground utilities to serve the project site (page 33 and Figure 2-4). Please contact SacRT's Real Estate Department at rnielson@sacrt.com for any access to or crossing over/under of the rail right of way property or any work within 10 feet of the tracks or overhead wires.

Response: This comment is noted

Letter 3 (SMAQMD) – JJ Hurley, Sacramento Metropolitan Air Quality Management District (SMAQMD), received October 27, 2021

SACRAMENTO METROPOLITAN AIR QUALITY MANAGEMENT DISTRICT

October 27, 2021

Darcy Goulart, Planning Manager
City of Rancho Cordova Planning Division
2729 Prospect Park Dr.
Rancho Cordova, CA 95670
dgoulart@cityofranchocordova.org

Subject: **Easton Research Park West Tentative Subdivision Map Project**
Draft Initial Study and Mitigated Negative Declaration
Sac Metro Air District Project # SAC202102833

Dear Darcy Goulart:

Thank you for providing the Sacramento Metropolitan Air Quality Management District (Sac Metro Air District) with the Initial Study and Notice of Preparation (IS/MND) for the Easton Research Park West Tentative Subdivision Map Project (Proposed Project). The City of Rancho Cordova Planning Department (City) is the California Environmental Quality Act (CEQA) Lead Agency for the Proposed Project.

The Proposed Project includes the subdivision of 105.5 acres of land zoned within the Aerojet Special Planning Area on two parcels near the southwestern corner of the Hazel Avenue/Folsom Boulevard intersection into ten lots numbered 1 through 9 and Lot A for future development of an industrial warehouse campus. The Project development would be based on a conceptual site plan that would grade the entire Project site. Site preparation will include tree and vegetation removal (except avoidance of elderberry shrubs where possible), demolition of existing buildings, structures, foundations, and pavement with offsite demolition debris disposal. The Proposed Project will also include the construction of 8 warehouse buildings totaling 1,486,000 square feet. The Proposed Project would also construct associated stormwater detention basins, parking lots, and interior private streets and involve offsite construction and reconfiguration of overhead and underground utilities to serve the Project Site on adjacent and nearby roadways and Aerojet property.

Sacramento Metropolitan Air Quality Management District Staff comments on the Proposed Project follow.

Section 4.17 Transportation (page 4/163 of the IS/MND) VMT Screening:

Section 4.17 Transportation includes a claim that the Proposed Project is exempt from Vehicle Miles Traveled (VMT) analysis because of its proximity to the Hazel Light station on the Gold Line.[1] The

[1] Easton Research Park West Tentative Subdivision Map Project Initial Study/Mitigated Negative Declaration Section 4.17 Transportation. Pages 4-163 to 4-164: *"The Project is located within 1/2-mile of the Sacramento Regional Transit Gold Line Hazel light rail station. Therefore, the project is screened from VMT analysis."*

777 12th Street, Ste. 300 • Sacramento, CA 95814
Tel: 916-874-4800 • Toll Free: 800-880-9025
AirQuality.org

IS/MND supports the exemption claims by noting that VMT is not required due to proximity to the Light Rail Station and Route 109. However, the nearest stop for Route 109 is on the other side of the Highway overpass (½ mile away). The lack of pedestrian and bike connections to the project site limits the ability to claim this development as VMT conforming without improvements. We recommend consultation with Sacramento Regional Transit to ensure the Proposed Project includes the bicycle and pedestrian improvements necessary to ensure adequate connectivity to the light Hazel Avenue light rail station and existing bus stops. District staff recommends the final IS/MND include a detailed depiction of the crosswalk improvements, sidewalk connections, and pedestrian lighting from Hazel Avenue light rail station on Folsom Blvd to the project site. These features should be designed to account for the increased truck traffic associated with the Proposed Project by providing extended site lines and protected features for bicycles and pedestrians.

L3.1

Construction Thresholds of Significance - Basic Construction Emissions Control Practices

District staff notes that the IS/MND requires implementing the Sac Metro Air District's Basic Construction Emissions Control Practices (BACT) and Basic Management Practices (BMP)s. This requirement is described on page 20 of *Appendix A-Air Quality and Greenhouse gases Mitigation Measure AQ-1* (MM AQ-1). Implementation of MM AQ-1 ensures compliance with the significance criterion for NOX, PM10, or PM2.5 as required by Sac Metro Air District Rule 403[2].

L3.2

Operational Thresholds of Significance - Incremental Emissions:

District staff notes that the Proposed Project found that operational emissions for criteria pollutants are Less than Significant, as described in Table 4.3-6 on page 4/27 of the IS/MND.

In December 2018, the California Supreme Court issued a decision in the Sierra Club v. County of Fresno case regarding the "Friant Ranch" project ((2018) 6 Cal. 5th 502). The Court determined that CEQA air quality analysis should include a reasonable effort to connect a project's air quality effects to likely health consequences or explain why it is not feasible to do so in meaningful detail. The Sac Metro Air District recommends that the IS/MND further include an analysis of health effects that may result from project emissions, including ROG and NOx, and other aspects of the project that would affect health. We appreciate that the project includes a Health Risk Assessment of the trips associated with the project's anticipated truck traffic. To analyze health effects, please consult Sac Metro Air District's Guidance to Address the Friant Ranch Ruling for CEQA Projects in the Sac Metro Air District[3].

The Carbon Monoxide (CO) analysis should be conistent with Sac Metro Air District *Guide to Air Quality Assessment in Sacramento County, Chapter 4, Section 4.3.2 ASSESSING LOCAL EMISSION* CONCENTRATIONS.

L3.3

Design Comments:

Electrical Vehicle Charging:

[2] Sac Metro Air District Rule 403: https://www.airquality.org/ProgramCoordination/Documents/rule403.pdf
[3] Guidance to Address Friant Ranch Ruling for CEQA Projects in the Sac Metro Air District: https://www.airquality.org/LandUseTransportation/Documents/SacMetroFriantDraftFinalPublic2020-06-15.pdf

We recommend that this project exceed minimum CalGreen requirements by providing an electric vehicle (EV) charging space served by an electric vehicle charger or other charging equipment that fully enables EV charging. These chargers should be located adjacent to each of the eight proposed buildings for a total of eight EV Chargers. An electric vehicle charging space served by an electric vehicle charger is referred to in CalGreen as an electric vehicle charging station.

The project should include electric plugs for electric transport refrigeration units at every dock door if the warehouses could include refrigeration.

Urban Heat Island (UHI) Effects:

L3.4

The following recommendations apply to the project design. Please accept the following recommendations, informed by UHI Project findings, to help mitigate this project's contribution to the urban heat island effect. The final document should discuss Urban Heat Island Effects.

According to the Capital Region Transportation Sector Urban Heat Island Mitigation Project (UHI Project), the urban heat island effect already presents a severe challenge to our region, with urbanized areas in Sacramento some 3 to 9 degrees Fahrenheit warmer than their surrounding areas. Higher ambient temperatures increase the formation of ozone, a respiratory system irritant. These higher temperatures can lead to heat stress, heat stroke, and even heat mortality during extreme heat and extended heat waves, especially for the elderly, the young, and those with pre-existing health conditions. The urban heat island results from the conversion of undeveloped land to urbanized land.

For construction, we recommend (1) all new pavements, including sidewalks, roads, bike lanes, pedestrian paths, and parking lots, having an albedo of at least 0.25-0.5, and (2) all new structures utilize certified cool roofs. The California Energy Commission's Title 24, Part 6, suggests an aged solar reflectance of at least 0.63 for low-sloped roofs and at least 0.20 for steep-sloped roofs, with a minimum thermal emittance of 0.75. The Cool Roof Rating Council provides a product directory of roofs.

We also recommend that to the extent feasible, the Proposed Project reduces pavements and paved surfaces - which absorb and amplify heat - for green infrastructure, bioswales, and rain gardens utilizing native and drought-tolerant vegetation.

We recommend that the landscaping plan incorporate new trees to shade new pavements and structures to the extent feasible. A directory of air-quality supportive trees is available in the Sacramento Tree Foundation's Shady Eighty guide. A more extensive tree list is available on page 153 of the UHI Technical Analysis Report.

For parking lots where cool pavements or tree shading are not feasible, we recommend considering solar photovoltaic shade structures to reduce urban heat islands, generate renewable energy, and provide shading to parked vehicles. Shading parked vehicles can reduce evaporative emissions of volatile organic compounds from conventional, gasoline-powered cars and protect electric vehicles' battery health and vehicle charging speeds.

Sac Metro Air District Rules:

L3.5

All projects are subject to Sac Metro Air District rules and regulations in effect at the time of construction. Please visit our website to find a list of the most common rules that apply at the

construction phase of projects. All projects undergoing CEQA review must implement Sac Metro Air District Basic Construction Emission Control Practices, also available on our website, to use the non-zero particulate matter CEQA thresholds of significance.

The project includes demolition. The developer or contractor must notify the Sac Metro Air District of any regulated renovation or demolition activity. Please note that Sac Metro Air District Rule 902: Asbestos may apply. Rule 902 contains specific requirements for surveying, notification, removal, and disposal of asbestos-containing material.

Communication:

To allow for ample time for coordination, please send all future environmental documents and notices to ProjectReview@AirQuality.org.

You may contact me at jhurley@airquality.org or (279) 207-1130 if you have questions regarding these comments.

Sincerely,

-JJ Hurley

cc: Paul Philley, AICP, Program Supervisor, CEQA and Land Use Section
Brian Krebs, Program Manager, Permitting, Sac Metro Air District

Letter 3 Responses to Comments

Response to Comment L3.1:

Section 4.17 Transportation includes a claim that the Proposed Project is exempt from Vehicle Miles Traveled (VMT) analysis because of its proximity to the Hazel Light station on the Gold Line. The IS/MND supports the exemption claims by noting that VMT is not required due to proximity to the Light Rail Station and Route 109. However, the nearest stop for Route 109 is on the other side of the Highway overpass (½ mile away). The lack of pedestrian and bike connections to the project site limits the ability to claim this development as VMT conforming without improvements. We recommend consultation with Sacramento Regional Transit to ensure the Proposed Project includes the bicycle and pedestrian improvements necessary to ensure adequate connectivity to the light Hazel Avenue light rail station and existing bus stops. District staff recommends the final IS/MND include a detailed depiction of the crosswalk improvements, sidewalk connections, and pedestrian lighting from Hazel Avenue light rail station on Folsom Blvd to the project site. These features should be designed to account for the increased truck traffic associated with the Proposed Project by providing extended site lines and protected features for bicycles and pedestrians.

Response: Please see comment L2.1 above by the Sacramento Regional Transit District which states: "…The City of Rancho Cordova has confirmed 'the City's Pedestrian Master Plan identifies needed pedestrian infrastructure that will be detailed in the improvement plan process. We will make pedestrian connections to the sidewalk and bike lane opportunities on Folsom Boulevard connecting to the Hazel Light Rail station, and in the near future when the Hazel Avenue interchange is constructed, these

connections will be further improved' (city staff). SacRT looks forward to working with the developer and city to establish a design standard for safe pedestrian and bike access over the light rail tracks in the direction of the future development." The City of Rancho Cordova intends to coordinate with the Sacramento Regional Transit District on bicycle and pedestrian improvements necessary to ensure adequate connectivity to the Hazel Avenue light rail station and existing bus stops.

Response to Comment L3.2:

Comment L3.2: *Construction Thresholds of Significance - Basic Construction Emissions Control Practices:*

District staff notes that the IS/MND requires implementing the Sac Metro Air District's Basic Construction Emissions Control Practices (BACT) and Basic Management Practices (BMP)s. This requirement is described on page 20 of Appendix A-Air Quality and Greenhouse gases Mitigation Measure AQ-1 (MM AQ-1). Implementation of MM AQ-1 ensures compliance with the significance criterion for NOX, PM10, or PM2.5 as required by Sac Metro Air District Rule 403.

Response: This comment is noted.

Response to Comment L3.3:

Comment L3.3 *Operational Thresholds of Significance - Incremental Emissions:*

District staff notes that the Proposed Project found that operational emissions for criteria pollutants are Less than Significant, as described in Table 4.3-6 on page 4/27 of the IS/MND.

In December 2018, the California Supreme Court issued a decision in the Sierra Club v. County of Fresno case regarding the "Friant Ranch" project ((2018) 6 Cal. 5th 502). The Court determined that CEQA air quality analysis should include a reasonable effort to connect a project's air quality effects to likely health consequences or explain why it is not feasible to do so in meaningful detail. The Sac Metro Air District recommends that the IS/MND further include an analysis of health effects that may result from project emissions, including ROG and NOx, and other aspects of the project that would affect health. We appreciate that the project includes a Health Risk Assessment of the trips associated with the project's anticipated truck traffic. To analyze health effects, please consult Sac Metro Air District's Guidance to Address the Friant Ranch Ruling for CEQA Projects in the Sac Metro Air District.

The Carbon Monoxide (CO) analysis should be conistent with Sac Metro Air District Guide to Air Quality Assessment in Sacramento County, Chapter 4, Section 4.3.2 ASSESSING LOCAL EMISSION CONCENTRATIONS.

Response: As noted by this comment, Project operational emissions of all criteria pollutants were found to be under the Sac Metro Air District's Thresholds Of Significance for all criteria air pollutants and therefore less than significant. Additionally, a health risk assessment was prepared to evaluate the health-related effects of Project-generated diesel particulate matter (DPM) on vicinity receptors and less than significant health risk impacts were identified. The Sac Metro Air District's Guidance to Address the Friant Ranch Ruling for CEQA Projects in the Sac Metro Air District can be employed to determine potential health risk from not only DPM, but sulfur dioxide, carbon monoxide, particulate matter, and the ozone precursors, nitrogen oxide and reactive organic gases. As stated on page 11 of the Sac Metro Air District's

Guidance to Address the Friant Ranch Ruling for CEQA Projects in the Sac Metro Air District, Projects with emissions lower than the Sac Metro Air District's Thresholds Of Significance would have less than significant health effects. As noted, Project operational emissions of all criteria pollutants were found to be under the Sac Metro Air District's Thresholds Of Significance. Thus, Project health risks associated with DPM and all criteria air pollutants, including the ozone precursors nitrogen oxide and reactive organic gases, would also be less than significant.

Response to Comment L3.4:

Comment L3.4: *Design Comments:*

Electrical Vehicle Charging:

We recommend that this project exceed minimum CalGreen requirements by providing an electric vehicle (EV) charging space served by an electric vehicle charger or other charging equipment that fully enables EV charging. These chargers should be located adjacent to each of the eight proposed buildings for a total of eight EV Chargers. An electric vehicle charging space served by an electric vehicle charger is referred to in CalGreen as an electric vehicle charging station.

The project should include electric plugs for electric transport refrigeration units at every dock door if the warehouses could include refrigeration.

Urban Heat Island (UHI) Effects:

The following recommendations apply to the project design. Please accept the following recommendations, informed by UHI Project findings, to help mitigate this project's contribution to the urban heat island effect. The final document should discuss Urban Heat Island Effects.

According to the Capital Region Transportation Sector Urban Heat Island Mitigation Project (UHI Project), the urban heat island effect already presents a severe challenge to our region, with urbanized areas in Sacramento some 3 to 9 degrees Fahrenheit warmer than their surrounding areas. Higher ambient temperatures increase the formation of ozone, a respiratory system irritant. These higher temperatures can lead to heat stress, heat stroke, and even heat mortality during extreme heat and extended heat waves, especially for the elderly, the young, and those with pre-existing health conditions. The urban heat island results from the conversion of undeveloped land to urbanized land.

For construction, we recommend (1) all new pavements, including sidewalks, roads, bike lanes, pedestrian paths, and parking lots, having an albedo of at least 0.25-0.5, and (2) all new structures utilize certified cool roofs. The California Energy Commission's Title 24, Part 6, suggests an aged solar reflectance of at least 0.63 for low-sloped roofs and at least 0.20 for steep-sloped roofs, with a minimum thermal emittance of 0.75. The Cool Roof Rating Council provides a product directory of roofs.

We also recommend that to the extent feasible, the Proposed Project reduces pavements and paved surfaces - which absorb and amplify heat - for green infrastructure, bioswales, and rain gardens utilizing native and drought-tolerant vegetation.

We recommend that the landscaping plan incorporate new trees to shade new pavements and structures to the extent feasible. A directory of air-quality supportive trees is available in the Sacramento Tree Foundation's Shady Eighty guide. A more extensive tree list is available on page 153 of the UHI Technical Analysis Report.

For parking lots where cool pavements or tree shading are not feasible, we recommend considering solar photovoltaic shade structures to reduce urban heat islands, generate renewable energy, and provide shading to parked vehicles. Shading parked vehicles can reduce evaporative emissions of volatile organic compounds from conventional, gasoline-powered cars and protect electric vehicles' battery health and vehicle charging speeds.

Response: This comment is noted.

Response to Comment L3.5:

Comment L3.5: *Sac Metro Air District Rules:*

All projects are subject to Sac Metro Air District rules and regulations in effect at the time of construction. Please visit our website to find a list of the most common rules that apply at the construction phase of projects. All projects undergoing CEQA review must implement Sac Metro Air District Basic Construction Emission Control Practices, also available on our website, to use the non-zero particulate matter CEQA thresholds of significance.

The project includes demolition. The developer or contractor must notify the Sac Metro Air District of any regulated renovation or demolition activity. Please note that Sac Metro Air District Rule 902: Asbestos may apply. Rule 902 contains specific requirements for surveying, notification, removal, and disposal of asbestos-containing material.

Response: This comment is noted.

Letter 4 (DTSC) – Gavin McCreary, Project Manager, Department of Toxic Substances Control, received October 20, 2021

Department of Toxic Substances Control

Jared Blumenfeld
Secretary for
Environmental Protection

Meredith Williams, Ph.D.
Director
8800 Cal Center Drive
Sacramento, California 95826-3200

Gavin Newsom
Governor

October 20, 2021

Ms. Darcy Goulart
City of Rancho Cordova
Community Development Department, Planning Division
2729 Prospect Park Drive
Rancho Cordova, CA 95670
DGoulart@cityofranchocordova.org

MITIGATED NEGATIVE DECLARATION FOR EASTON RESEARCH PARK WEST TENTATIVE SUBDIVISION MAP – DATED SEPTEMBER 2021
(STATE CLEARINGHOUSE NUMBER: 2021090544)

Dear Ms. Goulart:

The Department of Toxic Substances Control (DTSC) received a Mitigated Negative Declaration (MND) for Easton Research Park (Project). The Lead Agency is receiving this notice from DTSC because the Project includes one or more of the following: groundbreaking activities, work in close proximity to a roadway, work in close proximity to mining or suspected mining or former mining activities, presence of site buildings that may require demolition or modifications, importation of backfill soil, and/or work on or in close proximity to an agricultural or former agricultural site.

DTSC recommends that the following issues be evaluated in the MND Hazards and Hazardous Materials section:

1. The MND should acknowledge the potential for historic or future activities on or near the project site to result in the release of hazardous wastes/substances on the project site. In instances in which releases have occurred or may occur, further studies should be carried out to delineate the nature and extent of the contamination, and the potential threat to public health and/or the environment should be evaluated. The MND should also identify the mechanism(s) to initiate any required investigation and/or remediation and the government agency who will be responsible for providing appropriate regulatory oversight.

L4.1

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2. Refiners in the United States started adding lead compounds to gasoline in the 1920s in order to boost octane levels and improve engine performance. This practice did not officially end until 1992 when lead was banned as a fuel additive in California. Tailpipe emissions from automobiles using leaded gasoline contained lead and resulted in aerially deposited lead (ADL) being deposited in and along roadways throughout the state. ADL-contaminated soils still exist along roadsides and medians and can also be found underneath some existing road surfaces due to past construction activities. Due to the potential for ADL-contaminated soil DTSC, recommends collecting soil samples for lead analysis prior to performing any intrusive activities for the project described in the MND. L4.2

3. If any sites within the project area or sites located within the vicinity of the project have been used or are suspected of having been used for mining activities, proper investigation for mine waste should be discussed in the MND. DTSC recommends that any project sites with current and/or former mining operations onsite or in the project site area should be evaluated for mine waste according to DTSC's 1998 Abandoned Mine Land Mines Preliminary Assessment Handbook L4.3

4. If buildings or other structures are to be demolished on any project sites included in the proposed project, surveys should be conducted for the presence of lead-based paints or products, mercury, asbestos containing materials, and polychlorinated biphenyl caulk. Removal, demolition and disposal of any of the above-mentioned chemicals should be conducted in compliance with California environmental regulations and policies. In addition, sampling near current and/or former buildings should be conducted in accordance with DTSC's 2006 *Interim Guidance Evaluation of School Sites with Potential Contamination from Lead Based Paint, Termiticides, and Electrical Transformers*. L4.4

5. If any projects initiated as part of the proposed project require the importation of soil to backfill any excavated areas, proper sampling should be conducted to ensure that the imported soil is free of contamination. DTSC recommends the imported materials be characterized according to *DTSC's 2001 Information Advisory Clean Imported Fill Material*. L4.5

6. If any sites included as part of the proposed project have been used for agricultural, weed abatement or related activities, proper investigation for organochlorinated pesticides should be discussed in the MND. DTSC recommends the current and former agricultural lands be evaluated in accordance with DTSC's 2008 *Interim Guidance for Sampling Agricultural Properties (Third Revision)*. L4.6

DTSC appreciates the opportunity to comment on the MND. Should you need any assistance with an environmental investigation, please submit a request for Lead Agency Oversight Application. Additional information regarding voluntary agreements with DTSC can be found at DTSC's Brownfield website..

If you have any questions, please contact me at (916) 255-3710 or via email at Gavin.McCreary@dtsc.ca.gov.

Sincerely,

Gavin McCreary
Project Manager
Site Evaluation and Remediation Unit
Site Mitigation and Restoration Program
Department of Toxic Substances Control

cc: (via email)

Governor's Office of Planning and Research
State Clearinghouse
State.Clearinghouse@opr.ca.gov

Mr. Dave Kereazis
Office of Planning & Environmental Analysis
Department of Toxic Substances Control
Dave.Kereazis@dtsc.ca.gov

Response to Comment L4.1:

Comment L4.1 1: *The MND should acknowledge the potential for historic or future activities on or near the project site to result in the release of hazardous wastes/substances on the project site. In instances in which releases have occurred or may occur, further studies should be carried out to delineate the nature and extent of the contamination, and the potential threat to public health and/or the environment should be evaluated. The MND should also identify the mechanism(s) to initiate any required investigation and/or remediation and the government agency who will be responsible for providing appropriate regulatory oversight.*

Response: The Project area was formerly used for manufacturing of rocket motors and chemical storage. As DTSC is aware and as discussed in Section 4.9 of the MND under Hazards and Hazardous Materials, the Project Property is part of the Aerojet Superfund Site (National Priorities List [NPL] Site), which the U.S. Environmental Protection Agency (USEPA) placed on the NPL pursuant to Section 105 of CERCLA (42 U.S. Code. section 9605).

During standard use of chemicals during manufacturing, minor, incidental releases of volatile organic compounds (VOCs) to soil and groundwater occurred. The most frequently-detected VOCs identified in shallow vadose zone soil vapor included trichloroethylene (TCE), tetrachloroethylene (PCE), and acetone. The Project Area (APN 072-0231-125, referred to as the Central 49000 Area of Perimeter Groundwater Operable Unit OU-5) was included in the definition of the Aerojet Superfund Site during the 1986 listing on the NPL, as indicated in the Remedial Action Completion Report Soil Vapor Extraction System Central 49000 Area [(RAC Report) Stantec 2020]. In accordance with CERCLA, Aerojet conducted a thorough Remedial Investigation to evaluate the nature and extent of chemical releases and determine the residual risks posed by these chemicals to human health and the environment. Several portions of the Project Area required remediation to reduce the residual risks to acceptable levels based upon future land use. The USEPA issued its Record of Decision in 2012 identifying the necessary remedial actions, which included soil vapor extraction to reduce concentrations of VOCs in soil and engineering/administrative controls in the form of Land Use Covenants. The Land Use Covenants must include restrictions on use of groundwater and vapor mitigation for all habitable structures.

Between 2012 and 2021, Aerojet has been implementing the USEPA identified remedial actions. The soil vapor extraction has been implemented and the Agencies (USEPA, DTSC, and RWQCB) are reviewing the RAC Report to determine if they concur. Aerojet is currently working with the Agencies on the language for the Land Use Covenants. Prior to redevelopment, pursuant to CERCLA, the Area must receive USEPA's approval that all remedial actions have been completed to USEPA's satisfaction. In addition, mitigation measure HAZ-1 of the MND requires the applicant to receive USEPA's approval of all remedial actions and requires the applicant to comply with all restrictions and requirements contained in the Land Use Covenants approved and executed by Aerojet and the Agencies.

Under future operations, as discussed in Section 4.9 of the MND under Hazards and Hazardous Materials, the Proposed Project would allow of the construction of over 1.46 million square feet of light industrial uses. However, business that use hazardous materials are subject to routine inspection by federal, state, and local regulatory agencies with jurisdiction over hazardous materials. For instance, California Health and Safety Code Section 25290.1(a) mandates that all fuel storage tanks installed after 2004 meet durability, structural integrity, and size requirements to greatly reduce the likelihood of hazardous waste leakage or combustion. All businesses that use hazardous material use are also required to comply with applicable provisions of Title 49 CFR Parts 100–185 and all amendments through December 9, 2005 (Hazardous Materials Regulations). Hazardous materials must be stored in designated areas designed to prevent accidental release to the environment. Further, businesses that store hazardous materials are subject to the Hazardous Material Business Plan program, which is regulated by Sacramento County Environmental Health as part of the Certified Unified Program. The program requires the preparation of a document that provides an inventory of hazardous materials onsite, emergency plans and procedures in the event of an accidental release, and training for employees on safety procedures for handling hazardous materials and in the event of a release or threatened release. These plans are routine documents that are intended to disclose the presence of hazardous materials and provide information on what to do if materials are inadvertently released. While future Project operation may involve the routine transport, use, or disposal of hazardous materials, these materials are regulated by a number of different state and federal agencies and safety regulations are in place to limit the potential for accidental release.

All hazardous materials located at the Project site would be required to be handled in accordance with city, state, and federal regulations. The Sacramento County Environmental Management Department, Certified Unified Program Agency (CUPA) regulates the use, storage and disposal of hazardous materials in Sacramento County by issuing permits, monitoring regulatory compliance, investigating complaints, and other enforcement activities.

Response to Comment L4.2:

Comment L4.2 2*: Refiners in the United States started adding lead compounds to gasoline in the 1920s in order to boost octane levels and improve engine performance. This practice did not officially end until 1992 when lead was banned as a fuel additive in California. Tailpipe emissions from automobiles using leaded gasoline contained lead and resulted in aerially deposited lead (ADL) being deposited in and along roadways throughout the state. ADL-contaminated soils still exist along roadsides and medians and can also be found underneath some existing road surfaces due to past construction activities. Due to the potential for ADL-contaminated soil DTSC, recommends collecting soil samples for lead analysis prior to performing any intrusive activities for the project described in the MND.*

Response: As discussed under response L4.1 above, the Project Area is designated as an NPL site under CERCLA and as a result, has undergone a thorough investigation of potential soil and groundwater contamination from all potential sources of contamination associated with past uses of the property under the Superfund program. As DTSC is aware, the process for the Remedial Investigation is signed off on by USEPA and DTSC at every step of the process. Investigation of soil contamination involves sampling and testing for lead as well as other metals. Therefore, any past contamination of the Project site from Aerially Deposited Lead would be addressed through remedial actions taken as part of the cleanup effort under the Superfund process.

Response to Comment L4.3:

Comment L4.3 3: *If any sites within the project area or sites located within the vicinity of the project have been used or are suspected of having been used for mining activities, proper investigation for mine waste should be discussed in the MND. DTSC recommends that any project sites with current and/or former mining operations onsite or in the project site area should be evaluated for mine waste according to DTSC's 1998 Abandoned Mine Land Mines Preliminary Assessment Handbook.*

Response: As discussed under response L4.1 above, the Project Area is designated as an NPL site under CERCLA and as a result, has undergone a thorough investigation of potential soil and groundwater contamination from all potential sources of contamination associated with past uses of the property under the Superfund program. As DTSC is aware, the process for the Remedial Investigation is signed off on by USEPA and DTSC at every step of the process. Investigation of soil contamination involves sampling and testing for metals as well as for a number of additional potential contaminants. Therefore, any past contamination on the Project site due to any past mining activities would be addressed through remedial actions taken as part of the cleanup effort under the Superfund process.

Response to Comment L4.4:

Comment L4.4 4: *If buildings or other structures are to be demolished on any project sites included in the proposed project, surveys should be conducted for the presence of lead-based paints or products, mercury, asbestos containing materials, and polychlorinated biphenyl caulk. Removal, demolition and disposal of any of the above-mentioned chemicals should be conducted in compliance with California environmental regulations and policies. In addition, sampling near current and/or former buildings should be conducted in accordance with DTSC's 2006 Interim Guidance Evaluation of School Sites with Potential Contamination from Lead Based Paint, Termiticides, and Electrical Transformers.*

Response: Demolition of existing buildings on the Project site would be subject to the requirements of the Sacramento Metropolitan Air Quality Management District's (SMAQMD) Rule 902 regarding Asbestos Containing Material (ACM) in building materials. Rule 902 requires proper surveys for ACM and notification for proper removal of the material prior to demolition of buildings containing the material. The City of Rancho Cordova's Building and Safety Division would also be responsible for ensuring compliance with the SMAQMD's Rule 902 regarding ACM as part of issuance of demolitions permits for the Project and routine inspections during construction. Finally, prior to issuance of demolition permits, the City of Rancho Cordova's Building and Safety Division would be responsible for ensuring that surveys are also performed for lead-based paint or any other hazardous materials, and that proper procedures would be followed to remove these materials safely prior to or during demolition of existing structures on the Project Property.

Response to Comment L4.5:

Comment L4.5 5*: If any projects initiated as part of the proposed project require the importation of soil to backfill any excavated areas, proper sampling should be conducted to ensure that the imported soil is free of contamination. DTSC recommends the imported materials be characterized according to DTSC's 2001 Information Advisory Clean Imported Fill Material.*

Response: Use of clean imported fill material is a typical standard condition of grading permits issued by a local jurisdiction which is also incorporated into construction contracts. The City of Rancho Cordova's Building and Safety Division would be responsible for ensuring compliance with this measure during issuance of grading permits for the Project and routine inspections performed during construction.

Response to Comment L4.6:

Comment L4.6 6: *If any sites included as part of the proposed project have been used for agricultural, weed abatement or related activities, proper investigation for organochlorinated pesticides should be discussed in the MND. DTSC recommends the current and former agricultural lands be evaluated in accordance with DTSC's 2008 Interim Guidance for Sampling Agricultural Properties (Third Revision).*

Response: As discussed in Section 4.2 of the MND under Agriculture and Forestry Resources, the Project site is zoned in the Aerojet Special Planning Area and consists of a generally flat landscape that is overgrown with grassland and scattered trees and forbs. The northern portion of the Project site consists of developed active and abandoned industrial areas, which includes paved areas and foundations of

several warehouses formerly used by Aerojet and now removed. No agricultural or forestry uses or operations occur on the Project site or adjacent lands.

Letter 5 (SMUD) – Jenny Park, Environmental Services Specialist, Sacramento Municipal Utility District, received October 27, 2021

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October 27, 2021

Darcy Goulart, Planning Manager
City of Rancho Cordova Planning Division
2729 Prospect Park Dr.
Rancho Cordova, CA 95670
dgoulart@cityofranchocordova.org

Sent Via E-Mail

Subject: **SMUD Review of Draft Mitigated Negative Declaration Prepared for Easton Research Park West Tentative Subdivision Map Project**

Dear Ms. Goulart:

The Sacramento Municipal Utility District (SMUD) appreciates the opportunity to provide comments on the Draft Mitigated Negative Declaration (MND) prepared for the Easton Research Park West Tentative Subdivision Map Project (Project 20210900544). As proposed, SMUD has no comments on the MND. L5.1

Please keep SMUD facilities in mind as the environmental review process moves forward. Should there be any changes to the scope of the Project, please reroute the Project analysis for SMUD's review.

If you have any questions regarding this letter, please do not hesitate to contact me at 916.732.7406, or by email at jerry.park@smud.org.

Sincerely,

Jerry Park
Environmental Services Specialist
Sacramento Municipal Utility District
6201 S Street
Sacramento, CA 95817

cc: Entitlements

SMUD HQ | 6201 S Street | P.O. Box 15830 | Sacramento, CA 95852-1830 | 1.888.742.7683 | smud.org

Letter 5 Responses to Comments

Response to Comment L5.1:

As proposed, SMUD has no comments on the MND.

Response: This comment is noted.

Letter 6 (PG&E) – Justin Newell, Land Management Agent, Pacific Gas and Electric Company (PG&E), received October 27, 2021

Pacific Gas and Electric Company

Plan Review Team
Land Management

PGEPlanReview@pge.com

October 27, 2021

Darcy Goulart
City of Rancho Cordova
2729 Prospect Park Dr
Rancho Cordova, CA 95670

Re: Easton Research Park West Tentative Subdivision Map
Folsom Boulevard & Nimbus Road, Rancho Cordova, CA 95742

Dear Darcy:

Thank you for giving us the opportunity to review the subject plans. The proposed Easton Research Park West Tentative Subdivision Map is within the same vicinity of PG&E's existing facilities that impact this property. It is imperative that the applicant contacts the below resources to set up new service and notify our service planning department of any demolitions occurring on site. L6.1

Please contact the Building and Renovation Center (BRSC) for facility map requests by calling 1-877-743-7782 and PG&E's Service Planning department at www.pge.com/cco for any modification or relocation requests, or for any additional services you may require.

As a reminder, before any digging or excavation occurs, please contact Underground Service Alert (USA) by dialing 811 a minimum of 2 working days prior to commencing any work. This free and independent service will ensure that all existing underground utilities are identified and marked on-site.

If you have any questions regarding our response, please contact me at Justin.Newell@pge.com.

Sincerely,

J Newell

Justin Newell
Land Management
916-594-4068

PG&E Gas and Electric Facilities Page 1

Letter 6 Responses to Comments

Response to Comment L6.1:

Comment L6.1: *Thank you for giving us the opportunity to review the subject plans. The proposed Easton Research Park West Tentative Subdivision Map is within the same vicinity of PG&E's existing facilities that impact this property. It is imperative that the applicant contacts the below resources to set up new service and notify our service planning department of any demolitions occurring on site.*

Response: This comment is noted.

Letter 7 – Lozeau Drury LLP (L7) (9-page main letter dated October 27, 2021 [see Attachment C for main letter and Exhibit A by Dr. Shawn Smallwood])

LOZEAU DRURY LLP
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Via E-mail

October 27, 2021

Darcy Goulart, Planning Manager
City of Rancho Cordova Community Development Department
Planning Division
2729 Prospect Park Drive
Rancho Cordova, CA 95670
dgoulart@cityofranchocordova.org

Re: Comment on the Initial Study/Mitigated Negative Declaration for the Easton Research Park West Tentative Subdivision Map Project

Dear Ms. Goulart:

I am writing on behalf of the Laborers International Union of North America, Local Union 185 and its members living in and around the City of Rancho Cordova ("LIUNA") regarding the Initial Study and Mitigated Negative Declaration ("IS/MND") prepared for the Easton Research Park West Tentative Subdivision Map Project located at the Southwest corner of the Folsom Boulevard and Hazel Avenue intersection in Rancho Cordova (APNs 072-0231-102 and 072-0231-125) (the "Project"). After reviewing the IS/MND, we conclude that it fails to analyze all environmental impacts and implement all necessary mitigation measures. LIUNA respectfully requests that the City Planning Division prepare an environmental impact report ("EIR") for the Project pursuant to the California Environmental Quality Act ("CEQA"), Public Resources Code section 21000, *et seq*.

These comments have been prepared with the assistance of wildlife biologist Shawn Smallwood, Ph.D. Dr. Smallwood's comment and curriculum vitae are attached as Exhibit A hereto and are incorporated herein by reference in their entirety.

I. PROJECT DESCRIPTION

The Project proposes to subdivide 105.5 acres of land for future development of an industrial warehouse campus including eight warehouse buildings totaling 1,486,000 square feet. Project development would include grading the entire Project site, including tree and vegetation removal, demolition of existing buildings, structures, foundations, and pavement. The Project would also construct associated stormwater detention basins, parking lots, and interior private

streets and involve off-site construction and reconfiguration of overhead and underground utilities.

The Project site is located within the former Aerojet campus and is bounded on the south and west by mostly undeveloped land parcels. There are suburban residential areas to the north across Highway 50. Adjacent to and south of the project site lies a preserve created to mitigate impacts to Valley Elderberry Longhorn Beetle, which is listed as threatened under the federal Endangered Species Act.

II. LEGAL STANDARD

As the California Supreme Court has held, "[i]f no EIR has been prepared for a nonexempt project, but substantial evidence in the record supports a fair argument that the project may result in significant adverse impacts, the proper remedy is to order preparation of an EIR." *Communities for a Better Env't v. South Coast Air Quality Mgmt. Dist.* (2010) 48 Cal.4th 310, 319-320 (*CBE v. SCAQMD*) (citing *No Oil, Inc. v. City of Los Angeles* (1974) 13 Cal.3d 68, 75, 88; *Brentwood Assn. for No Drilling, Inc. v. City of Los Angeles* (1982) 134 Cal.App.3d 491, 504–505). "Significant environmental effect" is defined very broadly as "a substantial or potentially substantial adverse change in the environment." Pub. Res. Code ("PRC") § 21068; *see also* 14 CCR § 15382. An effect on the environment need not be "momentous" to meet the CEQA test for significance; it is enough that the impacts are "not trivial." *No Oil, Inc.*, 13 Cal.3d at 83. "The 'foremost principle' in interpreting CEQA is that the Legislature intended the act to be read so as to afford the fullest possible protection to the environment within the reasonable scope of the statutory language." *Communities for a Better Env't v. Cal. Res. Agency* (2002) 103 Cal.App.4th 98, 109 (*CBE v. CRA*).

The EIR is the very heart of CEQA. *Bakersfield Citizens for Local Control v. City of Bakersfield (*2004) 124 Cal.App.4th 1184, 1214 (*Bakersfield Citizens*); *Pocket Protectors v. City of Sacramento* (2004) 124 Cal.App.4th 903, 927. The EIR is an "environmental 'alarm bell' whose purpose is to alert the public and its responsible officials to environmental changes before they have reached the ecological points of no return." *Bakersfield Citizens*, 124 Cal.App.4th at 1220. The EIR also functions as a "document of accountability," intended to "demonstrate to an apprehensive citizenry that the agency has, in fact, analyzed and considered the ecological implications of its action." *Laurel Heights Improvements Assn. v. Regents of Univ. of Cal.* (1988) 47 Cal.3d 376, 392. The EIR process "protects not only the environment but also informed self-government." *Pocket Protectors*, 124 Cal.App.4th at 927.

An EIR is required if "there is substantial evidence, in light of the whole record before the lead agency, that the project may have a significant effect on the environment." PRC § 21080(d); see also *Pocket Protectors*, 124 Cal.App.4th at 927. In very limited circumstances, an agency may avoid preparing an EIR by issuing a negative declaration, a written statement briefly indicating that a project will have no significant impact thus requiring no EIR (14 CCR § 15371), only if there is not even a "fair argument" that the project will have a significant environmental effect. PRC, §§ 21100, 21064. Since "[t]he adoption of a negative declaration . . . has a terminal effect on the environmental review process," by allowing the agency "to dispense with the duty

[to prepare an EIR]," negative declarations are allowed only in cases where "the proposed project will not affect the environment at all." *Citizens of Lake Murray v. San Diego* (1989) 129 Cal.App.3d 436, 440.

Where an initial study shows that the project may have a significant effect on the environment, a mitigated negative declaration may be appropriate. However, a mitigated negative declaration is proper *only* if the project revisions would avoid or mitigate the potentially significant effects identified in the initial study "to a point where clearly no significant effect on the environment would occur, and…there is no substantial evidence in light of the whole record before the public agency that the project, as revised, may have a significant effect on the environment." PRC §§ 21064.5 and 21080(c)(2); *Mejia v. City of Los Angeles* (2005) 130 Cal.App.4th 322, 331. In that context, "may" means a reasonable possibility of a significant effect on the environment. PRC §§ 21082.2(a), 21100, 21151(a); *Pocket Protectors*, 124 Cal.App.4th at 927; *League for Protection of Oakland's etc. Historic Res. v. City of Oakland* (1997) 52 Cal.App.4th 896, 904–05.

Under the "fair argument" standard, an EIR is required if any substantial evidence in the record indicates that a project may have an adverse environmental effect—even if contrary evidence exists to support the agency's decision. 14 CCR § 15064(f)(1); *Pocket Protectors,* 124 Cal.App.4th at 931; *Stanislaus Audubon Society v. County of Stanislaus* (1995) 33 Cal.App.4th 144, 150-51; *Quail Botanical Gardens Found., Inc. v. City of Encinitas* (1994) 29 Cal.App.4th 1597, 1602. The "fair argument" standard creates a "low threshold" favoring environmental review through an EIR rather than through issuance of negative declarations or notices of exemption from CEQA. *Pocket Protectors*, 124 Cal.App.4th at 928.

The "fair argument" standard is virtually the opposite of the typical deferential standard accorded to agencies. As a leading CEQA treatise explains:

> This 'fair argument' standard is very different from the standard normally followed by public agencies in making administrative determinations. Ordinarily, public agencies weigh the evidence in the record before them and reach a decision based on a preponderance of the evidence. [Citations]. The fair argument standard, by contrast, prevents the lead agency from weighing competing evidence to determine who has a better argument concerning the likelihood or extent of a potential environmental impact. The lead agency's decision is thus largely legal rather than factual; it does not resolve conflicts in the evidence but determines only whether substantial evidence exists in the record to support the prescribed fair argument.

Kostka & Zischke, *Practice Under CEQA*, §6.29, pp. 273-274. The Courts have explained that "it is a question of law, not fact, whether a fair argument exists, and the courts owe no deference to the lead agency's determination. Review is de novo, with *a preference for resolving doubts in favor of environmental review*." *Pocket Protectors*, 124 Cal.App.4th at 928 (emphasis in original).

CEQA requires that an environmental document include a description of the project's environmental setting or "baseline." CEQA Guidelines § 15063(d)(2). The CEQA "baseline" is the set of environmental conditions against which to compare a project's anticipated impacts. *CBE v. SCAQMD*, 48 Cal.4th at 321. CEQA Guidelines section 15125(a) states, in pertinent part, that a lead agency's environmental review under CEQA:

> …must include a description of the physical environmental conditions in the vicinity of the project, as they exist at the time [environmental analysis] is commenced, from both a local and regional perspective. This environmental setting will normally constitute the baseline physical conditions by which a Lead Agency determines whether an impact is significant.

See Save Our Peninsula Committee v. County of Monterey (2001) 87 Cal.App.4th 99, 124–25 ("*Save Our Peninsula*").) As the court of appeal has explained, "the impacts of the project must be measured against the 'real conditions on the ground,'" and not against hypothetical conditions. *Id.* at 121–23.

III. DISCUSSION

A. The Project Will Have Significant Impacts on Biological Resources That the IS/MND Fails to Adequately Analyze and Mitigate.

The evening of October 23, 2021, Dr. Smallwood visited the project site and its vicinity and performed a reconnaissance level survey of wildlife utilizing the area of the Project. Exhibit A, p. 1; Table 1 on p. 4-5. Dr. Smallwood reconnoitered the area for about three hours. *Id.* During that brief visit, he observed the presence of 34 species of vertebrate wildlife at the Project site, including 8 special-status species. *Id.*, p. 3. This represents about 25% special-status species on-site, which Dr. Smallwood found unusually high and believes is likely due to the high security of the site, which served to "protect[] [the] wildlife community from further human encroachment." *Id.* at 2. Overall, Dr. Smallwood found that the wildlife community was largely intact. *Id.* at 2.

L7.1

As to particular species, Dr. Smallwood observed hundreds of tricolored blackbirds flying from the site, and photographed a portion of one flock which contained over 50 birds. *Id.* at 6, Photo 5. As noted in the IS/MND, tricolored blackbirds are listed as threatened under the California Endangered Species Act (ESA). IS/MND, p.4-43. However, the IS/MND stated that tricolored blackbirds had a low potential to occur, a statement which is clearly erroneous based on Dr. Smallwood's observations. *Id.*; Ex. A, p.6.

L7.2

It bears noting that Dr. Smallwood's survey, while diligently performed and fully reported, was only a starting point in characterizing the amount of species actually present on-site. In his letter, he notes the different factors under which surveys could be performed that would likely lead to the observance of many more species. Ex. A, p. 11. However, even given those limitations, he was able to observe two federally listed species, thereby beating the odds of detecting one as based on his previous experience with surveying sites. *Id.* Further, he concluded

L7.3

that a "considerable" survey effort would be needed to accurately assess whether listed species are absent from the Project site. *Id.* The City must prepare an EIR to adequately analyze the Project's potential to contain special-status and listed species.

L7.3 (cont.)

B. The Wildlife Baseline Relied Upon by the IS/MND is Inadequate Because it Did Not Include a Survey for Wildlife.

Every CEQA document must start from a "baseline" assumption. The CEQA "baseline" is the set of environmental conditions against which to compare a project's anticipated impacts. *Communities for a Better Envt. v. So. Coast Air Qual. Mgmt. Dist.* (2010) 48 Cal. 4th 310, 321. Dr. Smallwood points out that this is the first step in analyzing potential project impacts, and should typically be done by erring on the side of caution in order to fully meet CEQA objectives. Ex. A, p.12. However, based on Dr. Smallwood's assessment of this project, **no survey was performed for wildlife on site**. *Id.* The IS/MND instead relies on speculation, stating that "[w]ildlife onsite is expected to be minimal due to the highly impacted and developed nature of the Study Area and vicinity." IS/MND, p. 4-37; Ex. A, p.12-13. Dr. Smallwood notes that this speculative conclusion fails to consider the protection given to the site for decades by high security, which resulted in wildlife "[finding] safe harbor at the site while habitat was being destroyed across much of the surrounding region." Ex. A, p.13. This speculation was also quickly disproved by Dr. Smallwood's observations in his site visit. A skewed baseline such as the one used by the City here ultimately "mislead(s) the public" by engendering inaccurate analyses of environmental impacts, mitigation measures and cumulative impacts for biological resources. *See San Joaquin Raptor Rescue Center,* 149 Cal.App.4th 645, 656; *Woodward Park Homeowners,* 150 Cal.App.4th 683, 708-711.

L7.4

Dr. Smallwood suspects that the IS/MND's failure to perform a wildlife survey was based on its unsupported conclusion that special-status species are unable or not likely to use the site. Ex. A, p. 13. The IS/MND correctly states that there is some habitat that can support species in the area surrounding the site, but it erroneously uses this fact to conclude that wildlife will therefore not use the habitat on the project site. *Id.* Dr. Smallwood characterizes this conclusion as pseudoscience, which continues into the IS/MND's analysis of habitat and review of literature and databases. *Id.* The IS/MND only consulted the California Natural Diversity Data Base (CNDDB), which Dr. Smallwood stated does not usually contain information on privately held properties such as the Project site. *Id.* Further, the mere fact that a species is not on CNDDB does not mean that it is not present. *Id.* at 13-14. Dr. Smallwood states:

L7.5

> Lack of CNDDB records does not mean a species is absent from a site nor from the area around the site. Consulting CNDDB is fine for confirming presence of a species, but it is inappropriate for determining absence and hence to narrow a list of potentially occurring species. CNDDB relies on voluntary reporting, but not on scientific sampling or access to all properties. The limitations of CNDDB are well-known, and summarized by California Department of Fish and Wildlife in a warning presented on its CNDDB web site . . .

Id. at 14. The IS/MND failed to acknowledge this shortcoming of the database, or to conduct adequate other analysis, and therefore the Project's impact on species is not adequately accounted for. L7.5 (cont.)

Dr. Smallwood summarizes the IS/MND's biological assessment as follows: L7.6

> In most cases, ECORP determines absence of species by first pigeon-holing the species into unrealistically narrow portions of the environment, and then implying that those narrow portions of the environment do not occur at the project site. In my experience, wildlife use wider ranges of environmental conditions than summarized by ECORP. To be consistent with the precautionary principle in risk assessment, ECORP's habitat characterizations ought to be more broadly representative.

Id. at 14. Based on his assessment of data bases and site visit, Dr. Smallwood determined that there are 70 special-status species of vertebrate wildlife that potentially, probably, or certainly occur at the site. *Id.* at 15. Noting the rarity of this, he states that "[e]cologists would be hard pressed to find another site in the Sacramento region with similar richness of special-status species." *Id.* Of these 70 species, the IS/MND assesses the occurrence likelihood of only 22, or 31%. *Id.* at 16. This failure to analyze species, and the discrepancies between what the IS/MND reported and what Dr. Smallwood observed in only a brief visit, shows that the IS/MND's baseline is not supported by substantial evidence and a fair argument exists that the Project may have significant wildlife impacts, requiring the preparation of an EIR for this project. L7.7

C. The IS/MND Failed to Complete a Full Analysis of the Degree of Habitat Loss That Would Occur on the Project site.

Dr. Smallwood found that the Project would contribute to a decline in birds in North America, a trend that has been happening over the last approximately 50 years largely due to habitat loss and fragmentation and would be further exacerbated by this project. Ex. A, p. 16, 20. Based on studies on the subject, Dr. Smallwood estimates that the presence of the Project on the site could lead to as many as 3,619 bird nests lost annually. *Id.* at 20. This is a significant impact that was not addressed in the IS/MND. He further found that the reproductive capacity of the site would be lost, as the Project would prevent the production of 10,495 fledglings per year, which would in turn contribute to the lost capacity in California of 1,194,140 birds per year in the first century of the Project. *Id.* L7.8

Because this impact was not addressed in the IS/MND and Dr. Smallwood has presented substantial evidence of a fair argument that habitat loss will impact species, the City must prepare an EIR to analyze the impact.

D. The IS/MND's Analysis of the Project's Interference with Wildlife Movement is Flawed.

The IS/MND improperly dismisses the Project's potential to impact wildlife movement based on the conclusion that the site is heavily disturbed and therefore "does not provide an important movement corridor . . ." Ex. A, p. 20. However, as noted above, this characterization L7.9

of the site was refuted by Dr. Smallwood's own observations and by databases documenting the species on the site. *Id.* Additionally, these conclusions rely on a false CEQA standard. A project will have a significant biological impact if it would "[i]nterfere 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." CEQA Guidelines, App. G. "The primary phrase of the standard goes to wildlife movement regardless of whether the movement is channeled by a corridor." Ex. A, p. 21. "Wildlife movement in the region is often diffuse rather than channeled," including stop-over habitat and staging habitat, and in this case, "wildlife are obviously relying on [the Project site] for movement." *Id.*

L7.9 (cont.)

Because of its reliance on a false CEQA standard for determining impacts on wildlife movement, the IS/MND contains no evidence to support the conclusion that the Project will not have a significant impact on wildlife movement. In contrast, Dr. Smallwood concludes that the "project's impacts on wildlife movement caused by replacement of habitat with 8 buildings up to 55 feet high" requires the preparation of an EIR. *Id.* at 21. An EIR must be prepared to analyze the Project's impacts on wildlife movement.

E. The Project Will Have a Significant Impact on Wildlife from Vehicle Collisions Because of Increased Traffic Generated by the Project.

The IS/MND does not address the impacts the Project's vehicle trips will have on wildlife. According to the IS/MND, the project will generate 5,167,154 vehicle trips annually, which breaks down to 6.8 miles per trip. IS/MND, p. 4-150. Yet the IS/MND does not analyze the impacts on wildlife that will be caused by this increase in traffic on roadways servicing the Project. Vehicle collisions have the potential to impact dozens of special-status species.

Vehicle collisions with wildlife is not a minor issue, but rather results in the death of millions of species each year. Dr. Smallwood explains:

> For wildlife vulnerable to front-end collisions and crushing under tires, road mortality can be predicted from the study of Mendelsohn et al. (2009) as a basis, although it would be helpful to have the availability of more studies like that of Mendelsohn et al. (2009) at additional locations. . . .
>
> During the Mendelsohn et al. (2009) study, 19,500 cars traveled Vasco Road daily, so the vehicle miles that contributed to my estimate of non-volant fatalities was 19,500 cars and trucks × 2.5 miles × 365 days/year × 1.25 years = 22,242,187.5 vehicle miles per 12,187 wildlife fatalities, or 1,825 vehicle miles per fatality. The IS/MND's predicted annual VMT of 5,167,154 divided by the 1,825 miles per fatality from the Mendelsohn et al. (2009) study would predict 2,831 wildlife fatalities per year. **Operations over 50 years would accumulate 141,550 wildlife fatalities**. It remains unknown whether and to what degree vehicle tires contribute to carcass removals from the roadway, thereby contributing a negative bias to the fatality estimates I made from the Mendelsohn et al. (2009) fatality counts.

Ex. A, p. 24 (emphasis in original).

L7.10

Based on Dr. Smallwood's calculations, he concluded that "the project-generated traffic would cause substantial, significant impacts to wildlife." *Id.* Because Dr. Smallwood has provided substantial evidence of a fair argument that this impact from the Project's traffic may be significant, the City must analyze such impacts in an EIR. L7.10 (cont.)

F. The IS/MND Failed to Address the Impacts of the Addition of Artificial Light and Overhead Powerlines that Will be Installed for the Project.

The Project next neglects to address impacts to wildlife that could occur based on the addition of artificial lighting. "Artificial lighting causes a variety of substantial impacts on a variety of wildlife species," and these impacts must be assessed in an EIR. Ex. A, p. 24. In addition, while the IS/MND reports that the Project would require the addition of overhead powerlines, it does not give details beyond a schematic. Dr. Smallwood states that "[t]he public and decision-makers ought to be informed of the extent of the overhead powerlines, because such lines kill many birds through electrocution and collision." *Id.* A basis exists to predict the annual collision fatalities that could result from these power lines, and an EIR therefore must be prepared to analyze this impact. L7.11

G. The IS/MND Failed to Address the Potential Adverse Impact on Bird Species from Window Collisions.

The IS/MND does not report on how much glass will be used on the exteriors of the warehouse buildings, which makes it impossible to assess the Project's potential to cause bird-window collision mortalities. Ex. A, p. 25. As with overhead powerlines, a basis exists to predict the number of birds likely to be killed by collisions with windows, and an EIR must be prepared to analyze this impact. L7.12

H. The IS/MND Failed to Address the Cumulative Impacts of Past, Ongoing, and Future Projects on Wildlife.

The IS/MND uses the incorrect standard for assessing cumulative impacts. Smallwood Comments, p. 25-26. As Dr. Smallwood notes, "the IS/MND implies that cumulative impacts are really just residual impacts of incomplete mitigation of project-level impacts. If that was CEQA's standard, then cumulative effects analysis would be merely an analysis of mitigation efficacy. . . . the IS/MND's implied standard is not the standard of analysis of cumulative effects." *Id.* at 25. Instead, Dr. Smallwood explains that "CEQA defines cumulative impacts, and it outlines two general approaches for performing the analysis. . . . An EIR needs to be prepared, and it needs to include an appropriate, serious analysis of cumulative impacts." *Id.* at 26. L7.13

Comment on IS/MND, Easton RPW Tentative Subdivision Map Project
October 27, 2021
Page 9 of 9

IV. CONCLUSION

In light of the above comments, the City must prepare an EIR for the Project and the draft EIR should be circulated for public review and comment in accordance with CEQA. Thank you for considering these comments. L7.14

Sincerely,

Michael R. Lozeau

Letter 7 Responses to Comments

Response to Comment L7.1:

Comment L7.1: *The evening of October 23, 2021, Dr. Smallwood visited the project site and its vicinity and performed a reconnaissance level survey of wildlife utilizing the area of the Project. Exhibit A, p. 1; Table 1 on p. 4-5. Dr. Smallwood reconnoitered the area for about three hours. Id. During that brief visit, he observed the presence of 34 species of vertebrate wildlife at the Project site, including 8 special-status species. Id., p. 3. This represents about 25% special-status species on-site, which Dr. Smallwood found unusually high and believes is likely due to the high security of the site, which served to "protect[] [the] wildlife community from further human encroachment." Id. at 2. Overall, Dr. Smallwood found that the wildlife community was largely intact. Id. at 2.*

Response: Dr. Smallwood reports to have observed the following 8 special-status species at the Project site:

- Turkey vulture (Bird of Prey under Fish and Game Code 3503.5);
- Red-tailed hawk (Bird of Prey);
- Northern harrier (Bird of Prey, California Species of Special Concern and Bird of Conservation Concern)
- White-tailed Kite (Bird of Prey, California Fully Protected Species)
- American Kestrel (Bird of Prey)
- Nuttall's Woodpecker (Bird of Conservation Concern)
- Oak titmouse (Bird of Conservation Concern)
- Tricolored Blackbird (Bird of Conservation Concern, California Threatened Species)

The Biological Resources Assessment Report (BRA) prepared for the Project by ECORP Consulting Inc. and the MND both acknowledge the potential for all of these species to occur at the Project site and analyzes

the potential impacts on them. The Biological Resources Assessment Report however concludes that there is low potential for tricolored blackbird to occur at the Project site due to the presence of only marginal potential foraging habitat for the species. Please see response to comment L7.2 below regarding the reported sighting of tricolored blackbird.

Response to Comment L7.2:

Comment L7.2: *As to particular species, Dr. Smallwood observed hundreds of tricolored blackbirds flying from the site, and photographed a portion of one flock which contained over 50 birds. Id. at 6, Photo 5. As noted in the IS/MND, tricolored blackbirds are listed as threatened under the California Endangered Species Act (ESA). IS/MND, p.4-43. However, the IS/MND stated that tricolored blackbirds had a low potential to occur, a statement which is clearly erroneous based on Dr. Smallwood's observations. Id.; Ex. A, p.6.*

Response: Dr. Smallwood performed a survey of the Project site along the fence line for approximately three hours from 3:13 pm to 6:03 pm on October 23, 2021; sunset occurred at 6:16 pm in Rancho Cordova that day. Dr. Smallwood claims to have positively identified a large number of the State threatened tricolored blackbird while in flight and close to sunset. The report cites "hundreds" in Table 1 of the report and ">50" in the caption of Photo 5 of the report. Tricolored blackbird is distinguished from more common species such as red-winged blackbird by the colors in their shoulder patch. It would be impossible to distinguish between the two species in flight and near sunset. Photo 5 provided in the report of the supposed flock of tricolored blackbird demonstrates the difficulty in making a positive identification of the species while in flight. ECORP biologists have conducted field visits of the Project site in 2016, 2018, 2020, and 2021 and have not observed tricolored blackbird at the Project site.

Response to Comment L7.3:

Comment L7.3: *It bears noting that Dr. Smallwood's survey, while diligently performed and fully reported, was only a starting point in characterizing the amount of species actually present onsite. In his letter, he notes the different factors under which surveys could be performed that would likely lead to the observance of many more species. Ex. A, p. 11. However, even given those limitations, he was able to observe two federally listed species, thereby beating the odds of detecting one as based on his previous experience with surveying sites. Id. Further, he concluded that a "considerable" survey effort would be needed to accurately assess whether listed species are absent from the Project site. Id. The City must prepare an EIR to adequately analyze the Project's potential to contain special-status and listed species.*

Response: There are no reports of observations of federally listed species in Dr. Smallwood's report. In addition, Dr. Smallwood attempts to model how many species would occur on the Project site based upon the number of species he observed within three hours, Figure 1 of Exhibit A of the comment letter, attempts to model a predicted number of vertebrate wildlife species that would be observed relative to the duration of visual scans at the Project site. Because species occurrence at a project site varies spatially and temporally based upon habitat preferences and other life history characteristics for each species, this method is an erroneous prediction of species occurrence at the Project site. This method also fails to account for fossorial species, nocturnal species, or species that are not mobile. The report does not provide any scientifically credible information to indicate that the Project would have a greater impact on wildlife species than already discussed and analyzed in the BRA and MND for the Project.

Response to Comment L7.4:

Comment L7.4: *Every CEQA document must start from a "baseline" assumption. The CEQA "baseline" is the set of environmental conditions against which to compare a project's anticipated impacts. Communities for a Better Envt. v. So. Coast Air Qual. Mgmt. Dist. (2010) 48 Cal. 4th 310, 321. Dr. Smallwood points out that this is the first step in analyzing potential project impacts, and should typically be done by erring on the side of caution in order to fully meet CEQA objectives. Ex. A, p.12. However, based on Dr. Smallwood's assessment of this project, no survey was performed for wildlife on site. Id. The IS/MND instead relies on speculation, stating that "[w]ildlife onsite is expected to be minimal due to the highly impacted and developed nature of the Study Area and vicinity." IS/MND, p. 4-37; Ex. A, p.12-13. Dr. Smallwood notes that this speculative conclusion fails to consider the protection given to the site for decades by high security, which resulted in wildlife "[finding] safe harbor at the site while habitat was being destroyed across much of the surrounding region." Ex. A, p.13. This speculation was also quickly disproved by Dr. Smallwood's observations in his site visit. A skewed baseline such as the one used by the City here ultimately "mislead(s) the public" by engendering inaccurate analyses of environmental impacts, mitigation measures and cumulative impacts for biological resources. See San Joaquin Raptor Rescue Center, 149 Cal.App.4th 645, 656; Woodward Park Homeowners, 150 Cal.App.4th 683, 708-711.*

Response: ECORP biologists conducted field visits of the Project site in 2016, 2018, 2020, and 2021 as well as conducted a literature search of the Project site. A habitat-based analysis was performed to evaluate the potential for special-status species to occur at the Project site. Based on this assessment of special-status species and the results of surveys conducted, the BRA and MND conclude that 12 species were found to have some potential to occur within the Study Area. These special-status species include three invertebrates, one amphibian, seven birds, and one mammal. No special-status plant species were found during plant surveys in 2018, and no special-status reptiles species are expected to occur based on a lack of habitat or range for the species. Impacts on these species, including all nesting bird species, are evaluated in the BRA and MND and mitigation measures are required to ensure that potentially significant impacts are reduced to less than significant levels. Dr. Smallwood's report provides no facts to indicate that the Project would have greater impacts on wildlife than already discussed in the BRA and MND.

Response to Comment L7.5:

Comment L7.5: *Dr. Smallwood suspects that the IS/MND's failure to perform a wildlife survey was based on its unsupported conclusion that special-status species are unable or not likely to use the site. Ex. A, p. 13. The IS/MND correctly states that there is some habitat that can support species in the area surrounding the site, but it erroneously uses this fact to conclude that wildlife will therefore not use the habitat on the project site. Id. Dr. Smallwood characterizes this conclusion as pseudoscience, which continues into the IS/MND's analysis of habitat and review of literature and databases. Id. The IS/MND only consulted the California Natural Diversity Data Base (CNDDB), which Dr. Smallwood stated does not usually contain information on privately held properties such as the Project site. Id. Further, the mere fact that a species is not on CNDDB does not mean that it is not present. Id. at 13-14. Dr. Smallwood states:*

Lack of CNDDB records does not mean a species is absent from a site nor from the area around the site. Consulting CNDDB is fine for confirming presence of a species, but it is inappropriate for determining

absence and hence to narrow a list of potentially occurring species. CNDDB relies on voluntary reporting, but not on scientific sampling or access to all properties. The limitations of CNDDB are well-known, and summarized by California Department of Fish and Wildlife in a warning presented on its CNDDB web site . .

Id. At 14. The IS/MND failed to acknowledge this shortcoming of the database, or to conduct adequate other analysis, and therefore the Project's impact on species is not adequately accounted for.

Response: ECORP biologists conducted field visits of the Project site in 2016, 2018, 2020, and 2021 as well as conducted a literature search of the Project site. As stated in Section 4.1 of the BRA for the Project, based on database queries, a list of special-status species that are considered to have the potential to occur within the vicinity of the Study Area was generated (Table 1 of the BRA). Each of the species was then evaluated for its potential to occur within the Study Area through the literature review, field observations, and survey results and categorized based on the following criteria:

Present - Species was observed during field surveys or is known to occur within the Study Area based on documented occurrences within the CNDDB or other literature.

Potential to Occur - Habitat (including soils and elevation requirements) for the species occurs within the Study Area.

Low Potential to Occur - Marginal or limited amounts of habitat occurs and/or the species is not known to occur within the vicinity of the Study Area based on CNDDB records and other available documentation.

Absent - No suitable habitat (including soils and elevation requirements) and/or the species is not known to occur within the vicinity of the Study Area based on CNDDB records and other documentation, or the species was not found during protocol-level surveys.

Response to Comment L7.6:

Comment L7.6: *Dr. Smallwood summarizes the IS/MND's biological assessment as follows: In most cases, ECORP determines absence of species by first pigeon-holing the species into unrealistically narrow portions of the environment, and then implying that those narrow portions of the environment do not occur at the project site. In my experience, wildlife use wider ranges of environmental conditions than summarized by ECORP. To be consistent with the precautionary principle in risk assessment, ECORP's habitat characterizations ought to be more broadly representative.*

Response: ECORP biologists conducted field visits of the Project site in 2016, 2018, 2020, and 2021 as well as conducted a literature search of the Project site. A habitat-based analysis was performed to evaluate the potential for special-status species to occur at the Project site.

Based on this assessment of special-status species and the results of surveys conducted, the BRA and MND conclude that 12 species were found to have some potential to occur within the Study Area. These special-status species include three invertebrates, one amphibian, seven birds, and one mammal. No special-status plant species were found during plant surveys in 2018, and no special-status reptiles species are expected to occur based on a lack of habitat or range for the species. Impacts on these species, including all nesting bird species, are evaluated in the BRA and MND and mitigation measures are required to ensure that potentially significant impacts are reduced to less than significant levels. Dr.

Smallwood's report provides no facts to indicate that the Project would have greater impacts on wildlife than already discussed in the BRA and MND.

Response to Comment L7.7:

Comment L7.7: *Id. At 14. Based on his assessment of data bases and site visit, Dr. Smallwood determined that there are 70 special-status species of vertebrate wildlife that potentially, probably, or certainly occur at the site. Id. At 15. Noting the rarity of this, he states that "[e]cologists would be hard pressed to find another site in the Sacramento region with similar richness of special-status species." Id. Of these 70 species, the IS/MND assesses the occurrence likelihood of only 22, or 31%. Id. At 16. This failure to analyze species, and the discrepancies between what the IS/MND reported and what Dr. Smallwood observed in only a brief visit, shows that the IS/MND's baseline is not supported by substantial evidence and a fair argument exists that the Project may have significant wildlife impacts, requiring the preparation of an EIR for this project.*

Response: Dr. Smallwood concludes "I identified 70 special-status species of vertebrate wildlife and another special-status species of invertebrate wildlife potentially, probably or certainly occurring at the project site (Table 2)." However, the title to Table 2 states "Species reported on eBird (https://eBird.org) and iNaturalist (www.inaturalist.org) at or near the proposed project site, and determinations of species occurrence likelihoods in IS/MND." Because Table 2 includes species reported "near the proposed project site" and because the term "near" is not defined, the statement that "70 special-status species of vertebrate wildlife that potentially, probably, or certainly occur at the site" is not an accurate statement.

Response to Comment L7.8:

Comment L7.8: *Dr. Smallwood found that the Project would contribute to a decline in birds in North America, a trend that has been happening over the last approximately 50 years largely due to habitat loss and fragmentation and would be further exacerbated by this project. Ex. A, p. 16, 20. Based on studies on the subject, Dr. Smallwood estimates that the presence of the Project on the site could lead to as many as 3,619 bird nests lost annually. Id. at 20. This is a significant impact that was not addressed in the IS/MND. He further found that the reproductive capacity of the site would be lost, as the Project would prevent the production of 10,495 fledglings per year, which would in turn contribute to the lost capacity in California of 1,194,140 birds per year in the first century of the Project. Id.*

Because this impact was not addressed in the IS/MND and Dr. Smallwood has presented substantial evidence of a fair argument that habitat loss will impact species, the City must prepare an EIR to analyze the impact.

Response: The BRA and MND for the Project concludes: "Suitable nesting and/or foraging habitat for several special-status birds is present within the Study Area. In addition to the special-status birds, all native birds, including raptors, are protected under the California Fish and Game Code and the MBTA. If nesting birds are present, the Project could result in harassment to or take of nesting individuals. As such, to ensure that there are no impacts to protected birds and/or active nests, the following mitigation measures are recommended if Project activities will occur within the nesting season (approximately February 1-September 15):" and lists several measures to protect all nesting birds including raptors, Swainson's hawk, and burrowing owl.

Furthermore, Dr. Smallwood's calculation of the potential number of nests and fledglings that would be lost per year due to the Project is not scientifically credible. Dr. Smallwood uses two studies in unreported areas but with reported "similar complex vegetation cover" to calculate an "average nest density" and then extrapolates that density to calculate a "loss of nests" associated with the Project. Similarly, Dr. Smallwood uses one average number of fledglings per nest from one study performed in 1948 to then extrapolate a calculated loss of fledglings associated with the Project. These extrapolations are inaccurate as they fail to factor in a number of conditions that influence nest density for a site including the specific vegetation communities present, the percent cover of plant species, the presence of snags, the level of existing disturbance on the site, proximity to open spaces, and several additional factors. Similarly, the number of fledglings per nest is species-specific and based upon the fecundity of individuals and nest success. Dr. Smallwood's conclusions are not based on fact or scientifically credible information and therefore, are speculative.

Response to Comment L7.9:

Comment L7.9 *The IS/MND improperly dismisses the Project's potential to impact wildlife movement based on the conclusion that the site is heavily disturbed and therefore "does not provide an important movement corridor . . ." Ex. A, p. 20. However, as noted above, this characterization of the site was refuted by Dr. Smallwood's own observations and by databases documenting the species on the site. Id. Additionally, these conclusions rely on a false CEQA standard. A project will have a significant biological impact if it would "[i]nterfere 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." CEQA Guidelines, App. G. "The primary phrase of the standard goes to wildlife movement regardless of whether the movement is channeled by a corridor." Ex. A, p. 21. "Wildlife movement in the region is often diffuse rather than channeled," including stop-over habitat and staging habitat, and in this case, "wildlife are obviously relying on [the Project site] for movement." Id. Because of its reliance on a false CEQA standard for determining impacts on wildlife movement, the IS/MND contains no evidence to support the conclusion that the Project will not have a significant impact on wildlife movement. In contrast, Dr. Smallwood concludes that the "project's impacts on wildlife movement caused by replacement of habitat with 8 buildings up to 55 feet high" requires the preparation of an EIR. Id. At 21. An EIR must be prepared to analyze the Project's impacts on wildlife movement.*

Response: Appendix G of the CEQA Checklist states "Would the Project 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?"

The BRA and MND for the Project does address the potential for the Project to effect wildlife movement in general as well as wildlife corridors. The BRA and MND conclude: "No water bodies occur onsite that would have the potential for migratory fish. Wildlife movement corridors are routes frequently utilized by wildlife that provide shelter and sufficient food supplies to support wildlife species during migration. Open space, including agricultural lands, also provides an opportunity for dispersal and migration of wildlife species.

The Project Area is previously disturbed and partially developed. Additionally, a heavily trafficked highway exists northwest of the Project Area. The surrounding landscape is made up of previously disturbed portions of the Aerojet campus, as well as development and infrastructure along Highway 50. Therefore, the Project Area does not provide an important movement corridor, and development associated with the Project is not expected to adversely impact wildlife movement.

Migratory birds may use the semi-rural open areas and other natural habitats within the Project Area during migration and breeding, Project development would not substantially interfere with their movement, as they can move to nearby similar habitat. Thus, this impact would be less than significant."

Furthermore, Dr. Smallwood's letter states "I observed hundreds of tricolored blackbirds moving from the project site on their way toward a nocturnal roost site. I saw a northern harrier fly from the site, and white-tailed kites flying over it. I saw a great blue heron fly across the site, and a northern flicker, as well as many mourning doves, white-throated swifts, lesser goldfinches, turkey vultures, and mallards. Holes in the perimeter fence are rimmed by the hairs of mammals that pass through, including black-tailed deer and coyotes. The site's past disturbances have not prevented wildlife from moving across it today." However, no facts are presented to indicate that the Project would interfere substantially with wildlife movement or established wildlife corridors.

Response to Comment L7.10:

Comment L7.10: *The IS/MND does not address the impacts the Project's vehicle trips will have on wildlife. According to the IS/MND, the project will generate 5,167,154 vehicle trips annually, which breaks down to 6.8 miles per trip. IS/MND, p. 4-150. Yet the IS/MND does not analyze the impacts on wildlife that will be caused by this increase in traffic on roadways servicing the Project. Vehicle collisions have the potential to impact dozens of special-status species. Vehicle collisions with wildlife is not a minor issue, but rather results in the death of millions of species each year. Dr. Smallwood explains:*

For wildlife vulnerable to front-end collisions and crushing under tires, road mortality can be predicted from the study of Mendelsohn et al. (2009) as a basis, although it would be helpful to have the availability of more studies like that of Mendelsohn et al. (2009) at additional locations. . . .

During the Mendelsohn et al. (2009) study, 19,500 cars traveled Vasco Road daily, so the vehicle miles that contributed to my estimate of non-volant fatalities was 19,500 cars and trucks × 2.5 miles × 365 days/year × 1.25 years = 22,242,187.5 vehicle miles per 12,187 wildlife fatalities, or 1,825 vehicle miles per fatality. The IS/MND's predicted annual VMT of 5,167,154 divided by the 1,825 miles per fatality from the Mendelsohn et al. (2009) study would predict 2,831 wildlife fatalities per year. Operations over 50 years would accumulate 141,550 wildlife fatalities. It remains unknown whether and to what degree vehicle tires contribute to carcass removals from the roadway, thereby contributing a negative bias to the fatality estimates I made from the Mendelsohn et al. (2009) fatality counts.

Ex. A, p. 24 (emphasis in original).

Based on Dr. Smallwood's calculations, he concluded that "the project-generated traffic would cause substantial, significant impacts to wildlife." Id. Because Dr. Smallwood has provided substantial evidence of a

fair argument that this impact from the Project's traffic may be significant, the City must analyze such impacts in an EIR.

Response: Dr. Smallwood's analysis is fundamentally flawed. The analysis is based on one study of traffic-caused wildlife mortality performed in a County over 95 miles away from the Project site and along a roadway that may or may not be similar to the road system and traffic adjacent to the Project site. Nevertheless, Dr. Smallwood assumes that there is direct one to one relationship between the number of vehicle trips associated with the Project and predicted mortality of wildlife in the area. If one were to extrapolate this logic to other nearby areas, one should see a massive number of wildlife carcasses strewn across every single roadway throughout all urban areas, resulting in massive wildlife casualties associated with all urban development. No evidence is provided to demonstrate that this effect is observed in real life nor is any empirical evidence provided to indicate that traffic-caused wildlife mortality would have a significant impact on wildlife populations in general. Dr. Smallwood's conclusions are speculative and not based on fact or scientifically credible information.

Response to Comment L7.11:

Comment L7.11: *The Project next neglects to address impacts to wildlife that could occur based on the addition of artificial lighting. "Artificial lighting causes a variety of substantial impacts on a variety of wildlife species," and these impacts must be assessed in an EIR. Ex. A, p. 24. In addition, while the IS/MND reports that the Project would require the addition of overhead powerlines, it does not give details beyond a schematic. Dr. Smallwood states that "[t]he public and decision-makers ought to be informed of the extent of the overhead powerlines, because such lines kill many birds through electrocution and collision." Id. A basis exists to predict the annual collision fatalities that could result from these power lines, and an EIR therefore must be prepared to analyze this impact.*

Response: Regarding potential impacts on biological resources associated with artificial lighting, as discussed in Section 4.1 of the MND under Aesthetics, existing lighting conditions of the developed portions of the City of Rancho Cordova, City of Folsom, and the active Aerojet industrial and administrative campus east of the Project in unincorporated Sacramento County consist of typical urban light conditions found in urban areas (e.g., roadway lighting, commercial and industrial buildings, and headlights from motor vehicles). These conditions contrast with the low ambient nighttime lighting and illumination of rural and widely-dispersed light-industrial uses to the south, east, and west of the Project site. The Project would comply with existing City Title 1 (General Provisions) of the Zoning Code requiring that illumination of buildings, landscaping, signs, and parking and loading areas be shielded and directed so that no light trespasses onto adjacent properties, and Title III (Use Regulations and Development Standards) requiring that lighting be directed away from residential areas and public streets so that glare is not produced that could impact the general safety of vehicular traffic and the privacy and well-being of residents in the planned multi-family residential housing in the adjacent Easton Place Land Use Master Plan. Because final improvement plans would include a lighting plan that would adhere to the City's lighting standards, impacts associated with daytime glare and nighttime lighting would be less than significant and therefore, less than significant on wildlife as well.

Regarding potential impacts on biological resources associated with overhead power lines, Dr. Smallwood's letter states "Due to recent monitoring for fatalities along electric distribution lines and transmission lines in California, the basis exists to predict the number of annual collision fatalities that would be caused by the power lines installed to serve the project." However, there is no citation for this statement and no facts presented to support the statement. Electricity for the Project would be provided by overhead distribution lines that would be connected to the Sacramento Municipal Utilities District's (SMUD) grid. SMUD has an Avian Protection Plan that would ensure that any new structures would be avian-safe including insulation of lines and installation of perch deterrents.

Response to Comment L7.12:

Comment L7.12: *The IS/MND does not report on how much glass will be used on the exteriors of the warehouse buildings, which makes it impossible to assess the Project's potential to cause bird window collision mortalities. Ex. A, p. 25. As with overhead powerlines, a basis exists to predict the number of birds likely to be killed by collisions with windows, and an EIR must be prepared to analyze this impact.*

Response: Dr. Smallwood's letter makes the statement that "The IS/MND does not inform of the extent of glass to be used on the facades of the warehouse buildings. Nor is there any information provided about the type of glass or its orientation or structural contexts. This missing information is unfortunate because many industrial warehouse buildings have recently incorporated extensive structural glass on their facades. Such glass results in bird-window collision mortality, which has emerged as one of the largest anthropogenic sources of bird mortality in the USA." However, there is no citation for this statement and no facts presented to support the statement. Dr. Smallwood's conclusions are not based on fact or scientifically credible information and therefore, are speculative.

Response to Comment L7.13:

Comment L7.13: *The IS/MND uses the incorrect standard for assessing cumulative impacts. Smallwood Comments, p. 25-26. As Dr. Smallwood notes, "the IS/MND implies that cumulative impacts are really just residual impacts of incomplete mitigation of project-level impacts. If that was CEQA's standard, then cumulative effects analysis would be merely an analysis of mitigation efficacy. . . . the IS/MND's implied standard is not the standard of analysis of cumulative effects." Id. At 25. Instead, Dr. Smallwood explains that "CEQA defines cumulative impacts, and it outlines two general approaches for performing the analysis. . . . An EIR needs to be prepared, and it needs to include an appropriate, serious analysis of cumulative impacts." Id. At 26.*

Response: In Section 4.21.1(b), the cumulative impact analysis states: "Implementation of the Proposed Project, in conjunction with other approved or pending projects in the region, has the potential to result in cumulatively considerable impacts to the physical environment. However, implementation of Project-specific mitigation measures for the other issue areas addressed in this document, would ensure that the Project's contribution to cumulative impacts in the area remain less than considerable. Therefore, cumulative impacts are considered less than significant with mitigation incorporated."

Response to Comment L7.14:

Comment L7.14: *In light of the above comments, the City must prepare an EIR for the Project and the draft EIR should be circulated for public review and comment in accordance with CEQA. Thank you for considering these comments.*

Response: As stated in responses to comments L7.1 through L7.13, the comment letter by Lozeau Drury relies exclusively on a letter report prepared by Dr. Smallwood contained in Exhibit A of the Lozeau Drury comment letter to claim that the Project could have a potential adverse effect on biological resources. The letter prepared by Dr. Smallwood is flawed and erroneous. Each conclusion in the letter by Dr. Smallwood is supported either by an erroneous statement or information that was derived from a non-scientifically credible methodology. In some instances, no facts are provided at all to support conclusions. Therefore, the comment letter presents no credible or accurate fact that would indicate that the Project would have a substantial adverse effect on biological resources, including special-status species.

4.0 REVISIONS TO THE DRAFT INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

As a result of minor Project changes revisions have been made to the Draft IS/MND text. These revisions include minor changes to the biological and cultural resources sections based on technical studies associated with installation of a 7.36 acre stormwater detention basin located directly west of Nimbus Road and south of the proposed 102.07-acre Easton Research Park West Project Area. Although this stormwater detention basin area was included in the original Draft IS/MND, the following addenda to the biological and cultural resources technical studies were required to analyze this area for CEQA impacts: *Biological Resources Assessment Easton Research Park West Project, Sacramento, California* (ECORP October 29, 2021, Attachment D) and *Addendum Cultural Resources Inventory and Integrity Assessment for the Easton Research Park West Project Second Offsite Improvements, Sacramento County, California* (ECORP 2021f, Attachment E). In addition, the City has added the *Easton Research Park West Tentative Subdivision Map Project Local Transportation Analysis Final Report* [Fehr & Peers November 2, 2021, (Final LTA)] as Attachment F to the Final IS/MND. The Final LTA, which provides information to support the Air Quality, Greenhouse Gas Emissions, Energy, and Noise sections of the Draft IS/MND, was updated on November 2, 2021 with minor revisions that do not require changes to the CEQA impact analysis or Draft IS/MND text.

No new avoidable significant effects or new mitigation measures were found from these technical study addendums that would constitute substantial revisions requiring recirculation of the document. According to Section 15073.5 of the CEQA Guidelines, a substantial revision shall mean:

(1) A new, avoidable significant effect is identified and mitigation measures or project revisions must be added in order to reduce the effect to insignificance, or
(2) The lead agency determines that the proposed mitigation measures or project revisions will not reduce potential effects to less than significance and new measures or revisions must be required."

The revisions are provided below. Changes in text are identified by ~~strikeout~~ where text is removed and by underline where text is added.

4.1 Biological Resources Assessment for added Stormwater Detention Basin.

As described in the Draft IS/MND Biological Resources Section 4.4.2.3, Potential Aquatic Resources, on page 4-37:

A total of approximately 1.121~~0.533~~ acres of aquatic resources have been mapped within the Project Area (Figure 4.4-2). Of the 1.121~~0.533~~ acre of aquatic resources, 0.999~~411~~ acre is included under the Glenborough permit (SPK-2004-00515). Impacts to 0.605~~237~~ of these features are fully mitigated. The remaining 0.122-acre aquatic resources consist of seasonal wetlands and ditch. These occur as three small, disturbed features within the eastern and south-central portion; and two manufactured features in the southwesternmost portion and the northeastern portion of the Project Area (Figure 4.4-2). These features and acreages have not been verified by the USACE.

Figure 4.4-2 Aquatic Resources Delineation, in the Draft IS-MND, corresponding to Figure 3 in the Final BRA, was revised to include the updated acreages listed in the text.

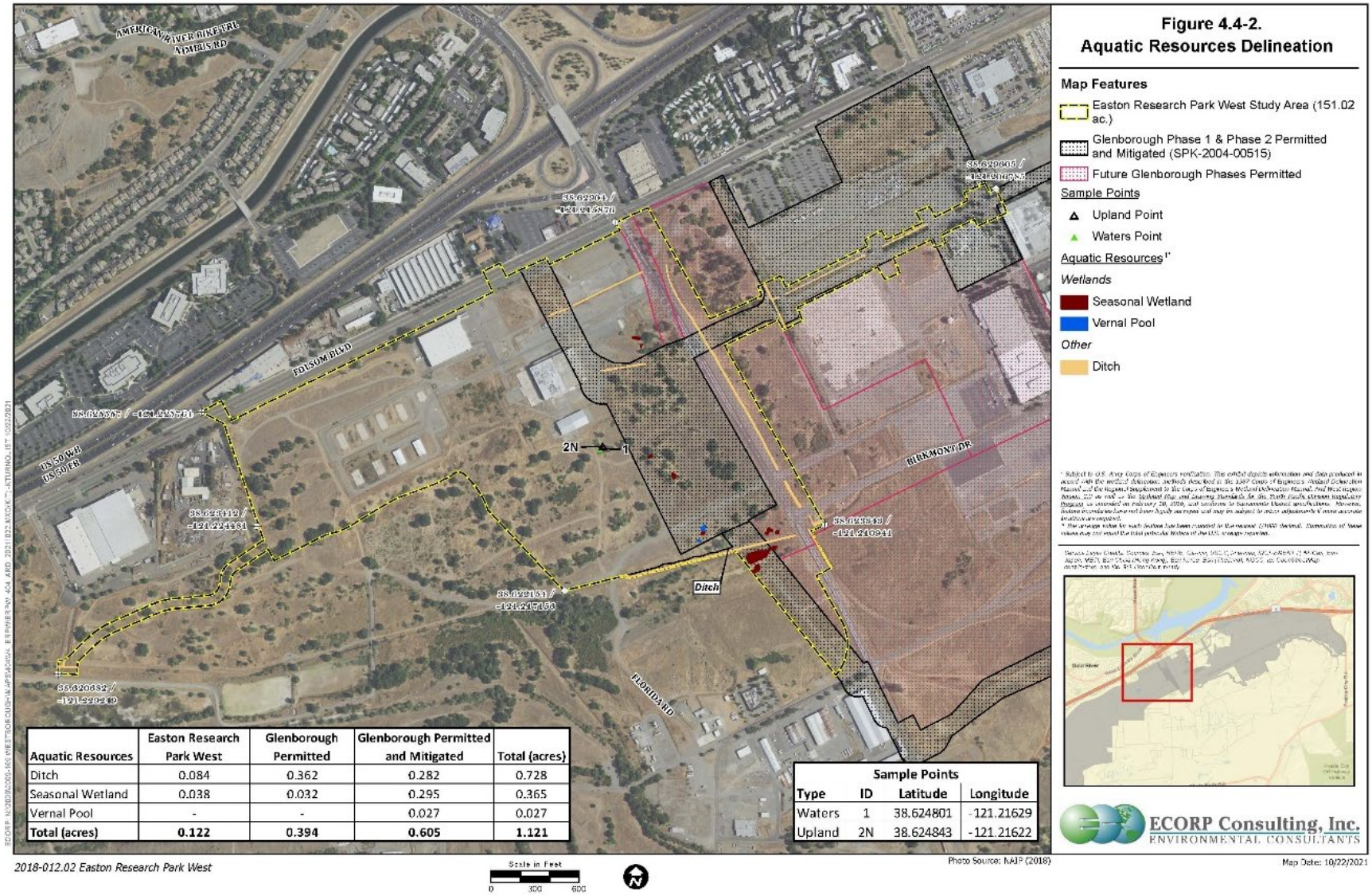
As described in the Draft IS/MND Biological Resources Section 4.4.2.5, Evaluation of Special Status Species, Valley Elderberry Longhorn Beetle, on page 4-41:

There are nine documented CNDDB occurrences of VELB within five miles of the Project Area (ECORP 2021d). Additionally, elderberry shrubs were documented within the Project Area during the 2016 survey (Figure 4.4-3*).* A total of 214~~215~~ shrubs are located within the Project Area. Of these, 28 shrubs are permitted within the Glenborough Project; 21 shrubs are fully mitigated, and seven will be mitigated by Glenborough. Therefore, 186 shrubs fall within the unpermitted portion of the Project Area.~~, including those that were fully mitigated for by the Glenborough Project~~ (Figure 4.4-3). One shrub within the Project Area was observed with evidence of VELB (Figure 4.4-3). Therefore, VELB has potential to occur.

Figure 4.4-3, Valley Elderberry Longhorn Beetle Habitat, in the Draft IS-MND, corresponding to Figure 4 in the Final BRA, was revised to include the updated elderberry shrub data listed in the text. Revised Figures 4.4-2 and 4.4-3 are included below.

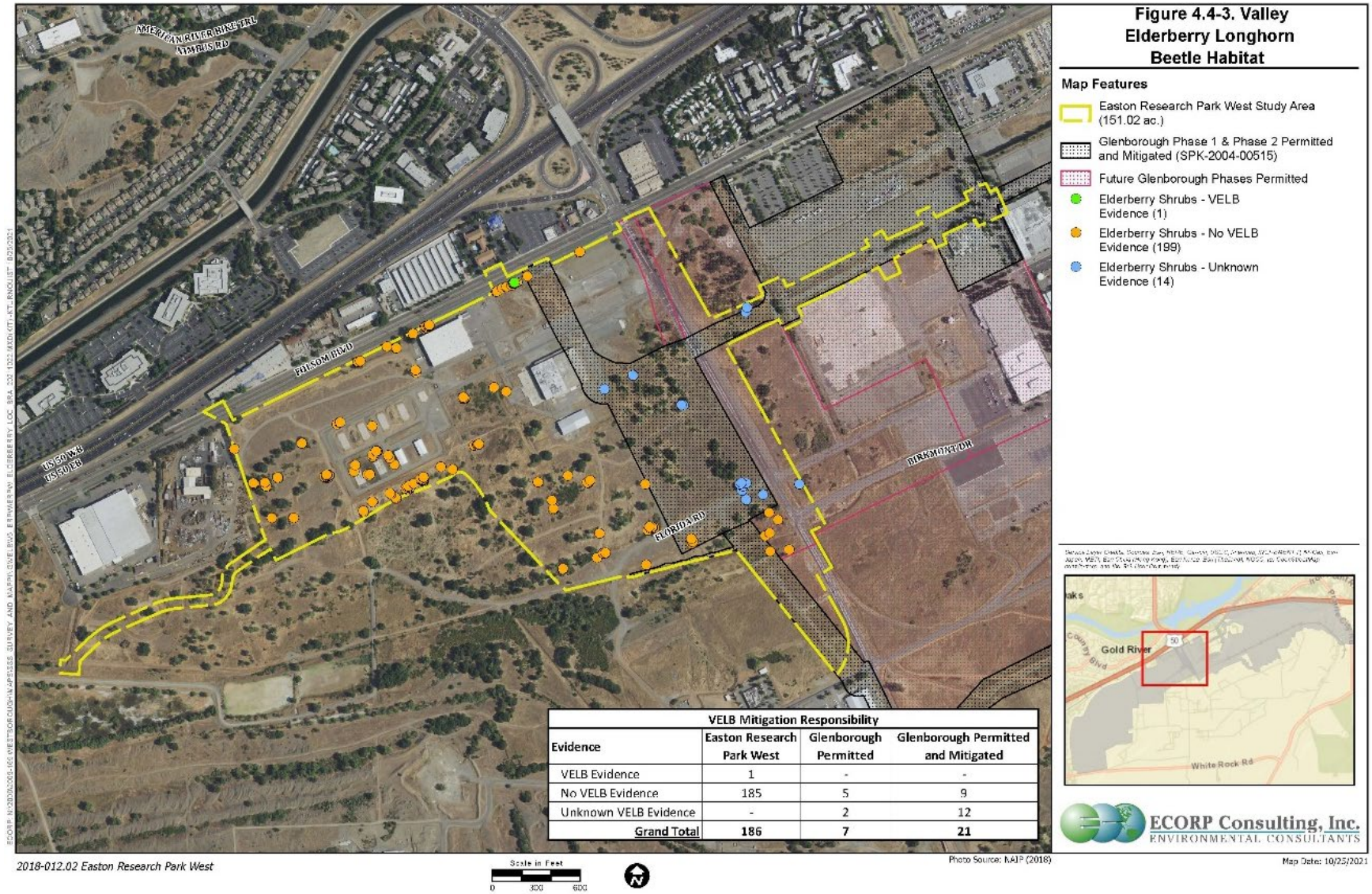
As described in the Draft IS/MND Bibliography Section 6, on page 6-5:

ECORP Consulting, Inc. 2021d. ~~Draft~~ *Biological Resources Assessment Easton Research Park West Project, Sacramento, California*. Prepared for Easton Development Company, LLC. October 29~~, 2021~~.



Aquatic Resources	Easton Research Park West	Glenborough Permitted	Glenborough Permitted and Mitigated	Total (acres)
Ditch	0.084	0.362	0.282	0.728
Seasonal Wetland	0.038	0.032	0.295	0.365
Vernal Pool	-	-	0.027	0.027
Total (acres)	**0.122**	**0.394**	**0.605**	**1.121**

Sample Points			
Type	ID	Latitude	Longitude
Waters	1	38.624801	-121.21629
Upland	2N	38.624843	-121.21622



VELB Mitigation Responsibility			
Evidence	Easton Research Park West	Glenborough Permitted	Glenborough Permitted and Mitigated
VELB Evidence	1	-	-
No VELB Evidence	185	5	9
Unknown VELB Evidence	-	2	12
Grand Total	186	7	21

4.2 Cultural Resources Assessment for added Stormwater Detention Basin.

As described in the Draft IS/MND Cultural Resources Section 4.5, on page 4-61:

Information from ~~two~~ three reports is used in this Initial Study to provide a cultural resources background setting and impact analysis. The *Cultural Resources Inventory and Evaluation Report, Easton Research Park West, Sacramento County, California. Prepared for Easton Development Company LLC* (ECORP ~~2021c~~, 2020a, Cultural Resources Inventory Report] provides information on the cultural resources found in the 105.5-acre Project Area. Subsequent to the Cultural Resources Inventory Report, ECORP prepared the *Addendum Cultural Resources Inventory, Integrity Assessment, and Finding of Effect for the Easton Research Park West Project Offsite Improvements, Sacramento County California* [(ECORP 2021~~d~~a), Cultural Resources Inventory Addendum, Appendix C] to evaluate an additional 18.08 acres of proposed offsite utility improvements that had not been previously surveyed by the 2020 efforts cited above. For the Cultural Resources Inventory Addendum, the Project description, cultural and regulatory context, methods, and background research from the Cultural Resources Inventory Report are incorporated by reference. The Cultural Resources Inventory Addendum report includes the results of the 2021 records search, pedestrian survey, integrity assessment, and finding of effects statement for the 18.08-acre offsite utility improvements areas. Lastly, ECORP prepared the *Confidential Addendum Cultural Resources Inventory and Integrity Assessment for the Easton Research Park West Project Second Offsite Improvements, Sacramento County, California* (ECORP 2021f) for the proposed stormwater detention basin offsite improvement area that had not been previously inventoried for the original Easton Research Park West Project in 2020. The planned offsite improvement includes 7.36 acres for a stormwater detention basin located directly west of Nimbus Road and south of the proposed 102.07-acre Easton Research Park West Project Area. For the second addendum, the Project description, cultural and regulatory context, methods, and background research from the 2020 report (ECORP 2020) were hereby incorporated by reference. Appendix C also contains copies of required AB-52 tribal notification and consultation letters (see section 4.18 below). Due to confidentiality guidelines, Appendix C is included under separate cover.

As described in the Draft IS/MND Cultural Resources Section 4.5.1.2, on page 4-63

A Cultural Resources Inventory Report was prepared by ECORP Consulting, Inc. (ECORP 20~~13b~~21c, Appendix C) for the Proposed Project to determine if cultural resources were present in or adjacent to the Project area and assess the sensitivity of the Project area for undiscovered or buried cultural resources. The cultural context of the Project area including regional and local prehistory, ethnography, and regional and Project area histories can be found in the report in Appendix C.

The analysis of cultural resources was based on a records and literature search conducted at the Northwest Information Center (NWIC) of the California Historical Resources Information System (CHRIS) at Sonoma State University on ~~March 29, 2013~~ January 28, 2020, a literature review, and a field survey on ~~August 29, 2013~~ March 5, 2020. ~~The literature search included the results of previous surveys within a 0.5-mile (800 meters) radius of the Proposed Project location~~.

As described in the Draft IS/MND Cultural Resources Section 4.5.4, Cultural Resources Analysis, on page 4-68:

The Project Area included the proposed 105.5-acre development project, an additional 18.08 acres adjacent to the northern, southwestern, and southeastern boundaries of the Project Area for storm water channels and sewer pipeline connections, ~~and~~ 23.52 acres for a proposed potable water line that extends eastwards from Hazel Avenue into the 1,533-acre Glenborough property, and 7.36 acres for a stormwater detention basin located directly west of Nimbus Road and south of the proposed 102.07-acre Easton Research Park West Project Area. The proposed offsite potable water pipeline area and 7.36-acre offsite stormwater detention basin within the Glenborough property had been previously surveyed under CEQA and Section 106 of the NHPA starting in 2003 (ECORP 2007). In 2011, an Environmental Impact Report (EIR) was certified for the Easton Development (that included Glenborough), and the State Historic Preservation Officer, in consultation with the USACE under Section 106, developed a Historic Property Treatment Plan (HPTP; ECORP 2016) to mitigate adverse effects to Historic Properties for Glenborough. The 7.36-acre offsite stormwater detention basin area was also surveyed by ECORP in 2007 for two other Aerojet projects: a 69 kilovolt (kV) alignment project, and a security fence installation project. The 7.36-acre offsite stormwater detention basin area did not require a field survey in 2021 because previous efforts were deemed sufficient to identify cultural resources (ECORP 2021f). The cultural chapter for the EIR and documentation of consultation on the HPTP are provided in Attachment B of Appendix C.

As described in the Draft IS/MND Cultural Resources Section 4.5.5, Cultural Resources (V) Environmental Checklist and Discussion (Question (a) on page 4-71:

Would the Project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a) Cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5?	☐	☒	☐	☐

Less than significant with mitigation incorporated.

The cultural resources inventory and evaluation of the Project Area (ECORP ~~2021c~~, 2020a, ~~2021d~~,2021a, 2021f) resulted in the following findings:

- P-34-335/CA-SAC-308H, the Folsom Mining District/ARPMD, is a 70-square-mile mining landscape that is being treated as eligible for the NRHP and CRHR. It is mapped over the Project Area but does not have any physical manifestations and, therefore, lacks sufficient integrity within the Project Area. No features associated with this District are present within any part of the Project Area (ECORP 2020a, 2021a, 2021f). Thus, the District would not be affected by the Project.

As described in the Draft IS/MND Bibliography Section 6.0, on page 6-5: the following reference is added:

ECORP Consulting, Inc. 2021f. *Confidential Addendum Cultural Resources Inventory and Integrity Assessment for the Easton Research Park West Project Second Offsite Improvements, Sacramento County, California*. Prepared for Easton Development Company LLC. P.O. Box 1209, Folsom, California 95763. October 23.

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5.0 MITIGATION MONITORING AND REPORTING PLAN

5.1 Introduction

In accordance with CEQA, an MND that identifies adverse impacts related to the construction activity for the Project was prepared. The MND identifies mitigation measures that would reduce or eliminate these impacts.

Section 21081.6 of the Public Resources Code and Sections 15091(d) and 15097 of the State CEQA Guidelines require public agencies to adopt a reporting and monitoring program for changes to the project which it has adopted or made a condition of project approval in order to mitigate or avoid significant effects on the environment. An MMRP is required for the Project because the IS/MND identified potentially significant adverse impacts related to construction and operation of the Project, and mitigation measures have been identified to mitigate these impacts. Adoption of the MMRP will occur along with approval of the Project.

5.2 Purpose of the Mitigation Monitoring and Reporting Plan

This MMRP has been prepared to ensure that all required mitigation measures are implemented and completed according to schedule and maintained in a satisfactory manner during the construction and operation of the Project, as required. The MMRP may be modified by the City during Project implementation, as necessary, in response to changing conditions or other Project refinements. **Table 5-1** has been prepared to assist the responsible parties in implementing the MMRP. This table identifies the category of significant environmental impact(s), individual mitigation measures, monitoring and mitigation timing, responsible person/agency for implementing the measure, monitoring and reporting procedure, and notation space to confirm implementation of the mitigation measures. The numbering of the mitigation measures follows the numbering sequence in the IS/MND.

5.3 Roles and Responsibilities

The City of Rancho Cordova and the Project Applicant are responsible for oversight of compliance of the mitigation measures in the MMRP.

5.4 Mitigation Monitoring and Reporting Plan

The column categories identified in **Table 5-1** are described below.

- **Mitigation Measure** – This column lists the mitigation measures by number.
- **Monitoring Activity/Timing/Frequency/Schedule** – This column lists the activity to be monitored for each mitigation measure, the timing of each activity, and the frequency/schedule of monitoring for each activity.
- **Implementation Responsibility/Verification** – This column identifies the entity responsible for complying with the requirements of the mitigation measure and provides space for verification initials and date.

- **Responsibility for Oversight of Compliance/Verification** – This column provides the agency responsible for oversight of the mitigation implementation and is to be dated and initialed by the agency representative based on the documentation provided by the construction contractor or through personal verification by agency staff.
- **Outside Agency Coordination** – this column lists any agencies with which The City may coordinate for implementation of the mitigation measure.
- **Comments** – this column provides space for written comments, if necessary.

Table 5-1
Easton Research Park West Tentative Subdivision Map Project
Mitigation Monitoring and Reporting Program

Mitigation Measure	Implementation Actions and Timing	Implementation Responsibility	Responsibility for Oversight of Compliance/ Verification	Agency Coordination	Comments
Biological Resources					
BIO-1: Worker Awareness Training for Special-Status Species • Prior to start of construction activities, a qualified biologist shall conduct an education program for all persons involved with the proposed Project. The program shall consist of a presentation from the Biologist that includes a discussion of the biology and general behavior of the species discussed above, information about the distribution and habitat needs of these animals, sensitivity of these animals to human activities, and their status of legal protection.	**Action:** Worker awareness training. **Timing:** Prior to the start of construction.	Qualified Biologist _____ Initials _____ Date	City of Rancho Cordova _____ Initials _____ Date		
BIO-2: Minimize Potential Significant Impacts to Vernal Pool Fairy and Tadpole Shrimp • Assume presence of Vernal Pool Fairy and Tadpole Shrimp and initiate the Section 7 consultation process with USFWS through the Clean Water Act Section 404 Process; OR conduct protocol-level surveys for these species to determine presence or absence prior to consultation. • If presence is assumed or confirmed after protocol surveys, acquire a Biological Opinion for the Project and implement all conditions of the Biological	**Action:** Section 7 consultation or protocol-level surveys. **Timing:** Prior to and during Project construction.	Qualified Biologist _____ Initials _____ Date	City of Rancho Cordova, Project Applicant _____ Initials _____ Date	USFWS	

Mitigation Measure	Implementation Actions and Timing	Implementation Responsibility	Responsibility for Oversight of Compliance/ Verification	Agency Coordination	Comments
Opinion, including purchasing compensatory mitigation for permanent impacts to branchiopod habitat. Compensatory mitigation will be determined through the Section 7 process and outlined in the Biological Opinion.					
BIO-3: Minimize Potential Significant Impacts to VELB • Initiate Section 7 consultation process with USFWS through the Clean Water Act Section 404 process on the Project effects to ESA-listed VELB and acquire a Biological Opinion for the Project. Implement all conditions of the Biological Opinion. • Elderberry shrubs will be avoided to the extent practicable. For any impacts to elderberry shrubs, appropriate avoidance measures and a mitigation plan will be developed in consultation with USFWS and implemented during the appropriate timeframe. • The area surrounding avoided elderberry shrubs shall be fenced and/or flagged as close to construction limits as possible. • As much as feasible, all activities that could occur within 165 feet of an avoided elderberry shrub will be conducted outside of the flight season of VELB (March - July). • Herbicides will not be used within the drip line of any elderberry shrubs. Insecticides will not be used within 100 feet of an elderberry shrub and will be applied using a backpack sprayer or similar direct application method. • The potential effects of dust on VELB will be minimized by applying water during construction	**Action:** Section 7 consultation and measures to minimize impacts to VELB. **Timing:** Prior to and during Project construction.	Qualified Biologist _____ Initials _____ Date	City of Rancho Cordova, Construction Manager _____ Initials _____ Date	USFWS	

Mitigation Measure	Implementation Actions and Timing	Implementation Responsibility	Responsibility for Oversight of Compliance/ Verification	Agency Coordination	Comments
activities or by presoaking work areas that will occur within 100 feet of any potential elderberry shrub habitat.					
BIO-4: Minimize Potential Significant Impacts to Western Spadefoot • Preconstruction surveys for western spadefoot will be conducted within the limits of construction to detect adults, larvae, and/or egg masses, within 48 hours prior to the start of construction. • If no western spadefoots are found, no further measures pertaining to this species are necessary. • If adults, larvae, or egg masses are found, they will be relocated to suitable habitat within an on- or off-site preserve(s), in consultation with CDFW.	**Action:** Preconstruction surveys for western spadefoot. **Timing:** Within 48 hours prior to the start of construction.	Qualified Biologist _____ Initials _____ Date	City of Rancho Cordova _____ Initials _____ Date	CDFW	
BIO-5: Nesting Birds • A preconstruction survey for nesting birds will be conducted by a qualified biologist within 14 days (or fewer if recommended by CDFW) of commencement of Project activities. The survey will occur within the Project Area and a 100-foot buffer. If an active nest is located, a no-disturbance buffer will be established as determined by the biologist in consultation with CDFW and maintained until the nest is confirmed to be no longer active by the biologist.	**Action:** Preconstruction survey for nesting birds. **Timing:** Within 14 days (or fewer if recommended by CDFW) prior to the start of construction.	Qualified Biologist _____ Initials _____ Date	City of Rancho Cordova _____ Initials _____ Date	CDFW	
BIO-6: Raptors • A preconstruction survey for nesting raptors will be conducted within 14 days of commencement of	**Action:**	Qualified Biologist	City of Rancho Cordova	CDFW	

Mitigation Measure	Implementation Actions and Timing	Implementation Responsibility	Responsibility for Oversight of Compliance/ Verification	Agency Coordination	Comments
Project activities by a qualified wildlife biologist within the Project Area and a 500-foot buffer. If an active nest is located, a no-disturbance buffer will be established as determined by the biologist in consultation with CDFW and maintained until a qualified biologist determines the young have fledged and are no longer reliant upon the nest for survival.	Preconstruction surveys for raptors. **Timing:** Within 14 days prior to the start of construction.	Initials Date	Initials Date		
BIO-7: Swainson's Hawk • A preconstruction survey for nesting Swainson's hawk will be conducted by a qualified biologist within 14 days of commencement of Project activities within the Project Area and a 0.25-mile buffer. As described above, if Swainson's hawks are found to be nesting in the vicinity, a no-disturbance buffer will be established in consultation with CDFW and maintained until a qualified biologist determines the young have fledged and are no longer reliant upon the nest for survival. • Mitigation for permanent impacts to SWHA foraging habitat has been purchased for the portions of the Project Area that overlap with the Glenborough Project in accordance with the CEQA Environmental Impact Report Mitigation Measures for that Project. • Mitigation for permanent impacts to SWHA foraging habitat for the remaining portions of the Project Area is required (see Appendix B, Figure 3). Compensatory mitigation should be consistent with the Sacramento County SWHA Ordinance.	**Action:** Preconstruction survey for Swainson's hawk. **Timing:** Within 14 days of commencement of Project activities within the Project Area.	Qualified Biologist Initials Date	City of Rancho Cordova, Project Applicant Initials Date	CDFW	

Mitigation Measure	Implementation Actions and Timing	Implementation Responsibility	Responsibility for Oversight of Compliance/ Verification	Agency Coordination	Comments
BIO-8: Burrowing Owl • A preconstruction survey for nesting burrowing owl will be conducted by a qualified biologist within 14 days prior to commencement of Project activities within the Project Area and a 250-foot buffer. Surveys shall be conducted at appropriate times and in appropriate weather conditions to maximize detection. If active burrowing owl burrows are found, an avoidance buffer will be immediately established, and an avoidance plan will be prepared in consultation with CDFW prior to the commencement of any ground-disturbing activities.	**Action:** Preconstruction survey for burrowing owl. **Timing:** Within 14 days prior to the start of construction.	Qualified Biologist _____ Initials _____ Date	City of Rancho Cordova _____ Initials _____ Date	CDFW	
BIO-9: Pallid Bat • Prior to commencement of Project activities, a qualified biologist will survey for all suitable roosting habitat (e.g., manmade structures, trees, rock outcrops) within the Project Area proposed for removal and or disturbance. If no suitable roosting habitat is identified, no further measures are necessary. • If suitable roosting habitat is identified, a qualified biologist will conduct an evening bat emergence survey that may include acoustic monitoring to determine whether or not bats are present. If roosting bats are found, consultation with CDFW is required prior to initiation of construction activities.	**Action:** Preconstruction surveys for pallid bat. **Timing:** Prior to Project construction.	Qualified Biologist _____ Initials _____ Date	City of Rancho Cordova _____ Initials _____ Date		

Mitigation Measure	Implementation Actions and Timing	Implementation Responsibility	Responsibility for Oversight of Compliance/ Verification	Agency Coordination	Comments
BIO-10: Waters of the U.S. and State • For aquatic resources within the Glenborough Permit area where mitigation has not been purchased, purchased mitigation credits as required by the Glenborough Permit. • For aquatic resources outside of the Glenborough Permit area, a permit authorization to fill wetlands under the Section 404 of the federal Clean Water Act (Section 404 Permit) will be obtained from USACE prior to discharging any dredged or fill materials into any Waters of the U.S. Final mitigation measures will be developed as part of the Section 404 Permit process to ensure no-net-loss of wetland function and values. • For aquatic resources outside the Glenborough Permit area, a Water Quality Certification or waiver pursuant to Section 401 of the CWA must be obtained from the RWQCB for Section 404 permit actions. • For aquatic resources outside the Glenborough Permit area, pursuant to the Porter-Cologne Water Quality Act, a permit authorization from the RWQCB is required prior to the discharge of material in an area that could affect Waters of the State. Mitigation requirements for discharge to Waters of the State will be developed in consultation with the RWQCB. • No features that may be subject to Section 1600 of the Fish and Game Code were identified in the Study Area; therefore, a Streambed Alteration Agreement from CDFW pursuant to Section 1602 of	**Action:** Section 401 and 404 permitting. **Timing:** Prior to Project construction.	Qualified Biologist _____ Initials _____ Date	City of Rancho Cordova, Project Applicant _____ Initials _____ Date	USACE, RWQCB	

Mitigation Measure	Implementation Actions and Timing	Implementation Responsibility	Responsibility for Oversight of Compliance/ Verification	Agency Coordination	Comments
the California Fish and Game Code is not required.					
BIO-11: Tree Protection The following measures are recommended to comply with the City of Rancho Cordova's Tree Preservation Ordinance if trees will be impacted as part of the Project: • Prior to tree removal, an arborist survey will be conducted for any areas within the Project Area not previously surveyed (see Attachment C in Appendix B). • If the proposed Project activities occur within the dripline of, or require the removal of, any trees, a Tree Permit will be required, and the City of Rancho Cordova tree ordinance shall be consulted for tree mitigation and preservation measures. This will include the development of a tree protection plan or its equivalent. This plan will provide arborist recommendations for preserved trees and general recommendations during and after construction activities as well as specific recommendations for long term maintenance.	**Action:** Arborist survey, tree permit (if necessary). **Timing:** Prior to tree removal.	Qualified Arborist _____ Initials _____ Date	City of Rancho Cordova, Project Applicant _____ Initials _____ Date		
Cultural Resources					
CUL-1: Discovery of Unknown Archeological Resources • If subsurface deposits believed to be cultural or human in origin are discovered during construction, all work must halt within a 50-foot radius of the discovery. The qualified archaeologist shall be called upon to evaluate the significance of the find	**Action:** Implement unanticipated discoveries protocol. **Timing:**	Qualified Archaeologist, Construction Manager	City of Rancho Cordova	CRHR, NRHP	

Mitigation Measure	Implementation Actions and Timing	Implementation Responsibility	Responsibility for Oversight of Compliance/ Verification	Agency Coordination	Comments
and shall have the authority to modify the no-work radius as appropriate, using professional judgment. The following notifications shall apply, depending on the nature of the find: • If the professional archaeologist determines that the find does not represent a cultural resource, work may resume immediately, and no agency notifications are required. • If the professional archaeologist determines that the find does represent a cultural resource from any time period or cultural affiliation, he or she shall immediately notify the lead agencies. The agencies shall consult on a finding of eligibility and implement appropriate treatment measures if the find is determined to be eligible for inclusion in the CRHR or NRHP. Work may not resume within the no-work radius until the lead agencies, through consultation as appropriate, determine that the site either: 1) is not eligible for or CRHR or NRHP; or 2) that the treatment measures have been completed to their satisfaction.	Ongoing and as needed during construction activities.	Initials Date	Initials Date		
CUL-2: Discovery of Unknown Human Remains • If the find includes human remains, or remains that are potentially human, he or she shall ensure reasonable protection measures are taken to protect the discovery from disturbance (AB 2641). The archaeologist shall notify the Sacramento County Coroner (per § 7050.5 of the Health and Safety Code). The provisions of § 7050.5 of the California Health and Safety Code, § 5097.98 of the California PRC, and AB 2641 will be implemented. If	**Action:** Implement human remains discovery protocol. **Timing:** Ongoing and as needed during construction activities.	Qualified Archaeologist, Construction Manager Initials	City of Rancho Cordova Initials	CRHR, Sacramento County Coroner, NAHC	

Mitigation Measure	Implementation Actions and Timing	Implementation Responsibility	Responsibility for Oversight of Compliance/ Verification	Agency Coordination	Comments
the Coroner determines the remains are Native American and not the result of a crime scene, the Coroner will notify the NAHC, who then will designate a Native American Most Likely Descendant (MLD) for the Project (§ 5097.98 of the PRC). The designated MLD will have 48 hours from the time access to the property is granted to make recommendations concerning treatment of the remains. If the landowner does not agree with the recommendations of the MLD, the NAHC may mediate (§ 5097.94 of the PRC). If no agreement is reached, the landowner must rebury the remains where they will not be further disturbed (§ 5097.98 of the PRC). This will also include either recording the site with the NAHC or the appropriate information center; using an open space or conservation zoning designation or easement; or recording a reinternment document with the county in which the property is located (AB 2641). Work may not resume within the no-work radius until the City, through consultation as appropriate, determines that the treatment measures have been completed to its satisfaction.		Date	Date		
Geology and Soils					
GEO-1: Discovery of Unknown Paleontological Resources • If any paleontological resources (i.e., fossils) are found during Project construction, construction shall be halted immediately in the subject area and the area shall be isolated using orange or yellow	**Action:** Suspend work in the area of discovery. Notify City of Rancho Cordova and Qualified	Qualified Paleontologist, Construction Manager	City of Rancho Cordova		

Mitigation Measure	Implementation Actions and Timing	Implementation Responsibility	Responsibility for Oversight of Compliance/ Verification	Agency Coordination	Comments
fencing until the City of Rancho Cordova is notified and the area is cleared for future work. A qualified paleontologist shall be retained to evaluate the find and recommend appropriate treatment of the inadvertently discovered paleontological resources. In addition, in the event of an inadvertent find, sediment samples should be collected and processed to determine the small fossil potential on the Project Site. If the Project applicant resumes work in a location where paleontological remains have been discovered and cleared, the Project applicant will have a paleontologist onsite to observe any continuing excavation to confirm that no additional paleontological resources are in the area. Any fossil materials uncovered during mitigation activities should be deposited in an accredited and permanent scientific institution for the benefit of current and future generations.	Paleontologist in the event of a discovery. Implement appropriate treatment of found materials. **Timing:** Ongoing and as needed during construction activities.	Initials Date	Initials Date		
Greenhouse Gas Emissions					
GHG-1: Greenhouse Gas Emissions Reductions In coordination with the Sacramento Metropolitan Air Quality Management District and City of Rancho Cordova Planning Department, the Project applicant shall purchase greenhouse gas emissions/carbon offsets to counterbalance the Project operational greenhouse gas emissions exceeding the annual significance threshold from a Sacramento Metropolitan Air Quality Management District-approved registry, including:	**Action:** Consultation with SMAQMD and City of Rancho Cordova. Purchase greenhouse gas emissions/carbon offsets. **Timing:** Prior to Project construction.	Project Applicant Initials Date	City of Rancho Cordova, Project Applicant Initials	SMAQMD, City of Rancho Cordova	

Mitigation Measure	Implementation Actions and Timing	Implementation Responsibility	Responsibility for Oversight of Compliance/ Verification	Agency Coordination	Comments
(i) the Climate Action Reserve, the American Carbon Registry and Verra, which are all approved by CARB; (ii) any entity approved at any time by CARB to act as an "offset project registry" under the state's cap-and-trade program; (iii) other regulatory or voluntary credits that demonstrate, based on substantial evidence, that the offsets are real, permanent, quantifiable, verifiable, enforceable, and additional. The specific amount of offset credits necessary to reduce potential GHG emission-related impacts to less than significant levels shall be determined through consultation with the Sacramento Metropolitan Air Quality Management District and City of Rancho Cordova Planning Department.			Date		
Hazards and Hazardous Materials					
HAZ-1: Compliance with Environmental Restrictions in Land Use Covenant for Subsurface Contamination Prior to redevelopment, the Project applicant must receive USEPA's approval that all remedial actions have been completed to USEPA's satisfaction. The Project applicant must also comply with all restrictions and requirements contained in any land use covenants approved and executed by Aerojet and applicable federal and state regulatory agencies which may include USEPA, RWQCB, and DTSC. General components of the expected land use controls may include, but not necessarily be limited to:	**Action:** USEPA approval for remedial actions. **Timing:** Prior to and during Project construction and during Project operations.	Project Applicant Initials Date	City of Rancho Cordova, Project Applicant Initials Date	USEPA, RWQCB, DTSC	

Mitigation Measure	Implementation Actions and Timing	Implementation Responsibility	Responsibility for Oversight of Compliance/ Verification	Agency Coordination	Comments
• Restrictions on future site use to industrial/commercial purposes only; • Prohibitions on groundwater extraction other than for remediation; • Requirements that excavation or construction work below ground surface at the site may only be performed under a permit program that mitigates potential exposures and properly manages any contaminated soil that is disturbed; and • Requirements for any vertical development (buildings) to include a vapor mitigation • System and potentially indoor air monitoring if required by the Agencies. Details of these land use controls will be proposed and approved by the Agencies before the overall remedy will be deemed complete.					
Noise					
NOI-1: Nighttime Construction Noise Impacts • In the case that construction occurs between the hours of 8:00 p.m. and 6:00 a.m. on weekdays and between 8:00 p.m. and 7:00 a.m. on weekends, a temporary noise barrier or enclosure shall be positioned between construction equipment and all residences within 2,600 feet of construction activities in a manner that breaks the line of sight between the construction equipment and these residences, to the extent feasible. The temporary noise barrier shall have a sound transmission class	**Action:** Noise reduction protocol. **Timing:** During construction activities occurring between the hours of 8:00 p.m. and 6:00 a.m. on weekdays and between 8:00 p.m. and 7:00 a.m. on weekends.	Construction Manager _____ Initials _____ Date	City of Rancho Cordova _____ Initials _____ Date		

Mitigation Measure	Implementation Actions and Timing	Implementation Responsibility	Responsibility for Oversight of Compliance/ Verification	Agency Coordination	Comments
(STC) of 25 or greater in accordance with American Society for Testing and Materials Test Method E90, or at least 2 pounds per square foot to ensure adequate transmission loss characteristics. The temporary noise barrier can consist of a solid plywood fence at least 7/16-inch in thickness and/or flexible sound curtains, such as an 18-ounce tarp or a 2-inch-thick fiberglass blanket, attached to chain link fencing or some other support structure. The length, height, and location of the temporary noise barrier shall be adequate to assure proper acoustical performance. Specifically, the barrier must completely break the line of sight between construction equipment and all residential properties less than 2,600 feet of construction activity, must be free of degrading holes or gaps, and must not be flanked by nearby reflective surfaces. All noise control barrier walls shall be designed to preclude structural failure due to such factors as winds, shear, shallow soil failure, earthquakes, and erosion. • In order to qualify as a noise-sensitive receptor at the time of construction, such residential dwellings would be required to physically house individuals during the time Project construction activities occur.					
Tribal Cultural Resources					
TCR-1: Tribal Inspections of Subsurface Soils • To accommodate any necessary security clearance, no less than five working days before the start of construction, the contractor shall notify the Shingle	**Action:** Tribal construction monitoring.	Project Applicant, Construction Manager, Tribal Monitor	City of Rancho Cordova		

Mitigation Measure	Implementation Actions and Timing	Implementation Responsibility	Responsibility for Oversight of Compliance/ Verification	Agency Coordination	Comments
Springs Band of Miwok Indians about the start date of ground disturbing activities. The tribe will be given the opportunity to send a tribal monitor to inspect the subsurface soils once during the first five days of ground disturbing activity on the project. Should the tribe choose not to send a monitor to perform the inspection within the first five days, work can continue as long as the notice was provided and documented.	**Timing:** No less than five working days before the start of construction.	Initials Date	Initials Date		
TCR-2: Implement Measures to Protect Unanticipated Tribal Cultural Resources Discoveries If subsurface deposits believed to be cultural in origin are discovered during construction, all work must halt within 100 feet of the discovery. The construction foreman will notify the City, which shall notify the Shingle Springs Band of Miwok Indians and a qualified professional archaeologist. A representative from the tribe will be afforded a reasonable opportunity to visit the discovery location to determine whether or not it is a tribal cultural resource. The following actions shall apply, depending on the nature of the find: • If the Shingle Springs Band of Miwok Indians determines that the find does not represent a tribal cultural resource, and the qualified professional archaeologist determines that the find does not represent a potential historical resource, and the City concurs, then work may resume immediately, and no further action is required. • If the Shingle Springs Band of Miwok Indians determines that the find represents a tribal cultural resource, as defined in PRC Section 21074(a)	**Action:** Implement unanticipated discoveries protocol. **Timing:** Ongoing and as needed during construction activities.	Project Applicant, Construction Manager, Tribal Monitor Initials Date	City of Rancho Cordova Initials Date	Sacramento County Coroner, NAHC	

Mitigation Measure	Implementation Actions and Timing	Implementation Responsibility	Responsibility for Oversight of Compliance/ Verification	Agency Coordination	Comments
though (c) of the CEQA Guidelines, the City shall consult with the tribe on appropriate treatment measures. Work may not resume within the no-work radius until the City, through consultation as appropriate, determines that the treatment measures have been completed to its satisfaction. • If the find includes human remains, or remains that are potentially human, the construction supervisor shall ensure reasonable protection measures are taken to protect the discovery from disturbance (AB 2641) and shall immediately notify the City and the Sacramento County Coroner (per § 7050.5 of the Health and Safety Code). The provisions of § 7050.5 of the California Health and Safety Code, § 5097.98 of the California PRC, and AB 2641 will be implemented. If the Coroner determines the remains are Native American and not the result of a crime scene, the Coroner will notify the NAHC within 24 hours. The NAHC will designate a Native American Most Likely Descendant (MLD) for the discovery (§ 5097.98 of the PRC). The designated MLD will have 48 hours from the time access to the property is granted to make recommendations concerning treatment of the remains. If the landowner does not agree with the recommendations of the MLD, the NAHC can mediate (§ 5097.94 of the PRC). If no agreement is reached, the landowner must rebury the remains where they will not be further disturbed (§ 5097.98 of the PRC). This will also include either recording the site with the NAHC or the appropriate Information Center; using an open space or conservation zoning designation or easement; or					

Mitigation Measure	Implementation Actions and Timing	Implementation Responsibility	Responsibility for Oversight of Compliance/ Verification	Agency Coordination	Comments
recording a reinternment document with Sacramento County (AB 2641). Work may not resume within the no-work radius until the City, through consultation as appropriate, determines that the treatment measures have been completed to its satisfaction.					
Utilities and Service Systems					
UTIL-1: Water Service Availability • The City of Rancho Cordova will coordinate with the City of Folsom and the Project Applicant to include any of The City of Folsom's standard and required conditions of approval regarding the review of construction documents for the water system and connections when submitted.	**Action:** Water system connections and construction approval. **Timing:** Prior to submittal of improvement plans.	Project Applicant _____ Initials _____ Date	City of Rancho Cordova, City of Folsom, Project Applicant _____ Initials _____ Date		

To be signed when all mitigation measures have been completed:

City of Rancho Cordova Planning Department

Signature:

Printed Name: Date

6.0 LIST OF ATTACHMENTS

Attachment A – Draft Initial Study and Mitigated Negative Declaration for the Easton Research Park West Tentative Subdivision Map Project

Attachment B – Notice of Intent

Attachment C – Lozeau & Drury Comment Letter including Exhibit A

Attachment D –Revised Biological Resources Assessment (ECORP October 29, 2021

Attachment E – ***Confidential*** Cultural Resources Inventory and Integrity Assessment Addendum for the offsite Stormwater Detention Basin (ECORP October 23, 2021

Attachment F – Local Transportation Analysis Final Report (Fehr & Peers, November 2, 2021)

ATTACHMENT A

Draft Initial Study and Mitigated Negative Declaration for the Easton Research Park West Tentative Subdivision Map Project

DRAFT

Easton Research Park West Tentative Subdivision Map Project

Initial Study/ Mitigated Negative Declaration

Lead Agency:

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

September 2021

ECORP Consulting, Inc.
ENVIRONMENTAL CONSULTANTS

DRAFT

Mitigated Negative Declaration

EASTON RESEARCH PARK WEST TENTATIVE SUBDIVISION MAP PROJECT

Rancho Cordova, California

Lead Agency:

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

Prepared by:

ECORP Consulting, Inc.
ENVIRONMENTAL CONSULTANTS
2525 Warren Drive
Rocklin, California 95677

September 2021

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DRAFT MITIGATED NEGATIVE DECLARATION

Lead Agency: City of Rancho Cordova, California

Project Proponent: Easton Development Company LLC

Project Location: City of Rancho Cordova, California, Southwest corner of Folsom Boulevard/Hazel Avenue intersection

Project Description: The Project proposes to subdivide 105.5 acres of land on two Assessor's Parcel Numbers (APNs) near the southwestern corner of the Hazel Avenue/Folsom Boulevard intersection within the City of Rancho Cordova into 10 lots numbered 1 through 9 and Lot A for future development of an industrial warehouse campus. Project development would be based on a conceptual site plan that would entail grading the entire Project site, including tree and vegetation removal (except avoidance of existing elderberry shrubs where possible), demolition of existing buildings, structures, foundations, and pavement with off-site demolition debris disposal, and construction of 8 warehouse buildings totaling 1,486,000 square feet. The Project would also construct associated stormwater detention basins, parking lots, and interior private streets and involve off-site construction and reconfiguration of overhead and underground utilities to serve the Project Site on adjacent and nearby roadways and Aerojet property.

Public Review Period: To Be Determined

Mitigation Measures Incorporated into the Project to Avoid Significant Effects:

BIO-1: **Worker Awareness Training for Special-Status Species:** Prior to start of construction activities, a qualified biologist shall conduct an education program for all persons involved with the proposed Project. The program shall consist of a presentation from the Biologist that includes a discussion of the biology and general behavior of the species discussed above, information about the distribution and habitat needs of these animals, sensitivity of these animals to human activities, and their status of legal protection.

Timing/Implementation: *Prior to Project construction*

Enforcement/Monitoring: *City of Rancho Cordova and qualified biologist working for Project Applicant*

BIO-2: **Minimize potential significant impacts to Vernal Pool Fairy and Tadpole Shrimp:**

- Assume presence of Vernal Pool Fairy and Tadpole Shrimp and initiate the Section 7 consultation process with USFWS through the Clean Water Act Section 404 Process; OR conduct protocol-level surveys for these species to determine presence or absence prior to consultation.
- If presence is assumed or confirmed after protocol surveys, acquire a Biological Opinion for the Project and implement all conditions of the Biological Opinion, including purchasing compensatory mitigation for permanent impacts to

branchiopod habitat. Compensatory mitigation will be determined through the Section 7 process and outlined in the Biological Opinion.

Timing/Implementation: *Prior to and during Project construction*

Enforcement/Monitoring: *City of Rancho Cordova and Project Applicant*

BIO-3: Minimize potential significant impacts to VELB:

- Initiate Section 7 consultation process with USFWS through the Clean Water Act Section 404 process on the Project effects to ESA-listed VELB and acquire a Biological Opinion for the Project. Implement all conditions of the Biological Opinion.
- Elderberry shrubs will be avoided to the extent practicable. For any impacts to elderberry shrubs, appropriate avoidance measures and a mitigation plan will be developed in consultation with USFWS and implemented during the appropriate timeframe.
- The area surrounding avoided elderberry shrubs shall be fenced and/or flagged as close to construction limits as possible.
- As much as feasible, all activities that could occur within 165 feet of an avoided elderberry shrub will be conducted outside of the flight season of VELB (March - July).
- Herbicides will not be used within the drip line of any elderberry shrubs. Insecticides will not be used within 100 feet of an elderberry shrub and will be applied using a backpack sprayer or similar direct application method.
- The potential effects of dust on VELB will be minimized by applying water during construction activities or by presoaking work areas that will occur within 100 feet of any potential elderberry shrub habitat.

Timing/Implementation: *Prior to and During Project construction*

Enforcement/Monitoring: *City of Rancho Cordova and construction contractor working for Project Applicant*

BIO-4: Minimize potential significant impacts to western spadefoot:

- Preconstruction surveys for western spadefoot will be conducted within the limits of construction to detect adults, larvae, and/or egg masses, within 48 hours prior to the start of construction.
- If no western spadefoots are found, no further measures pertaining to this species are necessary.
- If adults, larvae, or egg masses are found, they will be relocated to suitable habitat within an on- or off-site preserve(s), in consultation with CDFW.

Timing/Implementation: *Prior to Project construction*

Enforcement/Monitoring: *City of Rancho Cordova and qualified biologist working for Project Applicant*

BIO-5: **Nesting birds.** A preconstruction survey for nesting birds will be conducted by a qualified biologist within 14 days (or fewer if recommended by CDFW) of commencement of Project activities. The survey will occur within the Project Area and a 100-foot buffer. If an active nest is located, a no-disturbance buffer will be established as determined by the biologist in consultation with CDFW and maintained until the nest is confirmed to be no longer active by the biologist.

Timing/Implementation: *Prior to and During Project construction*

Enforcement/Monitoring: *City of Rancho Cordova and qualified biologist working for Project Applicant*

BIO-6: **Raptors.** A preconstruction survey for nesting raptors will be conducted within 14 days of commencement of Project activities by a qualified wildlife biologist within the Project Area and a 500-foot buffer. If an active nest is located, a no-disturbance buffer will be established as determined by the biologist in consultation with CDFW and maintained until a qualified biologist determines the young have fledged and are no longer reliant upon the nest for survival.

Timing/Implementation: *Prior to and During Project construction*

Enforcement/Monitoring: *City of Rancho Cordova and qualified biologist working for Project Applicant*

BIO-7: **Swainson's Hawk.**

- A preconstruction survey for nesting Swainson's hawk will be conducted by a qualified biologist within 14 days of commencement of Project activities within the Project Area and a 0.25-mile buffer. As described above, if Swainson's hawks are found to be nesting in the vicinity, a no-disturbance buffer will be established in consultation with CDFW and maintained until a qualified biologist determines the young have fledged and are no longer reliant upon the nest for survival.
- Mitigation for permanent impacts to SWHA foraging habitat has been purchased for the portions of the Project Area that overlap with the Glenborough Project in accordance with the CEQA Environmental Impact Report Mitigation Measures for that Project.
- Mitigation for permanent impacts to SWHA foraging habitat for the remaining portions of the Project Area is required (see Appendix B, Figure 3). Compensatory mitigation should be consistent with the Sacramento County SWHA Ordinance.

Timing/Implementation: *Prior to Project construction*

Enforcement/Monitoring: *City of Rancho Cordova, qualified biologist working for Project Applicant, and Project Applicant*

BIO-8: **Burrowing owl.** A preconstruction survey for nesting burrowing owl will be conducted by a qualified biologist within 14 days prior to commencement of Project activities within the Project Area and a 250-foot buffer. Surveys shall be conducted at appropriate times and in appropriate weather conditions to maximize detection. If active burrowing owl burrows are found, an avoidance buffer will be immediately established, and an avoidance plan will be prepared in consultation with CDFW prior to the commencement of any ground-disturbing activities.

Timing/Implementation: *Prior to Project construction*

Enforcement/Monitoring: *City of Rancho Cordova and qualified biologist working for Project Applicant*

BIO-9: **Pallid Bat.**

- Prior to commencement of Project activities, a qualified biologist will survey for all suitable roosting habitat (e.g., manmade structures, trees, rock outcrops) within the Project Area proposed for removal and or disturbance. If no suitable roosting habitat is identified, no further measures are necessary.
- If suitable roosting habitat is identified, a qualified biologist will conduct an evening bat emergence survey that may include acoustic monitoring to determine whether or not bats are present. If roosting bats are found, consultation with CDFW is required prior to initiation of construction activities.

Timing/Implementation: *Prior to Project construction*

Enforcement/Monitoring: *City of Rancho Cordova and qualified biologist working for Project Applicant*

BIO-10: **Waters of the U.S. and State**

- For aquatic resources within the Glenborough Permit area where mitigation has not been purchased, purchased mitigation credits as required by the Glenborough Permit.
- For aquatic resources outside of the Glenborough Permit area, a permit authorization to fill wetlands under the Section 404 of the federal Clean Water Act (Section 404 Permit) will be obtained from USACE prior to discharging any dredged or fill materials into any Waters of the U.S. Final mitigation measures will be developed as part of the Section 404 Permit process to ensure no-net-loss of wetland function and values.
- For aquatic resources outside the Glenborough Permit area, a Water Quality Certification or waiver pursuant to Section 401 of the CWA must be obtained from the RWQCB for Section 404 permit actions.
- For aquatic resources outside the Glenborough Permit area, pursuant to the Porter-Cologne Water Quality Act, a permit authorization from the RWQCB is required prior

to the discharge of material in an area that could affect Waters of the State. Mitigation requirements for discharge to Waters of the State will be developed in consultation with the RWQCB.

No features that may be subject to Section 1600 of the Fish and Game Code were identified in the Study Area; therefore, a Streambed Alteration Agreement from CDFW pursuant to Section 1602 of the California Fish and Game Code is not required.

Timing/Implementation: *Prior to Project construction*

Enforcement/Monitoring: *Project Applicant, City of Rancho Cordova, USACE, RWQCB*

BIO-11: **Tree protection.** The following measures are recommended to comply with the City of Rancho Cordova's Tree Preservation Ordinance if trees will be impacted as part of the Project:

- Prior to tree removal, an arborist survey will be conducted for any areas within the Project Area not previously surveyed (see Attachment C in Appendix B).
- If the proposed Project activities occur within the dripline of, or require the removal of, any trees, a Tree Permit will be required, and the City of Rancho Cordova tree ordinance shall be consulted for tree mitigation and preservation measures. This will include the development of a tree protection plan or its equivalent. This plan will provide arborist recommendations for preserved trees and general recommendations during and after construction activities as well as specific recommendations for long term maintenance.

Timing/Implementation: *Prior to Project construction*

Enforcement/Monitoring: *City of Rancho Cordova, qualified arborist working for Project Applicant, Project Applicant*

CUL-1: **Discovery of Unknown Archeological Resources**

- If subsurface deposits believed to be cultural or human in origin are discovered during construction, all work must halt within a 50-foot radius of the discovery. The qualified archaeologist shall be called upon to evaluate the significance of the find and shall have the authority to modify the no-work radius as appropriate, using professional judgment. The following notifications shall apply, depending on the nature of the find:
- If the professional archaeologist determines that the find does not represent a cultural resource, work may resume immediately, and no agency notifications are required.
- If the professional archaeologist determines that the find does represent a cultural resource from any time period or cultural affiliation, he or she shall immediately notify the lead agencies. The agencies shall consult on a finding of eligibility and implement appropriate treatment measures if the find is determined to be eligible

for inclusion in the CRHR or NRHP. Work may not resume within the no-work radius until the lead agencies, through consultation as appropriate, determine that the site either: 1) is not eligible for or CRHR or NRHP; or 2) that the treatment measures have been completed to their satisfaction.

Timing/Implementation: *During Project construction*

Enforcement/Monitoring: *City of Rancho Cordova and qualified archeologist working for Project Applicant*

CUL-2: **Discovery of Unknown Human Remains.** If the find includes human remains, or remains that are potentially human, he or she shall ensure reasonable protection measures are taken to protect the discovery from disturbance (AB 2641). The archaeologist shall notify the Sacramento County Coroner (per § 7050.5 of the Health and Safety Code). The provisions of § 7050.5 of the California Health and Safety Code, § 5097.98 of the California PRC, and AB 2641 will be implemented. If the Coroner determines the remains are Native American and not the result of a crime scene, the Coroner will notify the NAHC, who then will designate a Native American Most Likely Descendant (MLD) for the Project (§ 5097.98 of the PRC). The designated MLD will have 48 hours from the time access to the property is granted to make recommendations concerning treatment of the remains. If the landowner does not agree with the recommendations of the MLD, the NAHC may mediate (§ 5097.94 of the PRC). If no agreement is reached, the landowner must rebury the remains where they will not be further disturbed (§ 5097.98 of the PRC). This will also include either recording the site with the NAHC or the appropriate information center; using an open space or conservation zoning designation or easement; or recording a reinternment document with the county in which the property is located (AB 2641). Work may not resume within the no-work radius until the City, through consultation as appropriate, determines that the treatment measures have been completed to its satisfaction.

Timing/Implementation: *During Project construction*

Enforcement/Monitoring: *City of Rancho Cordova, Project Proponents, Sacramento County Coroner, HAHC*

GEO-1: **Discovery of Unknown Paleontological Resources.** If any paleontological resources (i.e., fossils) are found during Project construction, construction shall be halted immediately in the subject area and the area shall be isolated using orange or yellow fencing until the City of Rancho Cordova is notified and the area is cleared for future work. A qualified paleontologist shall be retained to evaluate the find and recommend appropriate treatment of the inadvertently discovered paleontological resources. In addition, in the event of an inadvertent find, sediment samples should be collected and processed to determine the small fossil potential on the Project Site. If the Project applicant resumes work in a location where paleontological remains have been discovered and cleared, the Project applicant will have a paleontologist onsite to observe any continuing excavation to confirm that no additional paleontological resources are in the area. Any fossil materials uncovered during

mitigation activities should be deposited in an accredited and permanent scientific institution for the benefit of current and future generations.

GHG-1: **Greenhouse Gas Emissions Reductions.** In coordination with the Sacramento Metropolitan Air Quality Management District and City of Rancho Cordova Planning Department, the Project applicant shall purchase greenhouse gas emissions/carbon offsets to counterbalance the Project operational greenhouse gas emissions exceeding the annual significance threshold from a Sacramento Metropolitan Air Quality Management District-approved registry, including:

(i) the Climate Action Reserve, the American Carbon Registry and Verra, which are all approved by CARB;
(ii) any entity approved at any time by CARB to act as an "offset project registry" under the state's cap-and-trade program;
(iii) other regulatory or voluntary credits that demonstrate, based on substantial evidence, that the offsets are real, permanent, quantifiable, verifiable, enforceable, and additional.

The specific amount of offset credits necessary to reduce potential GHG emission-related impacts to less than significant levels shall be determined through consultation with the Sacramento Metropolitan Air Quality Management District and City of Rancho Cordova Planning Department.

Timing/Implementation: *Prior to Project construction*

Enforcement/Monitoring: *City of Rancho Cordova Planning Department; Sacramento Metropolitan Air Quality Management District*

HAZ-1: **Compliance with Environmental Restrictions in Land Use Covenant for Subsurface Contamination.** Prior to redevelopment, the Project applicant must receive USEPA's approval that all remedial actions have been completed to USEPA's satisfaction. The Project applicant must also comply with all restrictions and requirements contained in any land use covenants approved and executed by Aerojet and applicable federal and state regulatory agencies which may include USEPA, RWQCB, and DTSC. General components of the expected land use controls may include, but not necessarily be limited to:

- Restrictions on future site use to industrial/commercial purposes only;
- Prohibitions on groundwater extraction other than for remediation;
- Requirements that excavation or construction work below ground surface at the site may only be performed under a permit program that mitigates potential exposures and properly manages any contaminated soil that is disturbed; and
- Requirements for any vertical development (buildings) to include a vapor mitigation
- system and potentially indoor air monitoring if required by the Agencies.

Details of these land use controls will be proposed and approved by the Agencies before the overall remedy will be deemed complete.

Timing/Implementation: *Prior to and during Project construction and during project operations*

Enforcement/Monitoring: *City of Rancho Cordova Planning Department, USEPA, RWQCB, DTSC*

NOI-1: **Nighttime construction noise impacts.** In the case that construction occurs between the hours of 8:00 p.m. and 6:00 a.m. on weekdays and between 8:00 p.m. and 7:00 a.m. on weekends, a temporary noise barrier or enclosure shall be positioned between construction equipment and all residences within 2,600 feet of construction activities in a manner that breaks the line of sight between the construction equipment and these residences, to the extent feasible. The temporary noise barrier shall have a sound transmission class (STC) of 25 or greater in accordance with American Society for Testing and Materials Test Method E90, or at least 2 pounds per square foot to ensure adequate transmission loss characteristics. The temporary noise barrier can consist of a solid plywood fence at least 7/16-inch in thickness and/or flexible sound curtains, such as an 18-ounce tarp or a 2-inch-thick fiberglass blanket, attached to chain link fencing or some other support structure. The length, height, and location of the temporary noise barrier shall be adequate to assure proper acoustical performance. Specifically, the barrier must completely break the line of sight between construction equipment and all residential properties less than 2,600 feet of construction activity, must be free of degrading holes or gaps, and must not be flanked by nearby reflective surfaces. All noise control barrier walls shall be designed to preclude structural failure due to such factors as winds, shear, shallow soil failure, earthquakes, and erosion.

In order to qualify as a noise-sensitive receptor at the time of construction, such residential dwellings would be required to physically house individuals during the time Project construction activities occur.

TCR-1: **Tribal Inspections of Subsurface Soils.** To accommodate any necessary security clearance, no less than five working days before the start of construction, the contractor shall notify the Shingle Springs Band of Miwok Indians about the start date of ground disturbing activities. The tribe will be given the opportunity to send a tribal monitor to inspect the subsurface soils once during the first five days of ground disturbing activity on the project. Should the tribe choose not to send a monitor to perform the inspection within the first five days, work can continue as long as the notice was provided and documented.

Timing/Implementation: *Prior to and during Project construction*

Enforcement/Monitoring: *City of Rancho Cordova, Project Applicant construction contractor, tribal monitor*

TCR-2: **Implement Measures to Protect Unanticipated Tribal Cultural Resources Discoveries.** If subsurface deposits believed to be cultural in origin are discovered during construction, all work must halt within 100 feet of the discovery. The construction foreman will notify the City, which shall notify the Shingle Springs Band of Miwok Indians and a qualified professional archaeologist. A representative from the tribe will be afforded a reasonable opportunity to visit the discovery location to determine whether or not it is a tribal cultural resource. The following actions shall apply, depending on the nature of the find:

- If the Shingle Springs Band of Miwok Indians determines that the find does not represent a tribal cultural resource, and the qualified professional archaeologist determines that the find does not represent a potential historical resource, and the City concurs, then work may resume immediately, and no further action is required.
- If the Shingle Springs Band of Miwok Indians determines that the find represents a tribal cultural resource, as defined in PRC Section 21074(a) though (c) of the CEQA Guidelines, the City shall consult with the tribe on appropriate treatment measures. Work may not resume within the no-work radius until the City, through consultation as appropriate, determines that the treatment measures have been completed to its satisfaction.
- If the find includes human remains, or remains that are potentially human, the construction supervisor shall ensure reasonable protection measures are taken to protect the discovery from disturbance (AB 2641) and shall immediately notify the City and the Sacramento County Coroner (per § 7050.5 of the Health and Safety Code). The provisions of § 7050.5 of the California Health and Safety Code, § 5097.98 of the California PRC, and AB 2641 will be implemented. If the Coroner determines the remains are Native American and not the result of a crime scene, the Coroner will notify the NAHC within 24 hours. The NAHC will designate a Native American Most Likely Descendant (MLD) for the discovery (§ 5097.98 of the PRC). The designated MLD will have 48 hours from the time access to the property is granted to make recommendations concerning treatment of the remains. If the landowner does not agree with the recommendations of the MLD, the NAHC can mediate (§ 5097.94 of the PRC). If no agreement is reached, the landowner must rebury the remains where they will not be further disturbed (§ 5097.98 of the PRC). This will also include either recording the site with the NAHC or the appropriate Information Center; using an open space or conservation zoning designation or easement; or recording a reinternment document with Sacramento County (AB 2641). Work may not resume within the no-work radius until the City, through consultation as appropriate, determines that the treatment measures have been completed to its satisfaction.

Timing/Implementation: *During Project construction*

Enforcement/Monitoring: *City of Rancho Cordova, Project Applicant construction contractor, Shingle Springs Band of Miwok Indians, County Coroner*

UTIL-1: **Water Service Availability.** The City of Rancho Cordova will coordinate with the City of Folsom and the Project Applicant to include any of The City of Folsom's standard and required conditions of approval regarding the review of construction documents for the water system and connections when submitted.

Timing/Implementation: *Prior to submittal of improvement plans*

Enforcement/Monitoring: *City of Folsom, City of Rancho Cordova, Project Applicant*

CONTENTS

Draft Mitigated Negative Declaration – Easton Research Park West Tentative Subdivision Map Project.....1
Mitigation Measures Incorporated into the Project to Avoid Significant Effects.....2
1.0 BACKGROUND.....1-1
1.1 Summary.....1-1
1.2 Introduction.....1-1
1.3 Lead Agency.....1-3
1.4 Purpose and Document Organization.....1-3
1.5 Project Location and Surrounding Land Uses.....1-3
1.6 Environmental Setting and Background.....1-4
2.0 PROJECT DESCRIPTION.....2-1
2.1 Project Description.....2-1
2.2 Project Characteristics.....2-1
2.3 Project Timing.....2-6
2.4 Regulatory Requirements, Permits, and Approvals.....2-6
2.4.1 Relationship of Project to Other Plans and Projects.....2-7
2.5 Consultation with California Native American Tribe(s).....2-7
3.0 ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED AND DETERMINATION.....3-1
3.1 Environmental Factors Potentially Affected.....3-1
4.0 ENVIRONMENTAL CHECKLIST AND DISCUSSION.....4-1
4.1 Aesthetics.....4-1
4.1.1 Environmental Setting.....4-1
4.1.2 Regulatory Framework.....4-2
4.1.3 Aesthetics (I) Environmental Checklist and Discussion.....4-3
4.1.4 Mitigation Measures.....4-7
4.2 Agriculture and Forestry Resources.....4-7
4.2.1 Environmental Setting.....4-7
4.2.2 Regulatory Framework.....4-8
4.2.3 Agriculture and Forestry Resources (II) Environmental Checklist and Discussion.....4-8
4.2.4 Mitigation Measures.....4-10
4.3 Air Quality.....4-10
4.3.1 Environmental Setting.....4-10
4.3.2 Regulatory Framework.....4-16
4.3.3 Air Quality Emissions Impact Assessment.....4-20
4.3.4 Air Quality (III) Environmental Checklist and Discussion.....4-22

4.3.5 Mitigation Measures 4-35
4.4 Biological Resources 4-35
4.4.1 Evaluation Methods 4-35
4.4.2 Environmental Setting 4-36
4.4.3 Regulatory Framework 4-47
4.4.4 Biological Resources (IV) Environmental Checklist and Discussion 4-54
4.4.5 Mitigation Measures 4-57
4.5 Cultural Resources 4-61
4.5.1 Environmental Setting 4-62
4.5.2 Architectural Context 4-67
4.5.3 Regulatory Framework 4-67
4.5.4 Cultural Resources Analysis 4-68
4.5.5 Cultural Resources (V) Environmental Checklist and Discussion 4-71
4.5.6 Mitigation Measures 4-73
4.6 Energy 4-75
4.6.1 Environmental Setting 4-75
4.6.2 Regulatory Framework 4-78
4.6.3 Energy (VI) Environmental Checklist and Discussion 4-79
4.6.4 Mitigation Measures 4-82
4.7 Geology and Soils 4-82
4.7.1 Environmental Setting 4-82
4.7.2 Regulatory Framework 4-85
4.7.3 Geology and Soils (VII) Environmental Checklist and Discussion 4-86
4.7.4 Mitigation Measures 4-91
4.8 Greenhouse Gas Emissions 4-91
4.8.1 Environmental Setting 4-91
4.8.2 Regulatory Framework 4-93
4.8.3 State 4-93
4.8.4 Local 4-96
4.8.5 Greenhouse Gas Emissions Impact Assessment 4-97
4.8.6 Greenhouse Gas Emissions (VIII) Environmental Checklist and Discussion 4-100
4.8.7 Mitigation Measures 4-103
4.9 Hazards and Hazardous Materials 4-104
4.9.1 Environmental Setting 4-104

4.9.2 Hazards and Hazardous Materials (IX) Environmental Checklist and Discussion 4-107
4.9.3 Mitigation Measures 4-111
4.10 Hydrology and Water Quality 4-112
4.10.1 Environmental Setting 4-112
4.10.2 Regulatory Framework 4-113
4.10.3 Hydrology and Water Quality (X) Environmental Checklist and Discussion 4-119
4.10.4 Mitigation Measures 4-125
4.11 Land Use and Planning 4-126
4.11.1 Environmental Setting 4-126
4.11.2 Regulatory Framework 4-126
4.11.3 Land Use and Planning (XI) Environmental Checklist and Discussion 4-127
4.11.4 Mitigation Measures 4-128
4.12 Mineral Resources 4-128
4.12.1 Environmental Setting 4-128
4.12.2 Regulatory Framework 4-128
4.12.3 Mineral Resources (XII) Environmental Checklist and Discussion 4-129
4.12.4 Mitigation Measures 4-130
4.13 Noise 4-130
4.13.1 Environmental Setting 4-130
4.13.2 Environmental Groundborne Vibration Fundamentals 4-133
4.13.3 Noise-Sensitive Land Uses 4-134
4.13.4 Regulatory Framework 4-136
4.13.5 Noise (XIII) Environmental Checklist and Discussion 4-144
4.13.6 Mitigation Measures 4-157
4.14 Population and Housing 4-158
4.14.1 Environmental Setting 4-158
4.14.2 Regulatory Framework 4-158
4.14.3 Population and Housing (XIV) Environmental Checklist and Discussion 4-158
4.14.4 Mitigation Measures 4-159
4.15 Public Services 4-159
4.15.1 Environmental Setting 4-159
4.15.2 Regulatory Framework 4-160
4.15.3 Public Services (XV) Environmental Checklist and Discussion 4-161
4.15.4 Mitigation Measures 4-162

4.16 Recreation 4-162
4.16.1 Environmental Setting 4-162
4.16.2 Regulatory Framework 4-162
4.16.3 Recreation (XVI) Materials Checklist 4-163
4.16.4 Mitigation Measures 4-163
4.17 Transportation 4-163
4.17.1 Environmental Setting 4-164
4.17.2 Regulatory Framework 4-166
4.17.3 Transportation (XVII) Environmental Checklist and Discussion 4-168
4.17.4 Mitigation Measures 4-170
4.18 Tribal Cultural Resources 4-170
4.18.1 Environmental Setting 4-170
4.18.2 Regulatory Framework 4-173
4.18.3 Tribal Consultation 4-174
4.18.4 Tribal Cultural Resources (XVIII) Environmental Checklist and Discussion 4-177
4.18.5 Mitigation Measures 4-178
4.19 Utilities and Service Systems 4-179
4.19.1 Environmental Setting 4-179
4.19.2 Regulatory Framework 4-181
4.19.3 Utilities and Service Systems (XIX) Environmental Checklist and Discussion 4-185
4.19.4 Mitigation Measures 4-189
4.20 Wildfire 4-189
4.20.1 Environmental Setting 4-189
4.20.2 Regulatory Framework 4-189
4.20.3 Wildfire (XX) Environmental Checklist and Discussion 4-190
4.20.4 Mitigation Measures 4-191
4.21 Mandatory Findings of Significance 4-191
4.21.1 Mandatory Findings of Significance (XXI) Environmental Checklist and Discussion 4-191
5.0 LIST OF PREPARERS 5-1
5.1 City of Rancho Cordova 5-1
5.2 ECORP Consulting, Inc. 5-1
5.3 Easton Development Company LLC 5-1
5.4 Fehr & Peers 5-1
6.0 BIBLIOGRAPHY 6-1

LIST OF TABLES

Table 4.3-1. Criteria Air Pollutants- Summary of Common Sources and Effects 4-11
Table 4.3-2. Summary of Ambient Air Quality Data 4-15
Table 4.3-3. Attainment Status of Criteria Pollutants in the Sacramento County Portion of the SVAB 4-15
Table 4.3-4. SMAQMD Significance Thresholds 4-20
Table 4.3-5. Project Construction -Related Emissions 4-25
Table 4.3-6. Operational-Related Emissions (Regional Significance Analysis) 4-27
Table 4.3-7. Maximum Operational Health Risk at the Project Vicinity 4-31
Table 4.3-8. Maximum Operational Non-Cancer Risk at the Project Vicinity 4-32
Table 4.6-1. Non-Residential Electricity Consumption in Sacramento County 2015-2019 4-77
Table 4.6-2. Natural Gas Consumption in Sacramento County 2015-2019 4-77
Table 4.6-3. Automotive Fuel Consumption in Sacramento County 2016-2020 4-77
Table 4.6-4. Energy and Fuel Consumption 4-79
Table 4.7-1. Project Area Soil Characteristics 4-83
Table 4.8-1. Greenhouse Gases 4-92
Table 4.8-2. Construction-Related Greenhouse Gas Emissions 4-100
Table 4.8-3. Unmitigated Operational-Related Greenhouse Gas Emissions 4-101
Table 4.8-4. Mitigated Operational-Related Emissions Greenhouse Gas Emissions 4-102
Table 4.13-1. City of Rancho Cordova Noise Level Performance Standards for New Projects Affected by or Including Non-Transportation Noise Sources 4-138
Table 4.13-2. City of Rancho Cordova Noise Level Performance Standards for Maximum Transportation Noise Exposure 4-138
Table 4.13-3. City of Rancho Cordova Exterior Noise Standards 4-140
Table 4.13-4. County of Sacramento Noise Standards for New Uses Affected by Traffic and Railroad Noise 4-142
Table 4.13-5. County of Sacramento Non-Transportation Noise Standards 4-142
Table 4.13-6. County of Sacramento Exterior Noise Standards 4-144
Table 4.13-7. Construction Average (dBA) Noise Levels at Nearest Receptor 4-147
Table 4.13-8. Existing Plus Project Conditions - Predicted Traffic Noise Levels 4-152
Table 4.13-9. Modeled Operational Noise Levels 4-154
Table 4.13.10. Representative Vibration Source Levels for Construction Equipment 4-155
Table 4.13-11. Project Construction Vibration Levels at 98 Feet 4-156

LIST OF FIGURES

Figure 1-1. Project Location and Vicinity 1-2
Figure 1-2a. Project Current Condition Photographs 1-5
Figure 1-2b. Project Current Condition Photographs 1-6
Figure 2-1. Proposed Large Lot Tentative Subdivision Map 2-2
Figure 2-2. Concept Site Plan A1 Layout 2-3
Figure 2-3. Hazel Avenue Improvements 2-4
Figure 2-4. Project Impact Area Map 2-5
Figure 4.4-1. Natural Resources Conservation Service Soil Types 4-39
Figure 4.4-2. Aquatic Resources Delineation 4-40
Figure 4.4-3. Valley Elderberry Longhorn Beetle Habitat 4-42

LIST OF APPENDICES

Appendix A - Air Quality and Greenhouse Gas Assessment, Easton Research Park West Project – ECORP Consulting, Inc. July 2021

Appendix B – Biological Resources Assessment, Easton Research Park West Project – ECORP Consulting, Inc. DRAFT

Appendix C - Confidential Addendum Cultural Resources Inventory, Integrity Assessment, and Finding of Effect for the Easton Research Park West Project Offsite Improvements, Sacramento County California – ECORP Consulting, Inc. July 28, 2021, and Tribal Cultural Resources Notification and Consultation Conclusion Letters

Appendix D - Noise Impact Assessment Easton Research Park West Project – ECORP Consulting, Inc. July 2021

Appendix E – Storm Drain Evaluation- Mackay and Somps Engineers, September 2021

Appendix F – Will Serve Letter from City of Folsom for Water Service

ACRONYMS AND ABBREVIATIONS

Acronym/Abbreviation	Description
µg/m^3	Micrograms per cubic meter
AB	Assembly Bill
ACCMD	Alder Creek Corridor Mining District – not used again
AERMOD	American Meteorological Society/Environmental Protection Agency Regulatory Model

Acronym/Abbreviation	Description
AF	Acre-feet
Agencies	USEPA, DTSC, and RWQCB
AMSL	Above mean sea level
ANSI	American National Standards Institute
APN	Assessor's Parcel Number
ARD	Aquatic Resources Delineation
ARPMD	American River Placer Mining District
ASF	Age sensitivity factor
BACT	Best available control technology
BCC	Bird of conservation concern
BMPs	Best Management Practices
BP	Before Present
BRA	Biological Resources Assessment
BUOW	Burrowing owl
CAA	Clean Air Act
CAAQS	California Ambient Air Quality Standards
CAISO	California Independent System Operator
CAL FIRE	California Department of Forestry and Fire Protection
CalEEMod	California Emissions Estimator Model
CalGreen	California Green Building Standards Code
Caltrans	California Department of Transportation
CARB	California Air Resources Board
CCAA	California Clean Air Act
CCR	California Code of Regulations
CDFG	California Department of Fish and Game
CDFW	California Department of Fish and Wildlife
CEC	California Energy Commissions
CEQA	California Environmental Quality Act
CERCLA	Comprehensive Environmental Response Compensation and Liability Act
CFR	Code of Federal Regulations
CGS	California Geological Survey
CH4	Methane
City	City of Rancho Cordova
CNDDB	California Natural Diversity Database
CNEL	Community Noise Equivalent Level
CNPS	California Native Plant Society
CO	Carbon monoxide
CO_2	Carbon dioxide
CO_2e	Carbon dioxide equivalent
County	County of Sacramento
CPUC	California Public Utilities Commission
CRHR	California Register of Historic Places
CRPD	Cordova Recreation and Park District
CUPA	Certified Unified Program Agency
CWA	Clean Water Act
dBA	A-weighted decibels

Acronym/Abbreviation	Description
DMR	Division of Mine Reclamation
DOC	Department of Conservation
DPR	Department of Parks and Recreation
DPM	Diesel particulate matter
DTSC	Department of Toxic Substances Control
DWR	Department of Water Resources
EIR	Environmental Impact Report
EO	Executive Order
ESA	Endangered Species Act
FAH	Fraction of time at home
FCUSD	Folsom Cordova Unified School District
FEMA	Federal Emergency Management Agency
FHSZ	Fire Hazard Severity Zone
FHWA	Federal Highway Administration
FICON	Federal Interagency Committee on Noise
FTA	Federal Transit Administration
GET	Groundwater Extraction and Treatment System
GHG	Greenhouse Gas
Glenborough Project	Easton Project-Easton Place & Glenborough at Easton
GSP	Groundwater Sustainability Plan
Highway 50	U.S. Highway 50
HMMH	Harris Miller, Miller & Hanson Inc.
HPTP	Historic Property Treatment Plan
HRA	Health risk assessment ID on first use
IPCC	Intergovernmental Panel on Climate Change
IS	Initial Study
kv	Kilovolts
kWh	Kilowatt-hours
Ldn	Day-Night Average
Leq	Equivalent Noise Level
Lmax	Maximum Noise Level
LOS	Level of Service
LTA	Local Transportation Analysis
MLD	Most Likely Descendent
MND	Mitigated Negative Declaration
MTP	Metropolitan Transportation Plan
N_2O	Nitrous oxide
NADF	Natomas-Aerojet Dredge Fields
NAHC	Native American Heritage Commission
NAAQS	National Ambient Air Quality Standards
NEPA	National Environmental Policy Act – ID on first use
NHPA	National Historic Preservation Act
NIOSH	National Institute for Occupational Safety & Health
NO_2	Nitrogen dioxide
NO_x	Nitrogen oxides

Acronym/Abbreviation	Description
NPDES	National Pollutant Discharge Elimination System
NPL	National Priorities List
NRCS	Natural Resources Conservation Service
NRHP	National Register of Historic Places
O_3	Ozone
OEHHA	Office of Environmental Health Hazard Assessment
OPR	California Office of Planning and Research
PCE	Tetrachloroethylene
PG&E	Pacific Gas and Electric Company
PM_{10}	Particulate Matter Less than 10 Microns in Diameter
$PM_{2.5}$	Particulate Matter Less than 2.5 Microns in Diameter
ppm	parts per million
PPV	peak particle velocity
PR	photorevised
PRC	Public Resources. Code
RCPD	Rancho Cordova Police Department
RCRA	Resource Conservation and Recovery Act
REL	Reference Exposure Level
RMS	Root mean square
ROG	Reactive Organic Gases
RSP	Rock slope protection
RV	Recreational Vehicle
RWQCB	Regional Water Quality Control Board
SACOG	Sacramento Area Council of Government
SacRT	Sacramento Rapid Transit District
SARA	Superfund Amendments and Reauthorization Act
SASD	Sacramento Area Sewer District
SRCSD	Sacramento Regional County Sanitation District
SB	Senate Bill
SCAQMD	South Coast Air Quality Management District
SCS	Sustainable Communities Strategy
SCSD	Sacramento County Sheriff's Department
SGMA	Sustainable Groundwater Management Act
SHPO	State Historic Preservation Officer
SIP	State Implementation Plan
SMAQMD	Sacramento Metropolitan Air Quality Management District
SMFD	Sacramento Metropolitan Fire District
SMUD	Sacramento Municipal Utility District
SO2	Sulfur dioxide
SOx	Sulfur oxides
SPA	Special Plan Area
SSC	Species of special concern
STC	Sound Transmission Class
SRTRR	Sacramento Regional Transit Railroad
SVAB	Sacramento Valley Air Basin
SVR	Sacramento Valley Railroad

Acronym/Abbreviation	Description
SWHA	Swainson's hawk
SWPPP	Storm Water Pollution Prevention Plan
SWRCB	State Water Resources Control Board
TAC	Toxic air contaminant
TCE	Trichloroethylene
TCR	Tribal Cultural Resources
TMDL	Total Maximum Daily Load
Tpd	Tons per day
TRBL	Tricolored blackbird
US-50	U.S. Highway 50
USACE	United States Army Corps of Engineers
UAIC	United Auburn Indian Community
USEPA	U.S. Environmental Protection Agency
USFWS	US Fish and Wildlife Service
USGS	U.S. Geological Survey
UWMP	Urban Water Management Plan
VELB	Valley Elderberry Longhorn Beetle
VMT	vehicle miles traveled
VOCs	Volatile organic compounds
WWTP	Wastewater treatment plant

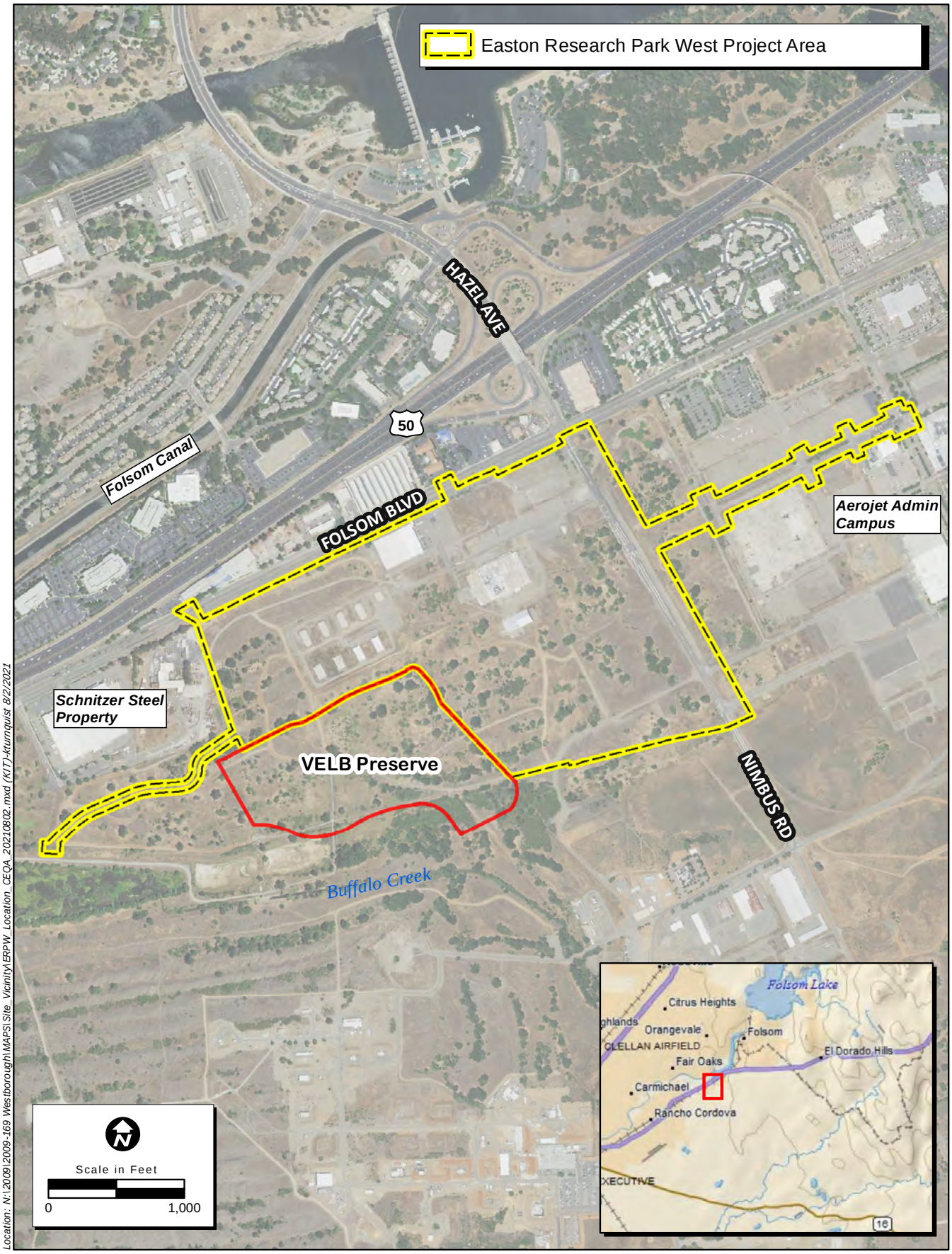
1.0 BACKGROUND

1.1 Summary

Project Title:	Easton Research Park West Tentative Subdivision Map Project
Lead Agency Name and Address:	City of Rancho Cordova Planning Department 2729 Prospect Park Drive Rancho Cordova, CA 95670
Contact Person and Phone Number:	Darcy Goulart, Planning Manager (916) 851-8784
Project Owner:	Easton Development Company, LLC
Project Location:	The Project occurs on an approximately 105.5-acre property within APNs 072-0231-102 and 072-0231-125 located at the southwestern corner of Nimbus Road (Hazel Avenue extension) and Folsom Boulevard intersection in the City of Rancho Cordova in Sacramento County (Figure 1-1).
General Plan Designation:	Planning Area (City of Rancho Cordova)
Zoning:	Aerojet Special Planning Area

1.2 Introduction

The City of Rancho Cordova (City) is the Lead CEQA Agency for this Project. An Initial Study has been prepared to identify and assess the anticipated environmental impacts of the Easton Research Park West Tentative Subdivision Map Project (Project). This document has been prepared to satisfy the California Environmental Quality Act (CEQA) (Public Resources. Code [PRC], Section 21000 et seq.) and State CEQA Guidelines (14 California Code of Regulations [CCR] 15000 et seq.). CEQA requires that all state and local government agencies consider the environmental consequences of Projects over which they have discretionary authority before acting on those Projects. A CEQA Initial Study/Mitigated Negative Declaration (IS/MND) is generally used to determine the potentially significant environmental effects and mitigate those to be less than significant. This document will serve as the CEQA document for subsequent discretionary actions and approvals by the City related to the Project, including the Final Subdivision Map and improvement plans. The Environmental Checklist in Appendix G of the CEQA Guidelines was used to evaluate Project impacts.



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Map Date: 8/2/2021

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ECORP Consulting, Inc.
ENVIRONMENTAL CONSULTANTS

Figure 1-1. Project Location and Vicinity

2020-161 Easton Research Park West

1.3 Lead Agency

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

1.4 Purpose and Document Organization

The purpose of this Initial Study is to evaluate the potential environmental impacts of the Project. This document is divided into the following sections:

1.0 Introduction – This section provides an introduction and describes the purpose and organization of the document. This section provides general information regarding the Project, including the Project title, lead agency and address, contact person, brief description of the Project location, General Plan land use designation, zoning district, identification of surrounding land uses.

2.0 Project Description – This section provides a detailed description of the Project, as well as the identification of other public agencies whose review, approval, and/or permits may be required. Also listed in this section is a checklist of the environmental factors that are potentially affected by the Project.

3.0 Environmental Factors Potentially Affected and Determinations – This section is a summary of the environmental topic areas that were found to potentially impact the environment.

4.0 Environmental Checklist and Discussion – This section describes the environmental setting and overview for each of the environmental subject areas, evaluates a range of impacts classified as "no impact," "less than significant impact," "less than significant impact with mitigation incorporated," and "potentially significant impact" in response to the environmental checklist.

5.0 List of Preparers – This section lists the names of documents preparers.

6.0 Bibliography – This section identifies documents, websites, people, and other sources consulted during the preparation of this Initial Study.

7.0 List of Appendices – This section provides a list of document appendices.

1.5 Project Location and Surrounding Land Uses

The Project site consists of approximately 105.5 acres of property located within the City of Rancho Cordova, except for some areas of utility-related work overlapping into adjacent and nearby roadways within unincorporated portions of Sacramento County to the east (Figure 1-1*)*. The Project Site is located within the former Aerojet campus, southwest of the intersection of Folsom Boulevard and Nimbus Road, south of U.S. Route 50 (Highway 50 or US-50) at the Hazel Avenue exit. It is bounded on the north by Folsom Boulevard, on the east by Nimbus Road, and on the south and west by largely undeveloped land parcels. Regional access to the Project Site is provided by US-50, which is an eight-lane freeway within the

Project area. Access to the Project Site is provided through the Hazel Avenue interchange, Hazel Avenue, and Folsom Boulevard (Figure 1-1).

The Project site is located south of Highway 50 in the Sacramento Valley, a semi-suburban and rural area surrounded by primarily undeveloped agricultural lands with some industrial and commercial development. Suburban residential areas are to the north across Highway 50, and primarily rural lands with some industrial development, mainly associated with current and former Aerojet operations, are to the south, east, and west of the Project site. Schnitzer Steel Recycling Center borders the Project site to the west. Elevations range from 140 to 150 feet above mean sea level. The American River is 0.5 mile to the north, Folsom South Canal is approximately one-third mile to the west, and Buffalo Creek is approximately 500 feet to the south. A preserve created to mitigate impacts to Valley Elderberry Longhorn Beetle (VELB), a species that is listed as threatened pursuant to the federal Endangered Species Act (ESA), from the adjacent planned Glenborough at Easton Development to the east, is located adjacent to and south of the Project site.

1.6 Environmental Setting and Background

The Project site's characteristic plant community is nonnative annual grassland. The vegetation is characterized by a dominance of nonnative grasses and forbs interspersed with native and nonnative trees and elderberry bushes.

The Project site consists of a flat landscape that is overgrown with grasses (Figure 1-2a). The northern portion of the Project site consists of developed industrial areas, which includes paved areas and foundations of several warehouses formerly used by Aerojet and now removed. (Figure 1-2a). An access road developed within the Project site revealed cobbles, which is evidence that the land was once dredge mined.

Five industrial buildings remain within the Project Area, as described as follows (ECORP 2020a):

- **Building 49015** - a large, vacant, rectangular (300 by 220 feet) corrugated steel structure with a flat steel roof and a slab concrete floor built between 1954 and 1961. The building is a typical large warehouse with large metal roll up doors, flat roof, covered loading docks at the northern and southern façades, and no windows (Figure 1-2b.
- **Building 49011**- a large rectangular (300 by 230 feet) corrugated steel structure with a flat steel roof and a slab concrete floor built between 1954 and 1961. The building is a typical large warehouse with corrugated sheet metal siding, large metal roll-up doors, flat roof, and covered loading docks at the eastern-facing façade (Figure 1-2b). As of August 20, 2021, this industrial building is currently in use by Wesco.

2-1 Ground Visibility within the Project Area (view west), 3/5/20.

2-2 Ground visibility within the Project Area (view south), 5/5/20.

2-3. Overview of industrial area within the Project Area (view northeast), 5/5/20.

2-4. Location of Building 49016, building removed (view south), 5/5/20.

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Figure 1-2a Project Current Condition Photographs

2-5 Building 49015, eastern façade overview (view southwest), 5/5/20.

2-6 Building 49011, eastern-facing façade (view southwest), 1/31/20.

2-7. Building 49020, southeastern-facing façade. (view north-west), 5/5/20.

2-8. Building 49024, southwestern-facing façade (view northeast), 5/5/20.

- **Buildings 49020 and 49021**- two vacant rectangular (50 by 100 feet) steel corrugated buildings built between 1952 and 1961. The buildings have corrugated sheet metal siding, gable roofs, large metal siding doors on the northern and southern façades, raised concrete loading dock/platforms on the southern façades, and single-pane, aluminum-framed windows on the eastern and western façades (Figure 1-2b. Building 49020 and Building 49021 are located approximately 100 feet apart.
- **Building 49024** - a vacant rectangular (200 by 100 feet) open-air steel building that was built between 1961 and 1964, and has a gable roof, corrugated sheet metal roofing, concrete slab floor, and concrete footings (Figure 1-2b.

Aerojet purchased 7,200 acres of land in the late 1940s. It purchased the portion of the property containing the Project site from the Natomas Company in 1952 (ECORP 2021a), and one year later, the Rancho Cordova plant opened. Eventually, Aerojet expanded to 25,000 acres, making it the largest facility for rocket engine development, testing, and production in the free world. At its peak, the company was virtually a city with up to 23,000 employees and boasted a bus line, fire and police departments, a waste disposal facility, medical center, cafeteria, and planning commission (ECORP 2021a). The company continued research and development of solid and liquid propulsion systems until recently, when Aerojet announced a consolidation of its facilities across the country and opted to close and redevelop the facility into other uses (ECORP 2021a).

The Project site is immediately west of the County of Sacramento border. Vacant land owned by Aerojet Rocketdyne Inc. (Aerojet) Easton Development, LLC associated with former Aerojet operations immediately east of the Project site is planned for future mixed-use development under The Easton Project-Easton Place & Glenborough at Easton (Glenborough Project). Portions of the Project site (proposed Lots 8, 9, and the proposed Jughandle Road, and the offsite stormwater detention basin south of Lot 9) have been previously studied for biological impacts and resulting permitting under the Glenborough Project.

Regional transportation projects in the Project area include the construction of the US-50/Hazel Avenue interchange improvement project, immediately adjacent to the Project site.

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2.0 PROJECT DESCRIPTION

2.1 Project Description

The objective of the Easton Research Park West Tentative Subdivision Map Project (Project) is to subdivide existing lots on approximately 105 acres of land on two APNs near the southwestern corner of the Hazel Avenue/Folsom Boulevard intersection within the City of Rancho Cordova into 10 lots numbered 1 through 9 and Lot A for future development of an industrial warehouse campus that would retain jobs and reduce driving distances to employment centers having Class A industrial space in the community.

2.2 Project Characteristics

The Project site is within the Aerojet Special Planning Area, as identified in the City of Rancho Cordova's General Plan Land Use Map. The Project site is zoned as light industrial under the Aerojet Special Planning Area (SPA). Projects within the Aerojet SPA are not required to go through a design review by the City of Rancho Cordova. Project development would be based on the proposed large lot subdivision map, conceptual site plan, and Hazel Avenue improvements map shown on Figures 2-1, 2-2, and 2-3, respectively. The Project's areas of permanent and temporary impacts, including off-site utility installation involving ground-disturbance, are shown on Figure 2-4.

Development of the subdivision would entail the following components:

- Grading the entire 105.5-acre Project site, including tree and vegetation removal (except avoidance of existing elderberry shrubs where possible).
- Demolition of existing buildings, structures, foundations, and pavement with off-site demolition debris disposal.
- Construction of 8 warehouse buildings totaling 1,486,000 square feet, with maximum heights of 55 feet.
- Construction of associated stormwater detention basins, parking lots, and interior private streets, as shown on Figures 2-1,2-2, and 2-4.
- Construction and reconfiguration of overhead and underground utilities to serve the Project Site, including off-site construction of the following underground utilities and storm drainage features, as shown on Figure 2-4:
    - Two sanitary sewer pipelines extending north approximately 150 feet and up to 16 feet deep each under the Sacramento Rapid-Transit District (SacRT) and Union Pacific Railroad track right-of ways and connecting to an existing sewer main under Folsom Boulevard. One offsite sewer pipeline connection would begin just west of the proposed Jughandle/Folsom Boulevard intersection on Lot 3, and the other at the northwest corner of Lot 5 (Figure 2-4). Jack and bore methods would be used for pipeline installation under the rail tracks, while 4-foot wide trenches shored with trench plates would be used for pipeline installation on Folsom Boulevard.

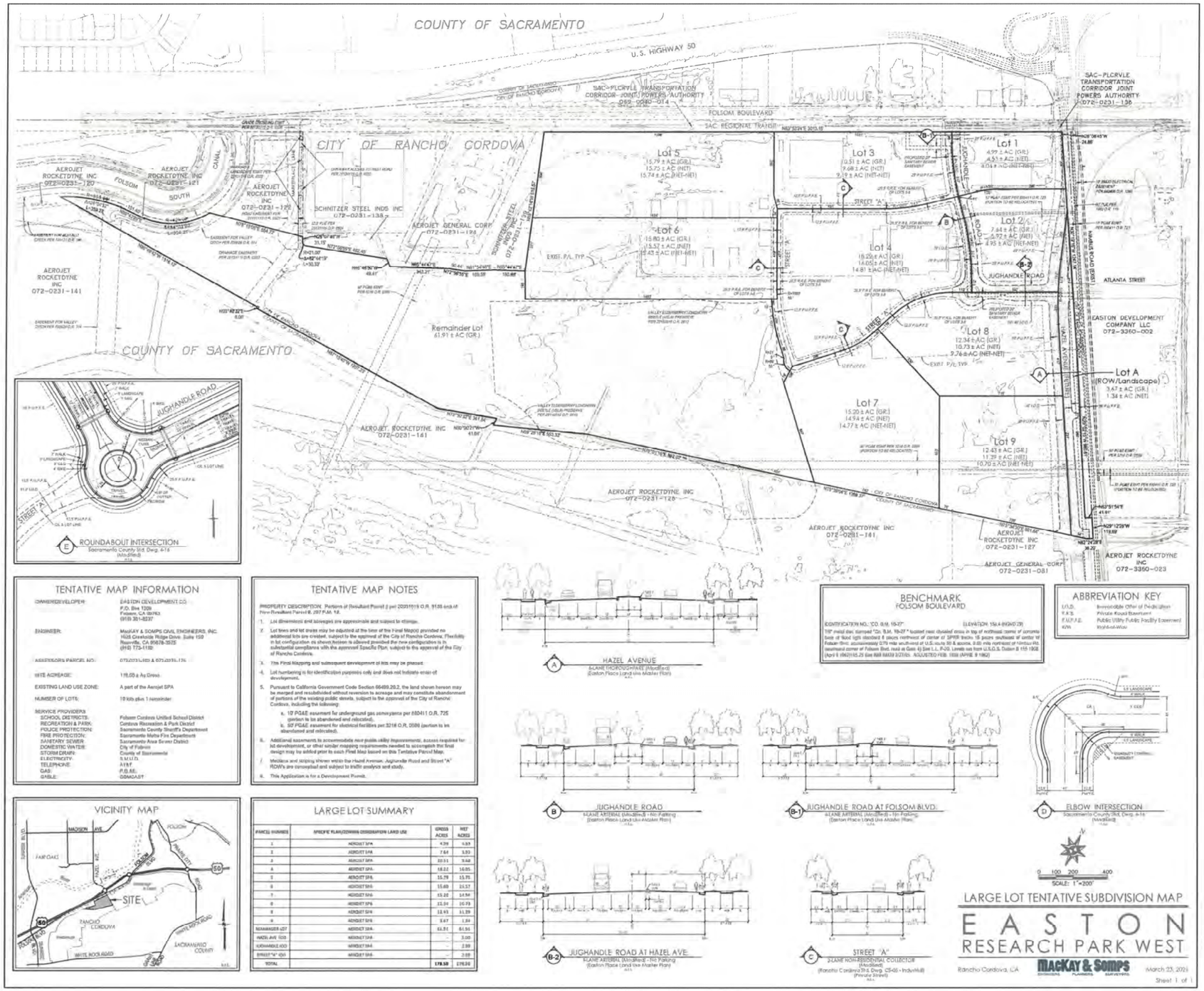
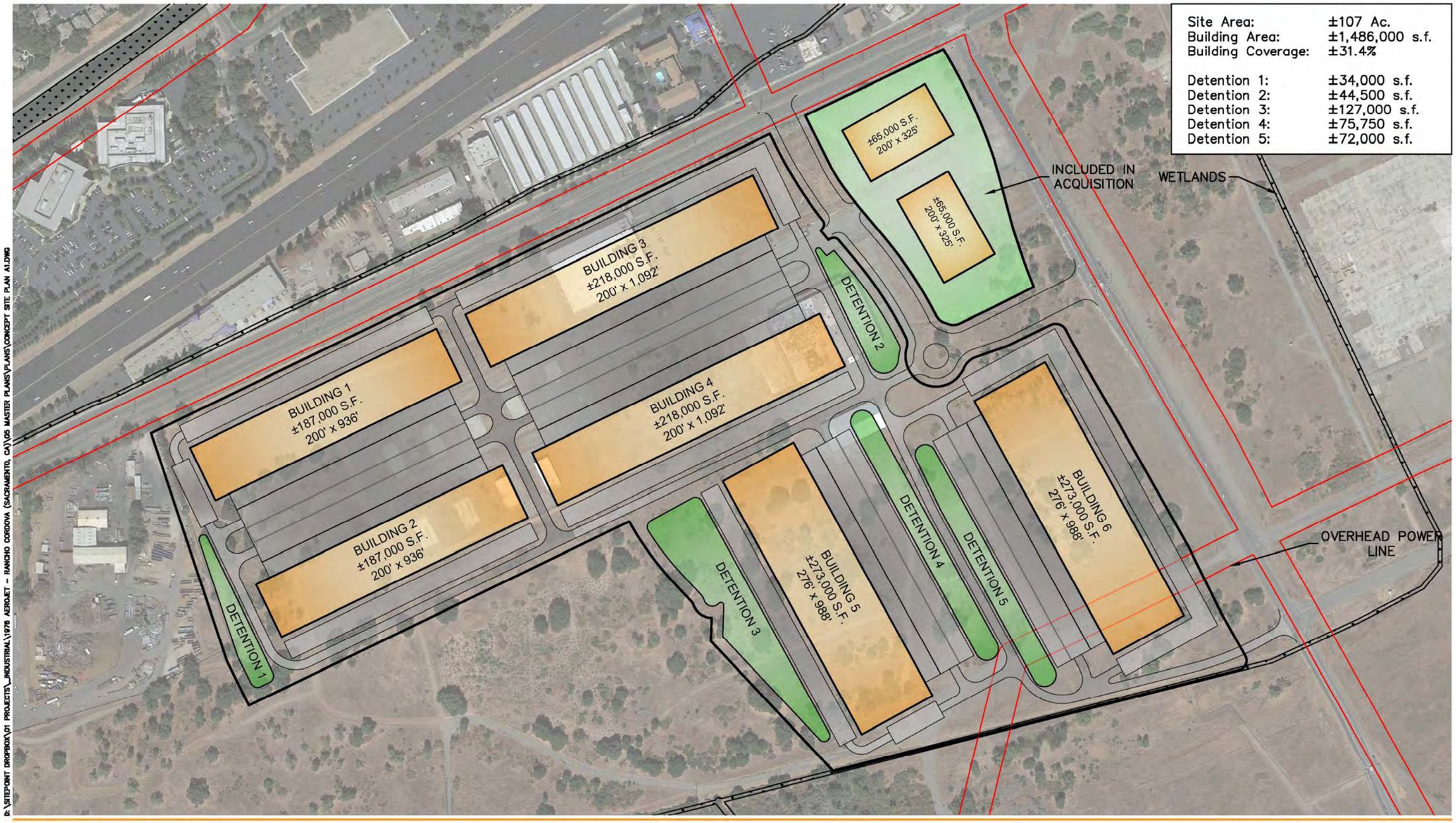


Figure 2-1. Proposed Large Lot Tentative Subdivision Map

AEROJET - RANCHO CORDOVA (SACRAMENTO, CA)

CONCEPT SITE PLAN A1

2021.02.03
SCALE 1:300



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SITEPOINT
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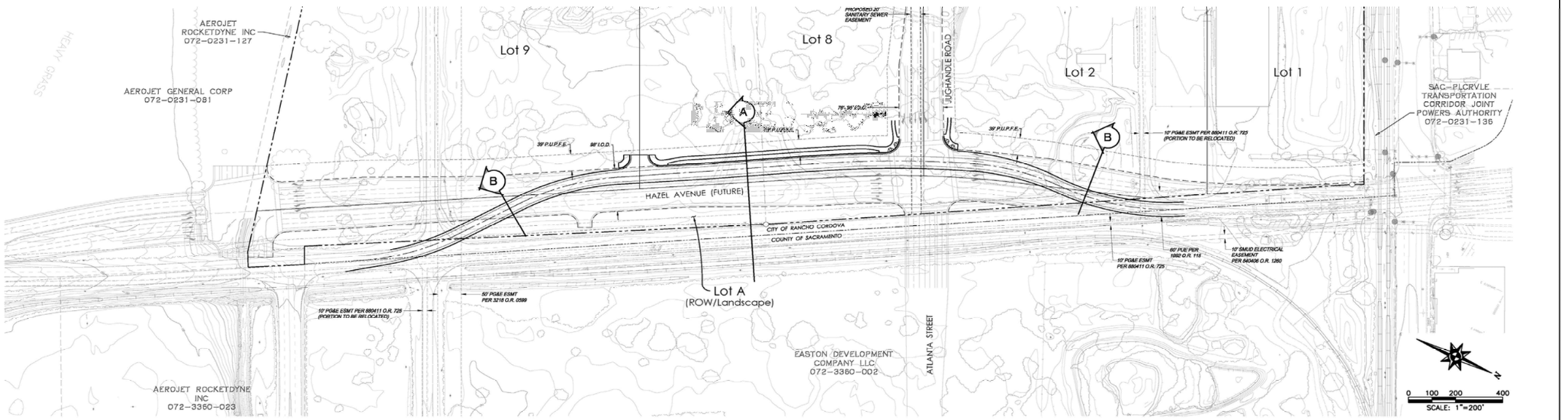
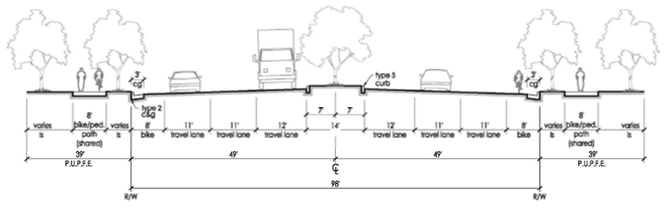
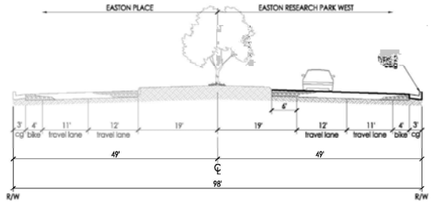
Figure 2-2. Concept Site Plan A1 Layout

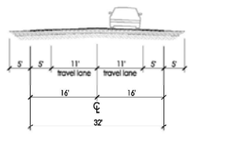




HAZEL AVENUE (Ultimate)
6-LANE THOROUGHFARE (Modified)
(Easton Place Land Use Master Plan)
n.t.s.



A HAZEL AVENUE
4-LANE ARTERIAL
(future 6-lane Thoroughfare)
n.t.s.



B HAZEL AVENUE
TEMPORARY ROADWAY
2-LANE WITH SHOULDERS
n.t.s.

HAZEL AVENUE IMPROVEMENTS

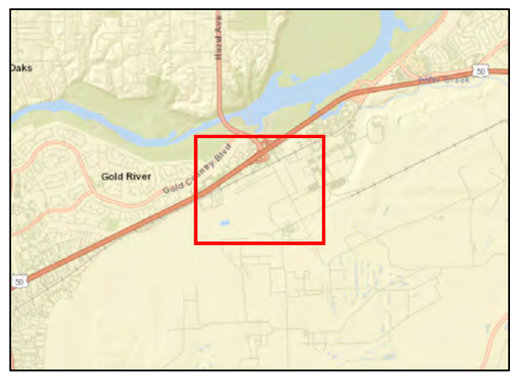
EASTON RESEARCH PARK WEST

Rancho Cordova, CA — MacKay & Somps ENGINEERS PLANNERS SURVEYORS — March 23, 2021

Map Features

- PROPOSED ERPW IMPACT LIMIT (PER M&S 4/28/21; LIMIT NORTH OF LOT 1 REVISED 6/18/21)
- PROPOSED OFF-SITE UTILITY IMPACT LIMIT
- PROPOSED OFF-SITE STORMWATER DETENTION BASIN IMPACT LIMIT

Sources: NAIP 2020



ECORP: N:\2009\2009-169 Westborough\MAPS\CEQA\ERPW_CEQA_Impacts_20210923.mxd (KIT) -kturnquist 9/23/2021

Map Date: 9/23/2021

ECORP Consulting, Inc.
ENVIRONMENTAL CONSULTANTS

Scale in Feet
0 600

Figure 2-4 - Project Impact Area Map,
Easton Research Park West Tentative Subdivision Map Project
2009-169 Easton Research Park West

- A new approximately 1,800-foot long and 50-foot wide stormwater basin outfall ditch leading west from the southwest corner of Lot 6 and connecting to the existing Aerojet administration campus drainage channel (Aerojet Admin. Channel). This new stormwater ditch would be constructed through the Glenborough VELB Preserve as shown on Figure 2-4. An approximate 25-foot by 25-foot area of existing Aerojet Admin. Channel around the new ditch outfall would be lined with rock slope protection (RSP).
- A proposed basin outfall ditch connecting with the existing Aerojet Admin. Channel at the southern border of Lot 9, requiring an approximate 70-foot long by 24-foot wide area of the existing Aerojet Admin. Channel around the new ditch outfall to be lined with RSP.
- A proposed stormwater detention basin south of Lot 9 and south of the Aerojet Admin. Channel that will provide flood control for the proposed project by detaining large event flows in the Aerojet Admin. Channel. This proposed basin will receive large event flows from the Aerojet Admin. Channel via a weir structure and meter water back into the Aerojet Admin. Channel by a pipe after peak events have passed the project. Basin construction will include excavation of the basin and erosion protection for the proposed weir and pipe outfall into the Admin. Channel.
- A new underground potable water pipeline leading east approximately 2,500 feet from between Lots 2 and 8 of the Project along the future Atlanta Street alignment thorough the proposed Easton Place/Glenborough development, and connecting to the existing potable water line at Aerojet Road, as shown in Figure 2-4.

- Access to Project site would be from driveways off Jughandle Road connecting to Folsom Boulevard and Hazel Avenue in the northern portion of the Project site, and one driveway connecting to Hazel Avenue extension in the southern portion of the Project site, as shown on Figure 2-3.

2.3 Project Timing

The Project is scheduled to begin in 2022 and would be phased over the 20-year buildout period. This analysis assumes that two buildings and associated utilities, stormwater detention basins, parking lots, and access roads would be constructed in each phase. While nighttime work is not anticipated, there is a chance that it may be required during the Project. A formal Project phasing plan would be submitted to the City with Project improvement plans.

2.4 Regulatory Requirements, Permits, and Approvals

The Project may require approvals and/or permits from other public agencies for which this Initial Study may be used, including, without limitation, the following:

- U.S. Army Corps of Engineers (USACE) - A Section 404 Nationwide Permit
- Central Valley Regional Water Quality Control Board (RWQCB) - Notice of Intent and Storm Water Pollution Prevention Plan (SWPPP) for compliance with General Permit for Storm Water discharge

Associated with Construction Activities, and a Water Quality Certification or waiver pursuant to Section 401 of the Clean Water Act (CWA).

- US Fish and Wildlife Service (USFWS) - Section 7 consultation process and Biological Opinion for potential Impacts to Valley Elderberry longhorn Beetle (VELB), Vernal Pool Fairy Shrimp, and Vernal Pool Tadpole Shrimp.

2.4.1 Relationship of Project to Other Plans and Projects

2.4.1.1 City of Rancho Cordova General Plan

The proposed Project would be located in Rancho Cordova. The City of Rancho Cordova General Plan was adopted by the City Council on June 26, 2006 (City of Rancho Cordova 2006a). The General Plan is the fundamental document governing land use development in the incorporated areas of the City. It includes numerous goals and policies pertaining to land use, circulation, housing, conservation, open space, parks and recreation, noise, public health and safety, and public facilities. The Project would be consistent with the land use designations in the General Plan. Any future uses developed in the Project Area would be required to abide by all applicable goals and policies included in the adopted General Plan.

US-50/Hazel Avenue Interchange Improvement Project.

Based on information obtained from the *Hazel Avenue/U.S. 50 Interchange Project Public Draft Environmental Impact Report/Environmental Assessment* (Caltrans 2020c) the Hazel Avenue interchange project would elevate Hazel Avenue above Folsom Boulevard and the light-rail tracks and create a jug handle road to provide circulation between Hazel Avenue and Folsom Boulevard. The jug handle would intersect Folsom Boulevard west of the proposed Hazel Avenue overcrossing and intersect Hazel Avenue at the future Atlanta Street extension into Easton Place, located south of Folsom Boulevard. Figure 2-3 shows these planned street improvements covering portions of Lots 1, 2, and A. As a result of the interchange project, the intersection of Hazel Avenue/Folsom Boulevard would be grade separated and turning movements between these two streets would shift to the jug handle. The Hazel Avenue interchange project documentation also indicates that Hazel Avenue would be widened and extended south to the future Easton Valley Parkway. The Project design would accommodate these aspects of the US-50/Hazel Avenue Interchange Project.

2.5 Consultation with California Native American Tribe(s)

Assembly Bill (AB) 52 requires that prior to the release of a CEQA document for a project, an agency begin consultation with a California Native American tribe that is traditionally and culturally affiliated with the geographic area of the Proposed Project if: (1) the California Native American tribe requested to the lead agency, in writing, to be informed by the Lead Agency through formal notification of proposed projects in the geographic area that is traditionally and culturally affiliated with the tribe and (2) the California Native American tribe responds in writing, within 30 days of receipt of the formal notification, and requests the consultation.

The following California Native American tribes traditionally and culturally affiliated with the project area have been notified of the project: Shingle Spring Band of Miwok Indians, Ione Band of Miwok Indians, Wilton Rancheria, and United Auburn Indian Community (UAIC) of Auburn Rancheria. The Shingle Spring Band of Miwok Indians tribe has requested consultation pursuant to Public Resources Code section 21080.3.1. A summary of the notification process is provided in Section 4.18 of this Initial Study.

3.0 ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED AND DETERMINATION

3.1 Environmental Factors Potentially Affected

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

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

Determination

On the basis of this initial evaluation:

I find that the Project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.	☐
I find that although the 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 Project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.	☐
I find that the 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 Project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the Project, nothing further is required.	☐

Darcy Goulart Date
City Planning Manager

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4.0 ENVIRONMENTAL CHECKLIST AND DISCUSSION

4.1 Aesthetics

4.1.1 Environmental Setting

This section of the environmental checklist describes the aesthetic, or visual, setting of the project area and vicinity; identifies substantial changes to the visual setting directly or indirectly caused by the Project; and recommends mitigation measures to reduce or eliminate any impacts found to be significant. The discussion contained in this chapter is based upon a qualitative description of the setting derived from photographs, satellite imagery, and site visits.

4.1.1.1 Regional Setting

The visual character of the region in which Project activities would occur is defined by the heavily developed Sacramento, Rancho Cordova, and Folsom metropolitan areas to the west and north along the U.S. Highway 50 corridor; areas highly disturbed by historic dredge mining activities south of US Highway 50; and sparsely developed expanses of native grassland and oak woodlands that extend south along the base of the Sierra Nevada foothills. Panoramic views from any given location can include paved roadways, unpaved private access roads, densely vegetated riparian corridors, commercial and industrial facilities, office parks, homes, roads, utility lines, oak woodlands, agricultural fields, mine tailings consisting of extensive "hedgerows" of sparsely vegetated cobble piles, and views of the foothills to the east

State and County Scenic Highways

The California Scenic Highway Program protects and enhances the scenic beauty of California's highways and adjacent corridors. A highway can be designated as scenic based on how much natural beauty can be seen by users of the highway, the quality of the scenic landscape, and if development impacts the enjoyment of the view. There are no designated state scenic highways within view of the Project site (California Department of Transportation [Caltrans] 2021).

Sacramento County has one route, River Road (Highway 160), in its Scenic Highway Program (County of Sacramento 2017). This road runs along the Sacramento River levees in the Delta from the Sacramento City Limits to the southern tip of the Delta. This road is not within view of any element of the Project.

4.1.1.2 Visual Character of the Project Site

As described in the Project Description of this IS/MND, activities associated with the Project would occur on a generally flat landscape that is overgrown with grasses and scattered shrubs and trees (Figure 1-6). The northern portion of the Project site consists of developed industrial areas, including paved areas and foundations of several warehouses formerly used by Aerojet and now removed, and five remaining corrugated steel warehouse buildings. The Project site is located south of Highway 50 in the Sacramento Valley in a semi-suburban and rural area surrounded by primarily undeveloped agricultural lands with some industrial and commercial development. Suburban residential and commercial areas are to the north lining Folsom Boulevard and across Highway 50, and primarily rural lands with some industrial

development, mainly associated with current and former Aerojet operations, are to the south, east, and west of the Project site. Schnitzer Steel Recycling Center borders the Project site to the west. Elevations range from 140 to 150 feet above mean sea level. The American River and Nimbus Dam/Lake Natoma are 0.5 mile to the north across the Hazel Avenue/US-50 interchange, Folsom South Canal is approximately one-third mile to the west, and Buffalo Creek is approximately 500 feet to the south. The open space Glenborough VELB preserve adjacent to and south of the Project site is not accessible by the public.

Views of the Project site are dominated by relatively flat expanses of grassland, with sparse trees and widely-dispersed one-two story industrial warehouse buildings. Exposed areas such as graded access roads include a large number of cobbles, indicative of historic mining operations.

Due to the relatively flat nature of the Project site and surrounding properties and sparsity of tree cover, long distance views to the northeast and east from Nimbus Road (Hazel Avenue extension) are relatively unobstructed. Views north from the Project site are of commercial buildings along Folsom Boulevard, Hazel Avenue/US-50 interchange, and the hill above the northern bank of the American River above Nimbus Dam. The American River Parkway riparian zone located 0.5 mile north of the Project site is not visible. Views from the Project site to the east, west, and south contain distant views of open grassland, sparse trees, a few widely-dispersed industrial buildings, and the foothills to the east.

Lighting conditions of the developed portions of the City of Rancho Cordova, City of Folsom, and the active Aerojet industrial and administrative campus east of the Project in unincorporated Sacramento County consist of typical urban light conditions found in urban areas (e.g., roadway lighting, commercial and industrial buildings, and headlights from motor vehicles). These conditions contrast with the low ambient nighttime lighting and illumination of rural and widely-dispersed light-industrial uses to the south, east, and west of the Project site.

According to the City of Rancho Cordova General Plan Draft Environmental Impact Report [City of Rancho Cordova 2006b (EIR)], scenic vistas of the American River are provided within the City at various public accesses within the American River Parkway and at river crossings at Watt Avenue, Sunrise Boulevard, and Folsom Boulevard.

Given that views of the Project site and beyond from Folsom Boulevard and Hazel Avenue contain relatively contiguous expanses of open grassland interspersed with patches of well-developed oak woodland, these views can, arguably, be considered a scenic vista. The quality of this vista, however, is limited by the presence of roadways and visible remnants of previous industrial and mining activities on Aerojet lands.

The General Plan has a number of policies and actions designed to protect the rural uses surrounding the city as well as protect riparian habitat and open space. These policies and actions are discussed further below. All new development resulting from the Project would be subject to these policies.

4.1.2 Regulatory Framework

Projects within the Aerojet Special Planning Area are not subject to City of Rancho Cordova design review.

4.1.2.1 Tree Ordinance

Title 19 of the City of Rancho Cordova Zoning Code is the Tree Preservation Ordinance ("Tree Ordinance" (Ord. 915 § 1, 1966). The Tree Ordinance was established to promote the health, safety and enhance the beauty and general welfare of the County and, by virtue of the City having adopted the Tree Ordinance, the City of Rancho Cordova. The Ordinance requires the City to plant, maintain, protect, preserve, and to regulate the planting, maintaining, protecting and preserving of public trees and landscaping; to eliminate dangerous conditions caused by trees and shrubs that may result in injuries to persons or property; to protect all trees within the City against the spread of disease or pests, and to provide for the special protection of heritage and landmark trees within the city limits.

4.1.2.2 Lighting Standards

Title 1 (General Provisions) of the City of Rancho Cordova Zoning Code contains standards requiring that illumination of buildings, landscaping, signs, and parking and loading areas be shielded and directed so that no light trespasses onto adjacent properties. Title III (Use Regulations and Development Standards) requires that lighting shall be directed away from residential areas and public streets so that glare is not produced that could impact the general safety of vehicular traffic and the privacy and well-being of residents.

.

4.1.3 Aesthetics (I) Environmental Checklist and Discussion

Except as provided in Public Resources Code Section 21099, would the Project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a) have a substantial adverse effect on a scenic vista?	☐	☐	☒	☐

Less than significant impact.

A scenic vista is a viewpoint that provides expansive views of a highly valued landscape for the benefit of the general public. As previously described, the City of Rancho Cordova General Plan lists the American River as a scenic vista and regulates development within the American River Parkway via the provisions of the American River Parkway Plan, which includes numerous criteria for evaluating the potential to impact the viewshed. Because the American River Parkway is not visible from the Project Site, nor would the Project's estimated maximum building height of approximately 55 feet cause it to be visible from the American River Parkway, there would be no impact on this scenic vista.

Views of the Sierra Nevada afforded from roadways near the Project site are distant and diffused. In addition, multi-family residential housing, commercial, and other light industrial development is planned for the Easton Place district adjacent to the east side of the Project under the Easton Land Use Master Plan, along with the planned Hazel Avenue extension and widening along the eastern portion of the

Project site which would further obstruct and diffuse views of the Sierra Nevada. Thus, the Project would have a **less than significant impact** on scenic vistas.

Except as provided in Public Resources Code Section 21099, would the Project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	☐	☐	☐	☒

No impact.

The Project is not located within the vicinity of an officially designated scenic highway. **No impact** would occur.

Except as provided in Public Resources Code Section 21099, would the Project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	☐	☐	☒	☐

Less than significant impact.

The Proposed Project is in a semi-rural area. Commercial areas line Folsom Boulevard adjacent to and north of the Project site, while commercial and suburban residential areas occur to the north across Highway 50, Primarily undeveloped lands, zoned as light industrial under the Aerojet Special Planning Area (SPA), with some widely-dispersed industrial development associated with current and former Aerojet operations, occur to the south, east, and west of the Project site.

As described above, public views of the Project site are primarily views of the site afforded to travelers near the Folsom Boulevard/Hazel Avenue intersection at the northeast corner of the Project site. The visual character of these views is largely undeveloped open space, with relatively flat expanses of grassland and scattered woodland visible in near and mid-range views from the road, and distant partially-obstructed and diffuse views of the El Dorado County foothills and Sierra Nevada beyond the site. Various small to medium-sized industrial warehouse buildings and small access roads associated with Aerojet properties can be seen on and near the Project site, limiting the quality of the view.

Project development, including mass grading, tree removal, and construction of a distribution warehouse campus on 105 acres with several warehouse buildings up to 55 feet in height and associated stormwater detention basins, parking lots, and interior private streets would result in a change in character of the

Project Area from semi-rural, dispersed, light-industrial uses to a fully developed urban industrial area. Project development would ultimately increasingly obstruct near and mid-range views of semi-rural landscapes. However, this change in use is consistent with the City's General Plan and Aerojet SPA land use designations and therefore, the Area was assumed to be developed in the future in the General Plan.

Listed below are General Plan policies and actions designed to promote the aesthetic character of the City.

The following General Plan policies and action items contained in the Land Use Element, Natural Resource Element, and Urban Design Element address preservation of the visual character of the Project Area:

Policy LU.1.4: Promote high quality, efficient, and cohesive land utilization that minimizes negative impacts (e.g., traffic congestion and visual blight) and environmental hazards (e.g. flood, soil instability) on adjacent neighborhoods and infrastructure and preserve existing and future residential neighborhoods from encroachment of incompatible activities and land uses. [Cross-reference Economic Development, ED.2.6]

- Policy NR.3.2 Create or retain the natural topographic relief and meandering alignment of natural creek corridors in the construction of new channels and the modification of existing channels and discourage the placement of concrete within creeks and channels.
- Action NR.3.2.1 Develop guidelines for channel creation or modification that will ensure channel meander, naturalized side slope, and varied channel bottom elevation are considered in design.

Policy NR.3.4: Encourage projects that contain wetland preserves or creeks, or are located adjacent to wetland preserves or creeks, to be designed for maximum visibility and, as appropriate, access. (Cross-reference: Open Space, Parks and Trails Element)

- Action NR.3.4.2 – Establish standards that allow public access in the floodplain and buffers along creek corridors and preserves. Mitigation measures shall be incorporated into environmental documents and conditions of approval that require open-view fencing adjacent to preserves.

Policy NR.4.1: Conserve native oak and landmark tree resources for their historic, economic, aesthetic, and environmental value.

- Action NR.4.1.3 Establish development guidelines that require all oak habitat to be avoided to the maximum extent feasible. When avoidance is not possible, require mitigation efforts that result in preservation of in-kind habitat in the Planning Area.

Policy NR.4.2: Improve overall landscaping quality and sustainability in all areas visible to the public.

- Action UD.2.3.1 Land uses along the eastern and southern boundaries of the City shall transition down the intensity and density of development from urban to rural at the City edge.

Policy UD.4.2: Design new development to be compatible with surrounding development in ways that contribute to the desired character of the City and District.

The Project would be subject to those policies and actions listed above which would assist in promoting the visual character of the Project area. In addition, the Planning Department reviews architectural drawings or renderings, which are required to be submitted with an application for a building permit.

Compliance with the City's General Plan policies, including lighting standards, would be effective in reducing the aesthetic impact of the Project. Therefore, this is considered a **less than significant impact.**

Except as provided in Public Resources Code Section 21099, would the Project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
d) Would the project create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area?	☐	☐	☒	☐

Less than significant impact.

Implementation of the Project may introduce future new sources of daytime glare and may change nighttime lighting and illumination levels. Lighting nuisances typically are categorized by the following:

- Glare – Intense light that shines directly or is reflected from a surface into a person's eyes.
- "Skyglow"/Nighttime Illumination – Artificial lighting from urbanized sources that alters the rural landscape in sufficient quantity to cause lighting of the nighttime sky and reduction of visibility of stars and other astronomical features.
- "Spillover" Lighting – Artificial lighting that spills over onto adjacent properties, which could interrupt sleeping patterns or cause other nuisances to neighboring residents.

The main sources of daytime glare in Rancho Cordova are from sunlight reflecting from structures with reflective surfaces such as windows. Building materials (e.g., reflective glass and polished surfaces) are the most substantial sources of glare. The amount of glare depends on the intensity and direction of sunlight, which is more acute at sunrise and sunset because the angle of the sun is lower during these times. Project development would include industrial warehouse-type structures with few windows, except for small office areas, and thus would not be a significant source of daytime glare.

A source of glare during the nighttime hours is artificial light. The sources of new and increased nighttime lighting and illumination include lighting from nonresidential uses, lights associated with vehicular travel (e.g., car headlights), street lighting, parking lot lights, and security-related lighting for nonresidential uses. Increased nighttime lighting and illumination could result in adverse effects to adjacent land uses through the spilling over of light into these areas and skyglow conditions.

While nighttime work is not anticipated, there is a chance that it may be required during the Project which may require temporary construction lighting. Temporary construction lighting would be directed away from any existing roadways and residential development. Project Lighting would be provided in all paved areas at an average of 1 FC using LED lights. Photometric plans would be developed once the final site plans are completed.

The Project would comply with existing City Title 1 (General Provisions) of the Zoning Code requiring that illumination of buildings, landscaping, signs, and parking and loading areas be shielded and directed so that no light trespasses onto adjacent properties, and Title III (Use Regulations and Development Standards) requiring that lighting be directed away from residential areas and public streets so that glare is not produced that could impact the general safety of vehicular traffic and the privacy and well-being of residents in the planned multi-family residential housing in the adjacent Easton Place Land Use Master Plan.

Because final improvement plans would include a lighting plan that would adhere to the City's lighting standards impacts associated with daytime glare and nighttime lighting would be **less than significant**.

4.1.4 Mitigation Measures

No significant impacts were identified, and no mitigation measures are required.

4.2 Agriculture and Forestry Resources

4.2.1 Environmental Setting

The Project site is zoned in the Aerojet Special Planning Area and consists of a generally flat landscape that is overgrown with grassland and scattered trees and forbs. The northern portion of the Project site consists of developed active and abandoned industrial areas, which includes paved areas and foundations of several warehouses formerly used by Aerojet and now removed. Excavated Areas within the Project site revealed cobbles, which is evidence that the land was once dredge mined. No agricultural or forestry uses or operations occur on the Project site or adjacent lands.

The California Department of Conservation (DOC) manages the Farmland Mapping and Monitoring Program, which identifies and maps significant farmland. Farmland is classified using a system of five categories including Prime Farmland, Farmland of Statewide Importance, Unique Farmland, Farmland of Local Importance, and Grazing Land. The classification of farmland as Prime Farmland, Unique Farmland, and Farmland of Statewide Importance is based on the suitability of soils for agricultural production, as determined by a soil survey conducted by the Natural Resources Conservation Service (NRCS). The California DOC manages the California Important Farmland Finder, an interactive website program that identifies the Project Area as being within an area of Urban and Built-up Land (DOC 2021).

According to Sacramento County Planning and Community Development Department Williamson Act Parcels mapping, none of the land within the project Area is under a Williamson Act contract (Sacramento County 2012).

The Project site is located in a flat industrial/semi-rural area that does not contain forest or timber resources.

4.2.2 Regulatory Framework

There are no relevant local, State, or federal regulations applicable to agriculture and forestry resources given the lack of these resources in the Project area.

4.2.3 Agriculture and Forestry Resources (II) Environmental Checklist and Discussion

Would the Project:	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less than Significant Impact	No Impact
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	☐	☐	☐	☒

No impact.

Per the DOC Farmland Mapping and Monitoring Program, neither of the Project parcels nor adjacent properties include Prime Farmland, Unique Farmland, or Farmland of Statewide Importance. The DOC Program identifies the Project parcels as being Urban and Built-Up Land, and some adjacent property as Other Land, and, therefore, not considered to be agriculturally important land [DOC 2017b]. **No impact** would occur, and no mitigation is required.

Would the Project:	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less than Significant Impact	No Impact
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	☐	☐	☐	☒

No impact.

According to Sacramento County Williamson Act mapping, the are no properties within the Project Area or within the Project vicinity that are subject to a Williamson Act contract (County of Sacramento 2012). The Project would have **no impact** in this area.

Would the Project:	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less than Significant Impact	No Impact
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.

The Project site is not located in a forestland protection or timber production area. The Project would have **no impact** in this area.

Would the Project:	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less than Significant Impact	No Impact
d) Result in the loss of forest land or conversion of forest land to non-forest use?	☐	☐	☐	☒

No impact.

No identified forest lands exist on the Project site or within the vicinity of the Project. The Project would have **no impact** in this area.

Would the Project:	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less than Significant Impact	No Impact
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.

The Proposed Project is located within the City of Rancho Cordova in Sacramento County on land designated for industrial use. The Project site does not support farming or forest use. Therefore, Project development would not result in conversion of farmland to non-agricultural use or conversion of forest land to non-forest use, resulting in **no impact** and no mitigation required.

4.2.4 Mitigation Measures

No significant impacts were identified, and no mitigation measures are required.

4.3 Air Quality

This section addresses air quality issues present or with the potential to occur in the Project Area, potential direct and indirect Project impacts on sensitive receptors, and mitigation measures to reduce impacts identified as potentially significant. This assessment is based on the Air Quality and Greenhouse Gas Assessment for the Easton Research Park West Project prepared by ECORP (2021b) which is included with this Initial Study as Appendix A.

4.3.1 Environmental Setting

Air quality in a region is determined by its topography, meteorology, and existing air pollutant sources. These factors are discussed below, along with the current regulatory structure that applies to the Sacramento Valley Air Basin (SVAB), which encompasses the Project Site, pursuant to the regulatory authority of the Sacramento Metropolitan Air Quality Management District (SMAQMD).

Ambient air quality is commonly characterized by climate conditions, the meteorological influences on air quality, and the quantity and type of pollutants released. The air basin is subject to a combination of topographical and climatic factors that reduce the potential for high levels of regional and local air pollutants. The following section describes the pertinent characteristics of the air basin and provides an overview of the physical conditions affecting pollutant dispersion in the Project Area.

4.3.1.1 Sacramento Valley Air Basin

The California Air Resources Board (CARB) divides the state into air basins that share similar meteorological and topographical features. The Project Site is located in the SVAB, which is under the jurisdiction of the SMAQMD. The air basin is relatively flat, bordered by mountains to the east, west, and north and by the San Joaquin Valley to the south. Air flows into the SVAB through the Carquinez Strait, moving across the Sacramento Delta, and bringing pollutants from the heavily populated San Francisco Bay Area. The climate is characterized by hot, dry summers and cool, rainy winters. Characteristic of SVAB winter weather are periods of dense and persistent low-level fog, which are most prevalent between storm systems. From May to October, the region's intense heat and sunlight lead to high ozone pollutant concentrations. Summer inversions are strong and frequent but are less troublesome than those that occur in the fall. Autumn inversions, formed by warm air subsiding in a region of high pressure, have accompanying light winds that do not provide adequate dispersion of air pollutants.

Meteorological Influences on Air Quality

Regional flow patterns affect air quality patterns by directing pollutants downwind of sources. Localized meteorological conditions, such as moderate winds, disperse pollutants and reduce pollutant concentrations. However, the mountains surrounding the SVAB can create a barrier to airflow, which can trap air pollutants in the valley when meteorological conditions are right and a temperature inversion exists. The highest frequency of air stagnation occurs in the autumn and early winter when large high-

pressure cells lie over the valley. The lack of surface wind during these periods and the reduced vertical air flow caused by less surface heating reduces the influx of outside air and allows air pollutants to become concentrated in a stable volume of air. The surface concentrations of pollutants are highest when these conditions are combined with smoke from agricultural burning or when temperature inversions trap cool air, fog, and pollutants near the ground.

The ozone season (May through October) in the valley is characterized by stagnant morning air or light winds, with the delta sea breeze arriving in the afternoon out of the southwest. Usually the evening breeze transports the airborne pollutants to the north out of the valley. During about half of the days from July to September, however, a phenomenon called the Schultz Eddy prevents this from occurring. Instead of allowing the prevailing wind patterns to move north and carry the pollutants out of the valley, the Schultz Eddy causes the wind pattern to circle back south. This phenomenon exacerbates the pollution levels in the area and increases the likelihood of exceeding federal or state standards.

4.3.1.2 Criteria Air Pollutants

Criteria air pollutants are defined as those pollutants for which the federal and state governments have established air quality standards for outdoor or ambient concentrations to protect public health with a determined margin of safety. Ozone (O_3), particulate matter less than 10 microns in diameter (PM_{10}), and particulate matter less than 2.5 microns in diameter ($PM_{2.5}$) are generally considered to be regional pollutants because they or their precursors affect air quality on a regional scale. Pollutants such as carbon monoxide (CO), nitrogen dioxide (NO_2), and sulfur dioxide (SO_2) are considered to be local pollutants because they tend to accumulate in the air locally. PM is also considered a local pollutant. Health effects commonly associated with criteria pollutants are summarized in Table 4.3-1.

Table 4.3-1. Criteria Air Pollutants- Summary of Common Sources and Effects

Pollutant	Major Manufactured Sources	Human Health & Welfare Effects
CO	An odorless, colorless gas formed when carbon in fuel is not burned completely; a component of motor vehicle exhaust.	Reduces the ability of blood to deliver oxygen to vital tissues, effecting the cardiovascular and nervous system. Impairs vision, causes dizziness, and can lead to unconsciousness or death.
NO_2	A reddish-brown gas formed during fuel combustion for motor vehicles, energy utilities and industrial sources.	Respiratory irritant; aggravates lung and heart problems. Precursor to ozone and acid rain. Causes brown discoloration of the atmosphere.
O_3	Formed by a chemical reaction between reactive organic gases (ROGs) and nitrous oxides (N2O) in the presence of sunlight. Common sources of these precursor pollutants include motor vehicle exhaust, industrial emissions, solvents, paints and landfills.	Irritates and causes inflammation of the mucous membranes and lung airways; causes wheezing, coughing and pain when inhaling deeply; decreases lung capacity; aggravates lung and heart problems. Damages plants; reduces crop yield.

Table 4.3-1. Criteria Air Pollutants- Summary of Common Sources and Effects

Pollutant	Major Manufactured Sources	Human Health & Welfare Effects
PM_{10} & $PM_{2.5}$	Power plants, steel mills, chemical plants, unpaved roads and parking lots, wood-burning stoves and fireplaces, automobiles and others.	Increased respiratory symptoms, such as irritation of the airways, coughing, or difficulty breathing; aggravated asthma; development of chronic bronchitis; irregular heartbeat; nonfatal heart attacks; and premature death in people with heart or lung disease. Impairs visibility (haze).
SO_2	A colorless, nonflammable gas formed when fuel containing sulfur is burned. Examples are refineries, cement manufacturing, and locomotives.	Respiratory irritant. Aggravates lung and heart problems. Can damage crops and natural vegetation. Impairs visibility.

Source: California Air Pollution Control Officers Association (2013)

Carbon Monoxide

CO in the urban environment is associated primarily with the incomplete combustion of fossil fuels in motor vehicles. CO combines with hemoglobin in the bloodstream and reduces the amount of oxygen that can be circulated through the body. High CO concentrations can cause headaches, aggravate cardiovascular disease and impair central nervous system functions. CO concentrations can vary greatly over comparatively short distances. Relatively high concentrations of CO are typically found near crowded intersections and along heavy roadways with slow moving traffic. Even under the most severe meteorological and traffic conditions, high concentrations of CO are limited to locations within relatively short distances of the source. Overall CO emissions are decreasing as a result of the Federal Motor Vehicle Control Program, which has mandated increasingly lower emission levels for vehicles manufactured since 1973. CO levels in the SVAB are in compliance with the state and federal one- and eight-hour standards.

Nitrogen Oxides

Nitrogen gas comprises about 80 percent of the air and is naturally occurring. At high temperatures and under certain conditions, nitrogen can combine with oxygen to form several different gaseous compounds collectively called nitric oxides (NO_x). Motor vehicle emissions are the main source of NO_x in urban areas. NO_x is very toxic to animals and humans because of its ability to form nitric acid with water in the eyes, lungs, mucus membrane, and skin. In animals, long-term exposure to NO_x increases susceptibility to respiratory infections, and lowering resistance to such diseases as pneumonia and influenza. Laboratory studies show that susceptible humans, such as asthmatics, who are exposed to high concentrations can suffer from lung irritation or possible lung damage. Precursors of NO_x, such as NO and NO_2, attribute to the formation of O_3 and $PM_{2.5}$. Epidemiological studies have also shown associations between NO_2 concentrations and daily mortality from respiratory and cardiovascular causes and with hospital admissions for respiratory conditions.

Ozone

O_3 is a secondary pollutant, meaning it is not directly emitted. It is formed when volatile organic compounds (VOCs) or ROGs and NO_x undergo photochemical reactions that occur only in the presence of sunlight. The primary source of ROG emissions is unburned hydrocarbons in motor vehicle and other internal combustion engine exhaust. NO_x forms as a result of the combustion process, most notably due to the operation of motor vehicles. Sunlight and hot weather cause ground-level O_3 to form. Ground-level O_3 is the primary constituent of smog. Because O_3 formation occurs over extended periods of time, both O_3 and its precursors are transported by wind and high O_3 concentrations can occur in areas well away from sources of its constituent pollutants.

People with lung disease, children, older adults, and people who are active can be affected when O_3 levels exceed ambient air quality standards. Numerous scientific studies have linked ground-level O_3 exposure to a variety of problems including lung irritation, difficult breathing, permanent lung damage to those with repeated exposure, and respiratory illnesses.

Particulate Matter

PM includes both aerosols and solid particulates of a wide range of sizes and composition. Of concern are those particles smaller than or equal to 10 microns in diameter size (PM_{10}) and small than or equal to 2.5 microns in diameter ($PM_{2.5}$). Smaller particulates are of greater concern because they can penetrate deeper into the lungs than larger particles. PM_{10} is generally emitted directly as a result of mechanical processes that crush or grind larger particles or form the resuspension of dust, typically through construction activities and vehicular travel. PM_{10} generally settles out of the atmosphere rapidly and is not readily transported over large distances. $PM_{2.5}$ is directly emitted in combustion exhaust and is formed in atmospheric reactions between various gaseous pollutants, including NO_x, sulfur oxides (SO_x) and VOCs. $PM_{2.5}$ can remain suspended in the atmosphere for days and/or weeks and can be transported long distances.

The principal health effects of airborne PM are on the respiratory system. Short-term exposure of high $PM_{2.5}$ and PM_{10} levels are associated with premature mortality and increased hospital admissions and emergency room visits. Long-term exposure is associated with premature mortality and chronic respiratory disease. According to the U.S. Environmental Protection Agency (USEPA), some people are much more sensitive than others to breathing PM_{10} and $PM_{2.5}$. People with influenza, chronic respiratory and cardiovascular diseases, and the elderly may suffer worse illnesses; people with bronchitis can expect aggravated symptoms; and children may experience decline in lung function due to breathing in PM_{10} and $PM_{2.5}$. Other groups considered sensitive include smokers and people who cannot breathe well through their noses. Exercising athletes are also considered sensitive because many breathe through their mouths.

4.3.1.3 Toxic Air Contaminants

In addition to the criteria pollutants discussed above, toxic air contaminants (TACs) are another group of pollutants of concern. TACs are considered either carcinogenic or noncarcinogenic based on the nature of the health effects associated with exposure to the pollutant. For regulatory purposes, carcinogenic TACs

are assumed to have no safe threshold below which health impacts would not occur, and cancer risk is expressed as excess cancer cases per one million exposed individuals. Noncarcinogenic TACs differ in that there is generally assumed to be a safe level of exposure below which no negative health impact is believed to occur. These levels are determined on a pollutant-by-pollutant basis.

There are many different types of TACs, with varying degrees of toxicity. Sources of TACs include industrial processes such as petroleum refining and chrome plating operations, commercial operations such as gasoline stations and dry cleaners, and motor vehicle exhaust. Additionally, diesel engines emit a complex mixture of air pollutants composed of gaseous and solid material. The solid emissions in diesel exhaust are known as diesel particulate matter (DPM). In 1998, California identified DPM as a toxic air contaminant (TAC) based on its potential to cause cancer, premature death, and other health problems (e.g., asthma attacks and other respiratory symptoms). Those most vulnerable are children (whose lungs are still developing) and the elderly (who may have other serious health problems). Overall, diesel engine emissions are responsible for the majority of California's known cancer risk from outdoor air pollutants. Diesel engines also contribute to California's $PM_{2.5}$ air quality problems. Public exposure to TACs can result from emissions from normal operations, as well as from accidental releases of hazardous materials during upset conditions. The health effects of TACs include cancer, birth defects, neurological damage, and death.

Diesel Exhaust

Most recently, CARB identified DPM as a TAC. DPM differs from other TACs in that it is not a single substance but rather a complex mixture of hundreds of substances. Diesel exhaust is a complex mixture of particles and gases produced when an engine burns diesel fuel. DPM is a concern because it causes lung cancer; many compounds found in diesel exhaust are carcinogenic. DPM includes the particle-phase constituents in diesel exhaust. The chemical composition and particle sizes of DPM vary between different engine types (heavy-duty, light-duty), engine operating conditions (idle, accelerate, decelerate), fuel formulations (high/low sulfur fuel), and the year of the engine (USEPA 2002). Some short-term (acute) effects of diesel exhaust include eye, nose, throat, and lung irritation, and diesel exhaust can cause coughs, headaches, light-headedness, and nausea. DPM poses the greatest health risk among the TACs; due to their extremely small size, these particles can be inhaled and eventually trapped in the bronchial and alveolar regions of the lung.

4.3.1.4 Ambient Air Quality

Ambient air quality at the Project Site can be inferred from ambient air quality measurements conducted at nearby air quality monitoring stations. CARB maintains more than 60 monitoring stations throughout California. O_3, PM_{10} and $PM_{2.5}$ are the pollutant species most potently affecting the Project region. As described in detail below, the region is designated as a nonattainment area for the federal O_3 and $PM_{2.5}$ standards and is also a nonattainment area for the state standards for O_3 and PM_{10} (CARB 2019). The Folsom-Natoma Street air quality monitoring station, located at 50 Natoma Street approximately 5 miles northeast of the Project Site, monitors ambient concentrations of O_3 and $PM_{2.5}$. The Sacramento-Del Paso Manor air quality monitoring station, located at 2701 Avalon Drive, approximately 8.0 miles west of the Project Site, monitors ambient concentrations of PM_{10}. Ambient emission concentrations would vary due

to localized variations in emission sources and climate and should be considered "generally" representative of ambient concentrations in the Project area.

Table 4.3-2 summarizes the published data concerning O_3, $PM_{2.5}$ and PM_{10} since 2017 for each year that the monitoring data is provided.

Table 4.3-2. Summary of Ambient Air Quality Data

Pollutant Standards	2017	2018	2019
O_3- Folsom-Natoma Street			
Max 1-hour concentration (ppm)	0.107	0.105	0.087
Max 8-hour concentration (ppm) (state/federal)	0.087/0.086	0.094/0.093	0.073/0.072
Number of days above 1-hour standard (state/federal)	4/0	5/0	0/0
Number of days above 8-hour standard (state/federal)	19/17	19/18	2/2
PM_{10}- Sacramento-Del Paso Manor			
Max 24-hour concentration (µg/m3) (state/federal)	65.8/59.0	224.0/212.0	110.4/53.0
Number of days above 24-hour standard (state/federal)	18.6/0	12.2/12.3	*/*
$PM_{2.5}$- Folsom-Natoma Street			
Max 24-hour concentration (µg/m3) (state/federal)	36.7/33.2	104.5/104.5	25.4/25.4
Number of days above federal 24-hour standard	0.0	9.0	*

Source: CARB 2020a
$\mu g/m^3$ = micrograms per cubic meter; ppm = parts per million
* = Insufficient data available

The USEPA and CARB designate air basins or portions of air basins and counties as being in "attainment" or "nonattainment" for each of the criteria pollutants. Areas that do not meet the standards are classified as nonattainment areas. The National Ambient Air Quality Standards (NAAQS) (other than O_3, PM_{10} and $PM_{2.5}$ and those based on annual averages or arithmetic mean) are not to be exceeded more than once per year. The NAAQS for O_3, PM_{10}, and $PM_{2.5}$ are based on statistical calculations over one- to three-year periods, depending on the pollutant. The California Ambient Air Quality Standards (CAAQS) are not to be exceeded during a three-year period. The attainment status for the Sacramento County portion of the SVAB, which encompasses the Project Site, is included in Table 4.3-3.

Table 4.3-3. Attainment Status of Criteria Pollutants in the Sacramento County Portion of the SVAB

Pollutant	State Designation	Federal Designation
O_3	Nonattainment	Nonattainment
PM_{10}	Nonattainment	Attainment
$PM_{2.5}$	Attainment	Nonattainment
CO	Attainment	Unclassified/Attainment
NO_2	Attainment	Unclassified/Attainment
SO_2	Attainment	Unclassified/Attainment

Source: CARB 2019

The determination of whether an area meets the state and federal standards is based on air quality monitoring data. Some areas are unclassified, which means there is insufficient monitoring data for determining attainment or nonattainment. Unclassified areas are typically treated as being in attainment. Because the attainment/nonattainment designation is pollutant-specific, an area may be classified as nonattainment for one pollutant and attainment for another. Similarly, because the state and federal standards differ, an area could be classified as attainment for the federal standards of a pollutant and as nonattainment for the state standards of the same pollutant. The region is designated as a nonattainment area for the federal O_3 and $PM_{2.5}$ standards and is also a nonattainment area for the state standards for O_3 and PM_{10} (CARB 2019).

4.3.1.5 Sensitive Receptors

Sensitive receptors are defined as facilities or land uses that include members of the population who are particularly sensitive to the effects of air pollutants, such as children, the elderly, and people with illnesses. Examples of these sensitive receptors are residences, schools, hospitals, and daycare centers. CARB has identified the following groups of individuals as the most likely to be affected by air pollution: the elderly over 65, children under 14, athletes, and persons with cardiovascular and chronic respiratory diseases such as asthma, emphysema, and bronchitis. The nearest sensitive receptor to the Project Site is the Comfort Inn and Suites located directly across Folsom Boulevard as well as the Twilight Recreational Vehicle (RV) and Mobile Home Park located approximately 691 feet northeast of the Project Site boundary. Additionally, there are approved residential land uses located directly east of the Project Site beyond Nimbus Road (Nimbus Road would be redesignated Hazel Avenue upon completion of the Hazel Avenue/US-50 Interchange Project).

4.3.2 Regulatory Framework

4.3.2.1 Federal

Clean Air Act

The Clean Air Act (CAA) of 1970 and the CAA Amendments of 1971 required the USEPA to establish the NAAQS, with states retaining the option to adopt more stringent standards or to include other specific pollutants. On April 2, 2007, the Supreme Court found that carbon dioxide (CO_2) is an air pollutant covered by the CAA; however, no NAAQS have been established for CO_2.

These standards are the levels of air quality considered safe, with an adequate margin of safety, to protect the public health and welfare. They are designed to protect those "sensitive receptors" most susceptible to further respiratory distress such as asthmatics, the elderly, very young children, people already weakened by other disease or illness, and persons engaged in strenuous work or exercise. Healthy adults can tolerate occasional exposure to air pollutant concentrations considerably above these minimum standards before adverse effects are observed.

The USEPA has classified air basins (or portions thereof) as being in attainment, nonattainment, or unclassified for each criteria air pollutant, based on whether or not the NAAQS have been achieved. If an area is designated unclassified, it is because inadequate air quality data were available as a basis for a

nonattainment or attainment designation. Table 4.3-3 lists the federal attainment status of the SVAB for the criteria pollutants.

4.3.2.2 State

California Clean Air Act

The California Clean Air Act (CCAA) allows the state to adopt ambient air quality standards and other regulations provided that they are at least as stringent as federal standards. CARB, a part of the California Environmental Protection Agency, is responsible for the coordination and administration of both federal and state air pollution control programs within California, including setting the CAAQS. CARB also conducts research, compiles emission inventories, develops suggested control measures, and provides oversight of local programs. CARB establishes emissions standards for motor vehicles sold in California, consumer products (such as hairspray, aerosol paints, and barbecue lighter fluid), and various types of commercial equipment. It also sets fuel specifications to further reduce vehicular emissions. CARB also has primary responsibility for the development of California's State Implementation Plan (SIP), for which it works closely with the federal government and the local air districts.

California State Implementation Plan

The federal CAA (and its subsequent amendments) requires each state to prepare an air quality control plan referred to as the SIP. The SIP is a living document that is periodically modified to reflect the latest emissions inventories, plans, and rules and regulations of air basins as reported by the agencies with jurisdiction over them. The CAA Amendments dictate that states containing areas violating the NAAQS revise their SIPs to include extra control measures to reduce air pollution. The SIP includes strategies and control measures to attain the NAAQS by deadlines established by the CAA. The USEPA has the responsibility to review all SIPs to determine if they conform to the requirements of the CAA.

The SMAQMD *2017 Sacramento Regional 2008 8-Hour Ozone Attainment and Reasonable Further Progress Plan* (including 2018 updates), the *PM_{10} Implementation/Maintenance Plan and Re-Designation Request* (2010), and *$PM_{2.5}$ Implementation/Maintenance Plan and Re-designation Request for Sacramento $PM_{2.5}$ Nonattainment Area* (2013) are air quality attainment plans and reports that constitute the SIP for the Sacramento County portion of the SVAB. These air quality planning documents present comprehensive strategies to reduce the O_3 precursor pollutants (ROG and NOx) as well as PM emissions from stationary, area, mobile, and indirect sources.

Tanner Air Toxics Act & Air Toxics "Hot Spots" Information and Assessment Act

CARB's Statewide comprehensive air toxics program was established in 1983 with AB 1807, the Toxic Air Contaminant Identification and Control Act (Tanner Air Toxics Act of 1983). AB 1807 created California's program to reduce exposure to air toxics and sets forth a formal procedure for CARB to designate substances as TACs. Once a TAC is identified, CARB adopts an airborne toxics control measure (ATCM) for sources that emit designated TACs. If there is a safe threshold for a substance at which there is no toxic effect, the control measure must reduce exposure to below that threshold. If there is no safe threshold, the measure must incorporate toxics best available control technology to minimize emissions.

CARB also administers the state's mobile source emissions control program and oversees air quality programs established by state statute, such as AB 2588, the Air Toxics "Hot Spots" Information and Assessment Act of 1987. Under AB 2588, TAC emissions from individual facilities are quantified and prioritized by the air quality management district or air pollution control district. High priority facilities are required to perform a health risk assessment (HRA) and, if specific thresholds are exceeded, required to communicate the results to the public in the form of notices and public meetings. In September 1992, the "Hot Spots" Act was amended by Senate Bill (SB) 1731, which required facilities that pose a significant health risk to the community to reduce their risk through a risk management plan.

Mobile Source Strategy

In 2016 CARB released the update to the Mobile Source Strategy (Strategy). This demonstrates how the state will meet air quality standards, achieve greenhouse gas emission reduction targets, decrease health risks from transportation emissions, and reduce petroleum consumption over the next 15 years. This includes engine technology that is effectively 90 percent cleaner than today's current standards, with clean, renewable fuels comprising half the fuels burned.

The strategy also relies on the increased use of renewable fuels to ensure that air pollutant reductions are achieved while meeting the ongoing demand for liquid and gaseous fuels in applications where combustion technologies remain, including in heavy-duty trucks and equipment and light-duty hybrid vehicles. The estimated benefits of the Mobile Source Strategy in reducing emissions from mobile sources includes a substantial reduction of O_3-forming emissions (ROG and NO_x) and DPM.

Truck and Bus Regulation Reducing Emissions from Existing Diesel Vehicles

In 2008, CARB approved the Truck and Bus Regulation to significantly reduce PM and NO_X emissions from existing diesel vehicles operating in California. The regulation requires diesel trucks and buses that operate in California to be upgraded to reduce emissions. Heavier trucks had to be retrofitted with PM filters beginning January 1, 2012, and older trucks had to be replaced by January 1, 2015. By January 1, 2023, nearly all trucks and buses will need to have 2010-model-year engines or equivalent.

The regulation applies to nearly all privately and federally owned diesel fueled trucks and buses and to privately and publicly owned school buses with a gross vehicle weight rating greater than 14,000 pounds. Small fleets with three or fewer diesel trucks can delay compliance for heavier trucks by reporting and there are a number of extensions for low-mileage construction trucks, early PM filter retrofits, adding cleaner vehicles, and other situations. Privately and publicly owned school buses have different requirements.

Heavy-Duty Vehicle Idling Emission Reduction Program

The purpose of CARB's ATCM *to Limit Diesel-Fueled Commercial Motor Vehicle Idling* is to reduce public exposure to DPM and criteria pollutants by limiting the idling of diesel-fueled commercial vehicles.[1] The driver of any vehicle subject to this ATCM is prohibited from idling the vehicle's primary diesel engine for

[1] *The ATCM to Limit Diesel-Fueled Commercial Motor Vehicle Idling is codified in Title 13 of the* CCR*, Chapter 10, § 2485.*

greater than five minutes at any location and is prohibited from idling a diesel-fueled auxiliary power system for more than five minutes to power a heater, air conditioner, or any ancillary equipment on the vehicle if it has a sleeper berth and the truck is located within 100 feet of a restricted area (homes and schools).

CARB Final Regulation Order, *Requirements to Reduce Idling Emissions from New and In-Use Trucks*, which began in 2008, requires that new 2008 and subsequent model-year heavy-duty diesel engines be equipped with an engine shutdown system that automatically shuts down the engine after 300 seconds of continuous idling operation once the vehicle is stopped, the transmission is set to "neutral" or "park", and the parking brake is engaged.

4.3.2.3 Local

Sacramento Metropolitan Air Quality Management District

The SMAQMD is the air pollution control agency for Sacramento County, including the Project Site. The agency's primary responsibility is ensuring that the NAAQS and CAAQS are attained and maintained in the Sacramento County portion of the SVAB. The SMAQMD coordinates the work of government agencies, businesses, and private citizens to achieve and maintain healthy air quality for the Sacramento area. The SMAQMD develops market-based programs to reduce emissions associated with mobile sources, processes permits, ensures compliance with permit conditions and with SMAQMD rules and regulations, and conducts long-term planning related to air quality. The SMAQMD is also responsible for adopting and enforcing rules and regulations concerning air pollutant sources, issuing permits for stationary sources of air pollutants, inspecting stationary sources of air pollutants, responding to citizen complaints, monitoring ambient air quality and meteorological conditions, awarding grants to reduce motor vehicle emissions, and conducting public education campaigns, as well as many other activities.

The following is a list of noteworthy SMAQMD rules that are required of construction activities associated with the Proposed Project:

- **Rule 201: General Permit Requirements.** Any project that includes the use of equipment capable of releasing emissions to the atmosphere may require permit(s) from SMAQMD prior to equipment operation. The applicant, developer, or operator of a project that includes an emergency generator, boiler, or heater should contact the SMAQMD early to determine if a permit is required, and to begin the permit application process. Other general types of uses that require a permit include, but are not limited to, dry cleaners, gasoline stations, spray booths, and operations that generate airborne particulate emissions. Portable construction equipment (e.g., generators, compressors, pile drivers, lighting equipment, etc.) with an internal combustion engine over 50 horsepower is required to have a SMAQMD permit or a CARB portable equipment registration (PERP).
- **Rule 402: Nuisance.** The purpose of this rule is to limit emissions which cause injury, detriment, nuisance, or annoyance to any considerable number of persons or the public, or which endanger the comfort, repose, health, or safety of any such persons or the public, or which cause or have natural tendency to cause injury or damage to business or property.

- **Rule 403: Fugitive Dust.** The purpose of this rule is to require that reasonable precautions be taken so as not to cause or allow the emissions of fugitive dust from non-combustion sources from being airborne beyond the property line from which the emission originates.

4.3.3 Air Quality Emissions Impact Assessment

4.3.3.1 Thresholds of Significance

The impact analysis provided below is based on the following CEQA Guidelines Appendix G thresholds of significance. The Project would result in a significant impact to air quality if it would do any of the following:

1) Conflict with or obstruct implementation of any applicable air quality plan.
2) Result in a cumulatively considerable net increase of any criteria pollutant for which the Project region is nonattainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors).
3) Expose sensitive receptors to substantial pollutant concentrations.
4) Result in other emissions (such as those leading to odors adversely affecting a substantial number of people).

4.3.3.2 Sacramento Metropolitan Air Quality Management Thresholds

The significance criteria established by the applicable air quality management or air pollution control district (SMAQMD) may be relied upon to make the above determinations. According to the SMAQMD, an air quality impact is considered significant if the Proposed Project would violate any ambient air quality standard, contribute substantially to an existing or projected air quality violation, or expose sensitive receptors to substantial pollutant concentrations. The SMAQMD has established thresholds of significance for air quality for construction and operational activities of land use development projects such as that proposed, as shown in Table 4.3-4.

Table 4.3-4. SMAQMD Significance Thresholds

Air Pollutant	Construction Activities	Operations
Reactive Organic Gas	-	65 pounds/day
Nitrogen Oxide	85 pounds/day	65 pounds/day
Carbon Monoxide	-	-
Sulfur Oxide	-	-
Coarse Particulate Matter	80 pounds/day (If all feasible BACT/BMP applied) 14.6 tons/year	80 pounds/day (If all feasible BACT/BMP applied) 14.6 tons/year
Fine Particulate Matter	82 pounds/day (If all feasible BACT/BMP applied) 15 tons/year	82 pounds/day (If all feasible BACT/BMP applied) 15 tons/year

Source: SMAQMD 2019
Notes: BACT = best available control technology; BMP = best management practices

By its very nature, air pollution is largely a cumulative impact. No single project is sufficient in size, by itself, to result in nonattainment of ambient air quality standards. Instead, a project's individual emissions contribute to existing cumulatively significant adverse air quality impacts. If a project's individual emissions exceed its identified significance thresholds, the project would be cumulatively considerable. Projects that do not exceed significance thresholds would not be considered cumulative considerable.

4.3.3.3 Toxic Air Contaminant Threshold

The SMAQMD has not established quantitative thresholds of significance for mobile-sourced TAC emissions. However, SMAQMD has established a quantitative threshold for stationary sources of TACs. The SMAQMD consider the following types of projects significant:

- an incremental increase in cancer risk greater than 10 in one million at any off-site receptor; and/or
- an off-site ground-level concentration of non-carcinogenic TACs generated from the project that would result in a Hazard Index greater than 1 (unless approved by the Office of Environmental Health Hazard Assessment (OEHHA).

Considering the absence of specific thresholds applicable to mobile-sourced TACs resulting from the use of heavy-duty diesel trucks on-site, the SMAQMD's threshold for health risks for stationary sources is applied to health risks from Project operations, which would constitute a conservative approach to this analysis.

4.3.3.4 Emissions Calculation Methodology

Air quality impacts were assessed in accordance with methodologies recommended by the SMAQMD. Where Project-related criteria air pollutant quantification was required, emissions from off-road equipment and ground disturbance were modeled using the California Emissions Estimator Model (CalEEMod), version 2016.3.2. Emissions from worker commute trips were also calculated with CalEEMod. CalEEMod is a statewide land use emissions computer model designed to quantify potential criteria pollutant emissions associated with both construction and operations from a variety of land use projects. Project air pollutant emissions were calculated using a combination of model defaults for Sacramento County, Project Site plans, as well as the estimated traffic trip generation rates and fleet mix provided by Fehr & Peers (2021). All CalEEMod output files can be found in Appendix A.

Additionally, because the Project would attract heavy duty trucks that would spend time idling and maneuvering on the site, an HRA was prepared. The air dispersion modeling for the HRA was performed using the USEPA American Meteorological Society/Environmental Protection Agency Regulatory Model (AERMOD) Version 19121 dispersion model as a result of Project operations. AERMOD is a steady-state, multiple-source, Gaussian dispersion model designed for use with emission sources situated in terrain where ground elevations can exceed the stack heights of the emission sources. The alberhill30m.dem file found at CARB's website for HARP Digital Elevation Model Files was used for elevation data for all sources and receptors in the Project domain.

AERMOD requires hourly meteorological data consisting of wind vector, wind speed, temperature, stability class, and mixing height. Pre-processed meteorological data files provided by SMAQMD using USEPA's AERMET program designed to create AERMOD input files for the Sacramento Executive Airport were selected as being the most representative meteorology based on proximity.

The unit emission rate of one gram per second was utilized in AERMOD to create plot files which established source receptor relationships later to be combined in HARP with the emissions inventory to calculate the ground level concentrations related to Project operations. This allows for variable annual emissions to account for the changes in operational emission rates over time. All AERMOD inputs and output file can be found in Appendix A.

4.3.4 Air Quality (III) Environmental Checklist and Discussion

Would the Project:	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less than Significant Impact	No Impact
a) Conflict with or obstruct implementation of the applicable air quality plan?	☐	☐	☒	☐

Less than significant impact.

As part of its enforcement responsibilities, the USEPA requires each state with nonattainment areas to prepare and submit a SIP that demonstrates the means to attain the federal standards. The SIP must integrate federal, state, and local plan components and regulations to identify specific measures to reduce pollution in nonattainment areas, using a combination of performance standards and market-based programs. Similarly, under state law, the CCAA requires an air quality attainment plan to be prepared for areas designated as nonattainment with regard to the NAAQS and CAAQS. Air quality attainment plans outline emissions limits and control measures to achieve and maintain these standards by the earliest practical date.

As previously mentioned, the Project Site is located within the Sacramento County portion of the SVAB, which is under the jurisdiction of the SMAQMD. The SMAQMD is required, pursuant to the CAA, to reduce emissions of criteria pollutants for which the SVAB is in nonattainment. The SMAQMD is required to submit air quality plans and rate-of-progress milestone evaluations in accordance with the federal Clean Air Act. The SMAQMD air quality attainment plans and reports, which include the *2017 Sacramento Regional 8-Hour Ozone Attainment and Reasonable Further Progress Plan* (2018), the *PM_{10} Implementation/Maintenance Plan and Re-Designation Request* (2010), and *$PM_{2.5}$ Implementation/ Maintenance Plan and Re-designation Request for Sacramento $PM_{2.5}$ Nonattainment Area* (2013), present comprehensive strategies to reduce the O_3 precursor pollutants (ROG and NO_x) as well as PM emissions from stationary, area, mobile, and indirect sources.

A Project is consistent with regional air quality planning efforts in part if it is consistent with the population and housing assumptions that were used in the development of the SMAQMD air quality plans and does nothing to inhibit the region's achievement of air quality standards. The Project would not

be contributing to an increase in population or housing growth beyond that currently anticipated in Rancho Cordova. Furthermore, as shown in Tables 4.3-5 and 4.3-6 below, all Project construction and operational emissions would fall below SMAQMD significance thresholds.

In conclusion, the Project would not conflict with the population or job growth projections used by SMAQMD to develop its air quality attainment plans. Project emissions would be emitted below SMAQMD significance thresholds. Therefore, the Project would not conflict with SMAQMD's air quality planning and would result in a **less than significant impact** in this area.

Would the Project:	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less than Significant Impact	No Impact
b) 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?	☐	☐	☒	☐

Less than significant impact.

4.3.4.1 Construction Significance Analysis

Emissions associated with Project construction would be temporary and short-term but have the potential to represent a significant air quality impact. Two basic sources of short-term emissions would be generated through Project construction: operation of the heavy-duty equipment (i.e., excavators, loaders, haul trucks) and the creation of fugitive dust during clearing and grading. Construction activities such as excavation and grading operations, construction vehicle traffic, and wind blowing over exposed soils would generate exhaust emissions and fugitive PM emissions that affect local air quality at various times during construction. Effects would be variable depending on the weather, soil conditions, the amount of activity taking place, and the nature of dust control efforts. The dry climate of the area during the summer months creates a high potential for dust generation. Construction activities would be subject to SMAQMD Rule 403, which, as previously described, requires taking reasonable precautions to prevent the emissions of fugitive dust, such as using water and limiting vehicle speeds, where possible, for control of dust during the clearing of land and other construction activities.

Emissions associated with Project off-road equipment, worker commute trips, and ground disturbance were calculated using the CARB-approved CalEEMod computer program, which is designed to model emissions for land use development projects, based on typical construction requirements. See Attachment A for more information regarding the construction assumptions, including types of construction equipment used and Project duration used in this analysis.

Predicted maximum daily emissions attributable to Project construction are summarized in Table 4.3-5. Such emissions are short-term and of temporary duration, lasting only as long as Project construction activities occur, but would be considered a significant air quality impact if the volume of pollutants generated exceeds the SMAQMD's thresholds of significance. The Project is anticipated to begin in early

2022 and would be phased over a 20-year buildout period with two buildings and associated features being constructed in each phase.

As shown in Table 4.3-5, emissions generated during Project construction would not exceed the SMAQMD's annual thresholds of significance. Additionally, Project emissions resulting from construction would not exceed the SMAQMD daily significance criterion for NO_X, PM_{10}, or $PM_{2.5.}$ SMAQMD states that projects generating less than 80 pounds of PM_{10} and less than 82 pounds of $PM_{2.5}$ daily while also implementing SMAQMD's Basic Construction Emission Control Practices, known as Best Management Practices (BMPs) are considered less than significant. The Project would not exceed the SMAQMD significance criterion for NO_X, PM_{10}, or $PM_{2.5}$ with the implementation of the following best available control technology (BACT) and BMPs for controlling fugitive dust from a construction site. Control of fugitive dust is required by District Rule 403 and enforced by SMAQMD staff.

- Water all exposed surfaces three 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 2 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.
- All roadways, driveways, sidewalks, and parking lots to be paved should be completed as quickly 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 CCR, 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.

Criteria pollutant emissions generated during Project construction would not result in a cumulatively considerable net increase of any criteria pollutant for which the Project region is nonattainment under an applicable federal or state ambient air quality standard. Since the Project's emissions do not exceed SMAQMD thresholds, no exceedance of the ambient air quality standards would occur, and no regional health effects from Project criteria pollutants would occur.

Table 4.3-5. Project Construction -Related Emissions						
Construction Year	**Pollutant**					
	ROG	**NO_X**	**CO**	**SO_2**	**PM_{10}**	**$PM_{2.5}$**
Daily (pounds per day)						
Demolition and Grading Year 1	2.80	29.61	21.90	0.05	3.04	1.48
Demolition and Grading Year 2	3.39	34.55	28.55	0.06	4.96	2.75
Demolition and Grading Year 3 & Stormwater Drainage and Sewer Connection	7.88	63.32	67.28	0.13	24.42	13.88
Building Construction Phase 1 (Building 1 & 2) Year 1	11.12	27.59	38.26	0.08	3.00	1.48
Building Construction Phase 1 (Building 1 & 2) Year 2	11.08	27.47	37.89	0.08	3.00	1.48
Building Construction Phase 2 (Building 3 & 4) Year 1	12.46	28.16	38.32	0.08	3.30	1.56
Building Construction Phase 2 (Building 3 & 4) Year 2	12.41	28.05	37.99	0.08	3.30	1.56
Building Construction Phase 3 (Building 5 & 6) Year 1	14.85	29.34	38.90	0.09	3.83	1.71
Building Construction Phase 3 (Building 5 & 6) Year 2	15.17	22.94	39.89	0.09	3.33	1.27
Building Construction Phase 4 (Building 7 & 8) Year 1	5.79	17.72	35.46	0.07	1.31	0.72
Building Construction Phase 4 (Building 7 & 8) Year 2	5.78	17.70	35.37	0.07	1.31	0.72
SMAQMD Daily Significance Threshold (pounds per day)	-	*85*	-	-	*80 (If all feasible BACT/BMP applied)*	*82 (If all feasible BACT/BMP applied)*
Exceed SMAQMD Daily Threshold?	**No**	**No**	**No**	**No**	**No**	**No**
Annual (tons per year)						
Demolition and Grading Year 1	**0**	**3**	**2**	**0**	**0**	**0**
Demolition and Grading Year 2	**0**	**3**	**2**	**0**	**0**	**0**

Table 4.3-5. Project Construction -Related Emissions

Construction Year	Pollutant					
	ROG	NO_X	CO	SO_2	PM_{10}	$PM_{2.5}$
Daily (pounds per day)						
Demolition and Grading Year 3 & Stormwater Drainage and Sewer Connection	**0**	**3**	**2**	**0**	**0**	**0**
Building Construction Phase 1 (Building 1 & 2) Year 1	**1**	**3**	**4**	**0**	**0**	**0**
Building Construction Phase 1 (Building 1 & 2) Year 2	**1**	**3**	**4**	**0**	**0**	**0**
Building Construction Phase 2 (Building 3 & 4) Year 1	**1**	**3**	**4**	**0**	**0**	**0**
Building Construction Phase 2 (Building 3 & 4) Year 2	**1**	**3**	**4**	**0**	**0**	**0**
Building Construction Phase 3 (Building 5 & 6) Year 1	**2**	**3**	**4**	**0**	**0**	**0**
Building Construction Phase 3 (Building 5 & 6) Year 2	**2**	**3**	**4**	**0**	**0**	**0**
Building Construction Phase 4 (Building 7 & 8) Year 1	**1**	**2**	**4**	**0**	**0**	**0**
Building Construction Phase 4 (Building 7 & 8) Year 2	**1**	**2**	**4**	**0**	**0**	**0**
SMAQMD Annual Significance Threshold	**-**	**-**	**-**	**-**	*14.6 tons/year*	*15 tons/year*
Exceed SMAQMD Annual Threshold?	**No**	**No**	**No**	**No**	**No**	**No**

Source: CalEEMod version 2016.3.2. Refer to Attachment A in Appendix A for Model Data Outputs.
Notes: Emission reduction/credits for construction emissions are applied based on the required implementation of SMAQMD Rule 403. The specific Rule 403 measures applied in CalEEMod include the following: sweeping/cleaning adjacent roadway access areas daily; water exposed surfaces three times daily; and limit speeds on unpaved roads to 15 miles per hour.
Daily construction emissions taken from the season (summer or winter) with the highest output.

Operational Significance Analysis

Implementation of the Project would result in long-term operational emissions of criteria air pollutants such as PM_{10}, $PM_{2.5}$, CO, and SO_2 as well as O_3 precursors such as ROGs and NO_X. Project-generated increases in emissions would be predominantly associated with motor vehicle use. As previously described, operational air pollutant emissions were based on the Project Site plans and the estimated traffic trip generation rates provided by Fehr & Peers (2021). Long-term operational emissions attributable to the Project are identified in Table 4.3-6 and compared to the operational significance thresholds promulgated by the SMAQMD.

Table 4.3-6. Operational-Related Emissions (Regional Significance Analysis)

Emission Source	Pollutant (pounds per day)					
	ROG	**NO_X**	**CO**	**SO_2**	**PM_{10}**	**$PM_{2.5}$**
Summer Emissions						
Area	36.61	0.00	0.15	0.00	0.00	0.00
Energy	0.41	3.74	3.14	0.22	0.28	0.28
Mobile	1.74	41.76	21.22	0.19	11.17	3.02
Total:	**38.76**	**45.50**	**24.51**	**0.41**	**11.45**	**3.30**
SMAQMD Significance Threshold (pounds per day)	*65*	*65*	-	-	*80*	*82*
Exceed SMAQMD Threshold?	**No**	**No**	**No**	**No**	**No**	**No**
Winter Emissions						
Area	35.61	0.00	0.15	0.00	0.00	0.00
Energy	0.41	3.74	3.14	0.22	0.28	0.28
Mobile	1.47	41.82	20.23	0.18	11.18	3.02
Total:	**37.48**	**45.56**	**23.52**	**0.40**	**11.46**	**3.30**
SMAQMD Significance Threshold (pounds per day)		*65*	-	-	*80*	*82*
Exceed SMAQMD Threshold?	**No**	**No**	**No**	**No**	**No**	**No**

Source: CalEEMod version 2016.3.2. Refer to Attachment A fin Appendix A for Model Data Outputs.

As shown in Table 4.3-6, the Project's emissions would not exceed any SMAQMD thresholds for any criteria air pollutants during operation.

As identified in Table 4.3-3, the Sacramento County portion of the SVAB is listed as a nonattainment area for the federal O_3 and $PM_{2.5}$ standards and is also a nonattainment area for the state standards for O_3 and PM_{10}. O_3 is a health threat to persons who already suffer from respiratory diseases and can cause severe ear, nose and throat irritation and increases susceptibility to respiratory infections. PM can adversely affect the human respiratory system. As shown in Table 4.3-6, the Proposed Project would result in increased emissions of O_3 precursor emissions (ROG and NO_x), PM_{10} and $PM_{2.5}$; however, the correlation between a project's emissions and increases in nonattainment days, or frequency or severity of related illnesses, cannot be accurately quantified. The overall strategy for reducing air pollution and related health effects in the SMAQMD is contained in the SMAQMD *2017 Sacramento Regional 8-Hour Ozone Attainment and Reasonable Further Progress Plan* (2018), the *PM_{10} Implementation/Maintenance Plan and Re-Designation Request* (2010), and *$PM_{2.5}$ Implementation/Maintenance Plan and Re-designation Request for Sacramento $PM_{2.5}$ Nonattainment Area* (2013). These air quality planning documents present comprehensive strategies to reduce the O_3 precursor pollutants (ROG and NOx) as well as PM emissions from stationary, area, mobile, and indirect sources. Each of these air quality planning documents provide control measures that reduce emissions to attain and maintain federal ambient air quality standards such as the application of available cleaner technologies, best management practices, incentive programs, as well as development and implementation of zero and near-zero technologies and control methods. The CEQA thresholds of significance established by the SMAQMD are designed to meet the objectives of these air quality planning documents and in doing so achieve and maintain attainment status with state and federal standards.

As noted above, Project operations would increase the emission of certain pollutants, but would not exceed the thresholds of significance established by the SMAQMD for purposes of reducing air pollution and its deleterious health effects. Thus, neither Project construction or operational air emissions would 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, and the impact would be **less than significant**.

Would the Project:	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less than Significant Impact	No Impact
c) Expose sensitive receptors to substantial pollutant concentrations?	☐	☐	☒	☐

Less than significant impact.

As previously described, sensitive receptors are defined as facilities or land uses that include members of the population that are particularly sensitive to the effects of air pollutants, such as children, the elderly, and people with illnesses. Examples of these sensitive receptors are residences, schools, hospitals, and daycare centers. CARB has identified the following groups of individuals as the most likely to be affected by air pollution: the elderly over age 65, children under age 14, athletes, and persons with cardiovascular and chronic respiratory diseases such as asthma, emphysema, and bronchitis. The nearest existing sensitive receptors receptor to the Project Site is the Comfort Inn and Suites located directly across Folsom Boulevard as well as the Twilight RV and Mobile Home Park located approximately 691 feet

northeast of the Project Site boundary. Additionally, as previously described, there are proposed residential land uses located directly east of the Project Site beyond Nimbus Road.

Construction-Generated Air Contaminants

Construction-related activities would result in temporary, short-term Project-generated emissions of diesel particulate matter (DPM), ROG, NOx, CO, and PM_{10} from the exhaust of off-road, heavy-duty diesel equipment for site preparation (e.g., clearing, grading); paving; and other miscellaneous activities. The Sacramento County portion of the SVAB is listed as a nonattainment area for the federal O_3 and $PM_{2.5}$ standards and is also a nonattainment area for the state standards for O_3 and PM_{10}. Thus, existing O_3, PM_{10} and $PM_{2.5}$ levels in the SVAB are at unhealthy levels during certain periods. However, as shown in Table 4.3-5 the Project would not exceed the SMAQMD significance thresholds for construction emissions.

The health effects associated with O_3 are generally associated with reduced lung function. Because the Project would not involve construction activities that would result in O_3 precursor emissions (ROG or NOx) in excess of the SMAQMD thresholds, the Project is not anticipated to substantially contribute to regional O_3 concentrations and the associated health impacts.

CO tends to be a localized impact associated with congested intersections. In terms of adverse health effects, CO competes with oxygen, often replacing it in the blood, reducing the blood's ability to transport oxygen to vital organs. The results of excess CO exposure can include dizziness, fatigue, and impairment of central nervous system functions. The Project would not involve construction activities that would result in CO emissions in excess of the SMAQMD thresholds. Thus, the Project's CO emissions would not contribute to the health effects associated with this pollutant.

PM_{10} and $PM_{2.5}$ contain microscopic solids or liquid droplets that are so small that they can get deep into the lungs and cause serious health problems. PM exposure has been linked to a variety of problems, including premature death in people with heart or lung disease, nonfatal heart attacks, irregular heartbeat, aggravated asthma, decreased lung function, and increased respiratory symptoms such as irritation of the airways, coughing, or difficulty breathing. For construction activity, DPM is the primary toxic air contaminant (TAC) of concern. The potential cancer risk from the inhalation of DPM outweighs the potential for all other health impacts (i.e., non-cancer chronic risk, short-term acute risk) and health impacts from other TACs. PM_{10} exhaust is considered a surrogate for DPM as all diesel exhaust is considered to be DPM. Given the dispersed nature of the Project site, the very small number of nearby sensitive receptors, the relatively short period of construction emissions that would occur in the vicinity of the nearest sensitive receptors (approximately 6 months), and the negligible level of operational emissions, the overall health risks from TACs would not be significant. As with O_3 and NO_x, the Project would not generate emissions of PM_{10} or $PM_{2.5}$ that would exceed the SJVAPCD's thresholds. Accordingly, the Project's PM_{10} and $PM_{2.5}$ emissions are not expected to cause any increase in related regional health effects for these pollutants.

Another potential air quality issue associated with construction-related activities is the airborne entrainment of asbestos due to the disturbance of naturally-occurring asbestos-containing soils. The Proposed Project is not located within an area designated by the State of California as likely to contain

naturally-occurring asbestos (DOC 2000). As a result, construction-related activities would not be anticipated to result in increased exposure of sensitive land uses to asbestos.

In summary, Project construction would not result in a potentially significant contribution to regional concentrations of nonattainment pollutants and would not result in a significant contribution to the adverse health impacts associated with those pollutants.

Operational Air Contaminants

Health Risk. A health risk computation was performed to determine the risk of developing an excess cancer risk as a result of Project operations. The chronic and carcinogenic health risk calculations are based on the standardized equations contained in the OEHHA Guidance Manual (2015).

Based on the OEHHA methodology, the residential inhalation cancer risk from the annual average DPM concentrations are calculated by multiplying the daily inhalation or oral dose, by a cancer potency factor, the age sensitivity factor (ASF), the frequency of time spent at home or at work, and the exposure duration divided by averaging time, to yield the excess cancer risk. These factors are discussed in more detail below. Cancer risk must be separately calculated for specified age groups, because of age differences in sensitivity to carcinogens and age differences in intake rates (per kilogram body weight). Separate risk estimates for these age groups provide a health-protective estimate of cancer risk by accounting for greater susceptibility in early life, including both age-related sensitivity and amount of exposure.

Exposure through inhalation (Dose-air) is a function of the breathing rate, the exposure frequency, and the concentration of a substance in the air. For receptor exposure, the breathing rates are determined for specific age groups, so Dose-air is calculated for each of these age groups, third trimester, 0<2, 2<9, 2<16, 16<30, and 16-70 years. To estimate cancer risk, the dose was estimated by applying a formula involving age sensitivity factors (ASFs) and fraction of time at home (FAH) to each ground-level concentration (Tables 4.3-7 and 4.3-8).

OEHHA developed ASFs to take into account the increased sensitivity to carcinogens during early-in-life exposure. In the absence of chemical-specific data, OEHHA recommends a default ASF of 10 for the third trimester to age two years, an ASF of 3 for ages two through 15 years to account for potential increased sensitivity to carcinogens during childhood, and an ASF of 1 for ages 16 through 70 years.

Fraction of time at home (FAH) during the day is used to adjust exposure duration and cancer risk from a specific facility's emissions, based on the assumption that exposure to the facility's emissions are not occurring away from home. OEHHA recommends the following FAH values: from the third trimester to age <two years, 85 percent of time is spent at home; from age two through <16 years, 72 percent of time is spent at home; from age 16 years and greater, 73 percent of time is spent at home.

Cancer Risk. To estimate the cancer risk, the dose is multiplied by the cancer potency factor, the ASF, the exposure duration divided by averaging time, and the frequency of time spent at home (for residents only) (Table 4.3-7).

Chronic Non-Cancer Hazard. Non-cancer chronic impacts are calculated by dividing the annual average concentration by the Reference Exposure Level (REL) for that substance. The REL is defined as the concentration at which no adverse non-cancer health effects are anticipated (Table 4.3-8). Acute Non-Cancer Hazard. The potential for acute non-cancer hazards is evaluated by comparing the maximum short-term exposure level to an acute REL. RELs are designed to protect sensitive individuals within the population. The calculation of acute non-cancer impacts is similar to the procedure for chronic non-cancer impacts (Table 4.3-8).

Acute HQ = Maximum Hourly Air Concentration (µg/m^3)/Acute REL (µg/m^3)

The modeled operational health risk for the Proposed Project is summarized below. Operational emissions sources in the model include line-volume sources to represent truck movement on the Project Site, Folsom Boulevard, Nimbus Road, Highway 50 East and Highway 50 West. The model was run to obtain the annual average concentration in micrograms per cubic meter (µg/m^3) at nearby sensitive receptors as well as locations where future sensitive receptors are approved for construction. The concentration estimates developed using this methodology are considered conservative and are not a specific prediction of the actual concentrations that would occur as a result of the Project at any one point in time.

Table 4.3-7 presents the cancer risk at representative locations for 9, 30 and 70-year operational scenarios.

Table 4.3-7. Maximum Operational Health Risk at the Project Vicinity

Exposure Scenario	Maximum Cancer Risk (Risk per Million	Significance Threshold (Risk per Million)	Exceeds SMAQMD Significance Threshold?
Comfort Inn & Suites Rancho Cordova-Sacramento			
70-Year Exposure	1.18	*10*	**No**
30-Year Exposure	1.07	*10*	**No**
9-Year Exposure	0.76	*10*	**No**
Twilight RV and Mobile Home Park			
70-Year Exposure	1.00	*10*	**No**
30-Year Exposure	0.90	*10*	**No**
9-Year Exposure	0.64	*10*	**No**
Future Residential Development			
70-Year Exposure	2.43	*10*	**No**
30-Year Exposure	2.20	*10*	**No**
9-Year Exposure	1.57	*10*	**No**

Source: Refer to Attachments B and C in Appendix A for Model Data Outputs.

As seen in Table 4.3-7, cancer risk for operations is below the significance threshold of ten in one million.

In addition to cancer risk, the significance thresholds for TAC exposure requires an evaluation of non-cancer risk stated in terms of a hazard index. Non-cancer chronic impacts are calculated by dividing the annual average concentration by the REL for that substance. The REL is defined as the concentration at which no adverse non-cancer health effects are anticipated. The potential for acute non-cancer hazards is evaluated by comparing the maximum short-term exposure level to an acute REL. RELs are designed to protect sensitive individuals within the population. The calculation of acute non-cancer impacts is similar to the procedure for chronic non-cancer impacts.

An acute or chronic hazard index of 1.0 is considered individually significant. The hazard index is calculated by dividing the acute or chronic exposure by the reference exposure level. The highest maximum chronic and acute hazard index at nearby sensitive receptors associated with DPM emissions is shown in Table 4.3-8.

Table 4.3-8. Maximum Operational Non-Cancer Risk at the Project Vicinity

Exposure Scenario	Maximum Non-Cancer Hazard	Index Significance Thresholds	Exceeds SMAQMD Significance Threshold?
Comfort Inn & Suites Rancho Cordova-Sacramento			
Chronic Hazard Index	0.00031	*1*	**No**
Acute Hazard Index	0.00826	*1*	**No**
Twilight RV and Mobile Home Park			
Chronic Hazard Index	0.00026	*1*	**No**
Acute Hazard Index	0.00695	*1*	**No**
Future Residential Development			
Chronic Hazard Index	0.00064	*1*	**No**
Acute Hazard Index	0.01690	*1*	**No**

Source: Refer to Attachments B and C in Appendix A for Model Data Outputs.

Carbon Monoxide Hot Spots

It has long been recognized that CO exceedances are caused by vehicular emissions, primarily when idling at intersections. Concentrations of CO are a direct function of the number of vehicles, length of delay, and traffic flow conditions. Under certain meteorological conditions, CO concentrations close to congested intersections that experience high levels of traffic and elevated background concentrations may reach unhealthy levels, affecting nearby sensitive receptors. Given the high traffic volume potential, areas of high CO concentrations, or "hot spots," are typically associated with intersections that are projected to operate at unacceptable levels of service during the peak commute hours. It has long been recognized that CO hotspots are caused by vehicular emissions, primarily when idling at congested intersections. However, transport of this criteria pollutant is extremely limited, and CO disperses rapidly with distance from the source under normal meteorological conditions. Furthermore, vehicle emissions standards have

become increasingly more stringent in the last 20 years. Currently, the allowable CO emissions standard in California is a maximum of 3.4 grams/mile for passenger cars (there are requirements for certain vehicles that are more stringent). With the turnover of older vehicles, introduction of cleaner fuels, and implementation of increasingly sophisticated and efficient emissions control technologies, CO concentration in the SVAB is designated as in attainment. Detailed modeling of Project-specific CO "hot spots" is not necessary and thus this potential impact is addressed qualitatively.

A CO "hot spot" would occur if an exceedance of the state one-hour standard of 20 parts per million (ppm) or the eight-hour standard of 9 ppm were to occur. The analysis prepared for CO attainment in the South Coast Air Quality Management District's (SCAQMD) *1992 Federal Attainment Plan for Carbon Monoxide* in Los Angeles County and a Modeling and Attainment Demonstration prepared by the SCAQMD as part of the 2003 Air Quality Management Plan can be used to demonstrate the potential for CO exceedances of these standards. The SCAQMD is the air pollution control officer for much of southern California. The SCAQMD conducted a CO hot spot analysis as part of the 1992 CO Federal Attainment Plan at four busy intersections in Los Angeles County during the peak morning and afternoon time periods. The intersections evaluated included Long Beach Boulevard and Imperial Highway (Lynwood), Wilshire Boulevard and Veteran Avenue (Westwood), Sunset Boulevard and Highland Avenue (Hollywood), and La Cienega Boulevard and Century Boulevard (Inglewood). The busiest intersection evaluated was at Wilshire Boulevard and Veteran Avenue, which has a traffic volume of approximately 100,000 vehicles per day. Despite this level of traffic, the CO analysis concluded that there was no violation of CO standards (SCAQMD 1992). In order to establish a more accurate record of baseline CO concentrations affecting the Los Angeles, a CO "hot spot" analysis was conducted in 2003 at the same four busy intersections in Los Angeles at the peak morning and afternoon time periods. This "hot spot" analysis did not predict any violation of CO standards. The highest one-hour concentration was measured at 4.6 ppm at Wilshire Boulevard and Veteran Avenue and the highest eight-hour concentration was measured at 8.4 ppm at Long Beach Boulevard and Imperial Highway. Thus, there was no violation of CO standards.

Similar considerations are also employed by other Air Districts when evaluating potential CO concentration impacts. More specifically, the Bay Area Air Quality Management District, the air pollution control officer for the San Francisco Bay Area, concludes that under existing and future vehicle emission rates, a given project would have to increase traffic volumes at a single intersection by more than 44,000 vehicles per hour or 24,000 vehicles per hour where vertical and/or horizontal air does not mix—in order to generate a significant CO impact.

The Proposed Project is anticipated to result in 2,080 daily traffic trips on weekdays (Fehr & Peers 2021). Due to the nature of the Project, substantially less traffic trips are anticipated on the weekends. Thus, the Proposed Project would not generate traffic volumes at any intersection of more than 100,000 vehicles per day (or 44,000 vehicles per day) and there is no likelihood of the Project traffic exceeding CO values.

As shown, impacts related to cancer risk, non-cancer risk (chronic and acute hazard index), and carbon monoxide hotspots would not surpass significance thresholds at the nearby sensitive receptors, resulting in a **less than significant impact** in this area.

Would the Project:	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less than Significant Impact	No Impact
d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	☐	☐	☒	☐

Less than significant impact.

Typically, odors are regarded as an annoyance rather than a health hazard. However, manifestations of a person's reaction to foul odors can range from psychological (e.g., irritation, anger, or anxiety) to physiological (e.g., circulatory and respiratory effects, nausea, vomiting, and headache).

With respect to odors, the human nose is the sole sensing device. The ability to detect odors varies considerably among the population and overall is quite subjective. Some individuals have the ability to smell minute quantities of specific substances; others may not have the same sensitivity but may have sensitivities to odors of other substances. In addition, people may have different reactions to the same odor; in fact, an odor that is offensive to one person (e.g., from a fast-food restaurant) may be perfectly acceptable to another. It is also important to note that an unfamiliar odor is more easily detected and is more likely to cause complaints than a familiar one. This is because of the phenomenon known as odor fatigue, in which a person can become desensitized to almost any odor and recognition only occurs with an alteration in the intensity.

Quality and intensity are two properties present in any odor. The quality of an odor indicates the nature of the smell experience. For instance, if a person describes an odor as flowery or sweet, then the person is describing the quality of the odor. Intensity refers to the strength of the odor. For example, a person may use the word "strong" to describe the intensity of an odor. Odor intensity depends on the odorant concentration in the air. When an odorous sample is progressively diluted, the odorant concentration decreases. As this occurs, the odor intensity weakens and eventually becomes so low that the detection or recognition of the odor is quite difficult. At some point during dilution, the concentration of the odorant reaches a detection threshold. An odorant concentration below the detection threshold means that the concentration in the air is not detectable by the average human.

Land uses commonly considered to be potential sources of obnoxious odorous emissions include agriculture (farming and livestock), wastewater treatment plants, food processing plants, chemical plants, composting facilities, refineries, landfills, dairies, and fiberglass molding. The Proposed Project does not include any uses identified as being associated with odors. Furthermore, the Proposed Project would also be required to comply with SMAQMD Rule 402 to prevent occurrences of public nuisances. Rule 402 prohibits the discharge from any source that causes nuisance, annoyance, or discomfort to a considerable number of persons.

Therefore, operational odors would result in a **less than significant impact** related to odor emissions.

4.3.5 Mitigation Measures

No significant impacts were identified, and no mitigation measures are required.

4.4 Biological Resources

This section describes the existing biological resources, including special-status species and sensitive habitats known to occur or that potentially occur in the proposed Project Area. This information was provided in the *Biological Resources Assessment Easton Research Park West Project* [(BRA), Appendix B, ECORP 2021b]. The purpose of the BRA was to collect information on the biological resources present or with the potential to occur in the Project Area, assess potential biological impacts related to Project activities, and identify potential mitigation measures to inform and support the Project's CEQA documentation for biological resources. The BRA includes a comprehensive discussion of biological resources regulatory requirements pertaining to Project activities and is hereby incorporated by reference.

4.4.1 Evaluation Methods

4.4.1.1 Literature Review

The following resources were reviewed to determine the special-status species that had been previously documented within or in the vicinity of the Project Area:

- California Department of Fish and Wildlife (CDFW) California Natural Diversity Database (CNDDB) data for the "Buffalo Creek, California" and "Folsom, California" 7.5-minute quadrangles as well as the 10 surrounding USGS quadrangles (CDFW 2021);
- USFWS Information, Planning, and Consultation System Resource Report List for the approximate Project Area (USFWS 2021); and
- California Native Plant Society's (CNPS) electronic Inventory of Rare and Endangered Plants of California was queried for the "Buffalo Creek, California" and "Folsom, California" 7.5-minute quadrangles as well as the 10 surrounding USGS quadrangles (CNPS 2021).

The results of the database queries are included in Attachment A of Appendix B.

Based on database queries, a list of special-status species that are considered to have the potential to occur within the vicinity of the Project Area was generated. Each of the species was evaluated for its potential to occur within the Project Area through the literature review, field observations, and survey results and categorized based on the following criteria:

- **Present** - Species was observed during field surveys or is known to occur within the Project Area based on documented occurrences within the CNDDB or other literature.
- **Potential to Occur** - Habitat (including soils and elevation requirements) for the species occurs within the Project Area.

- **Low Potential to Occur** - Marginal or limited amounts of habitat occurs and/or the species is not known to occur within the vicinity of the Project Area based on CNDDB records and other available documentation.
- **Absent** - No suitable habitat (including soils and elevation requirements) and/or the species is not known to occur within the vicinity of the Project Area based on CNDDB records and other documentation, or the species was not found during protocol-level surveys.

4.4.1.2 Field Surveys Conducted

ECORP biologists conducted surveys within the Project Area as part of other survey efforts within the Aerojet campus. The results of those field surveys were analyzed and are included in the BRA. The following surveys have been conducted:

- Aquatic Resources Delineation (ARD): An ARD was conducted by ECORP in 2020 in accordance with the Corps of Engineers Wetlands Delineation Manual (Environmental Laboratory 1987) and the Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Arid West Region (Arid West Region Supplement) (USACE 2008); however, this has not been verified by USACE.
- Arborist Survey: A tree inventory was conducted in 2021 by ECORP according to the City of Rancho Cordova's Preservation and Protection of Private Trees Ordinance (and the Sacramento County Arborist Report Requirements (ECORP 2021c).
- Special-Status Plants: A survey for special-status plant species was conducted in 2018 (ECORP 2018). Determinate-level field surveys were conducted in accordance with guidelines promulgated by USFWS (USFWS 2000), California Department of Fish and Game (CDFG 1983 [revised 2000]), and CNPS (CNPS 2001).
- VELB: A survey for valley elderberry longhorn beetle (VELB, Desmocerus californicus dimorphus;) was conducted by ECORP in 2016. The survey followed the protocol described in the Conservation Guidelines for the Valley Elderberry Longhorn Beetle (Conservation Guidelines) (USFWS 1999).

4.4.2 Environmental Setting

The Project area is part of the Aerojet campus. A portion of the Project Area overlaps with a separate project (referred to as the "Glenborough Project") that is fully permitted and mitigated (SPK-2004-00515). The area that overlaps with the Glenborough Project would be developed as part of this Project. Since the Glenborough Project is fully permitted and mitigated, the portion of the Project Area that overlaps with the Glenborough Project is not analyzed further in this document. However, resources within the entire Project Area, including the Glenborough Project overlap, are shown on maps for full transparency.

4.4.2.1 Vegetation Communities

Two vegetation communities or land cover types are present within the Project Area. These include developed/disturbed, and annual grassland.

Developed/disturbed is the dominant land cover within the Project Area. Development onsite includes several structures that were previously used for industrial and/or storage purposes as part of the Aerojet campus. Paved parking areas are present adjacent to the structures and paved roadways run between them. Dirt roads void of vegetation and metal fencing occurs throughout the Project Area.

Annual grassland within the Project Area is dominated primarily by nonnative grass and forb species such as Italian ryegrass (*Festuca perennis*), soft brome (*Bromus hordeaceous*), ripgut brome (*Bromus diandrus*), wild oat (*Avena fatua*), rose clover (*Trifolium hirtum*), yellow star thistle (*Centaurea solstitialis*), and Italian thistle (*Carduus pycnocephalus*). Scattered oak trees, including interior live oak (*Quercus wislizenii*), valley oak (*Quercus lobata*), and blue oak (*Quercus douglasii*), occur throughout the annual grassland (ECORP 2021d).

4.4.2.2 Soils

According to the NRCS' Web Soil Survey (NRCS 2021), six soil types have been mapped within the Project Area. These are: Natomas loam, 0 to 2 percent slopes (181); Redding gravelly loam, 0 to 8 percent slopes, MLRA 17 (198); Urban land (227); Urban land-Natomas complex, 0 to 2 percent slopes (228); Xerorthents, dredge tailings, 2 to 50 percent slopes (245); and Xerorthents, dredge tailings-Urban land complex, 0 to 2 percent slopes (246) (Figure 4.4-1).

4.4.2.3 Potential Aquatic Resources

A total of approximately 0.533 acre of aquatic resources have been mapped within the Project Area (Figure 4.4-2). Of the 0.533 acre of aquatic resources, 0.411 acre is included under the Glenborough permit (SPK-2004-00515). Impacts to 0.237 of these features are fully mitigated. The remaining 0.122-acre aquatic resources consist of seasonal wetlands and ditch. These occur as three small, disturbed features within the eastern and south-central portion; and two manufactured features in the southwesternmost portion and the northeastern portion of the Project Area (Figure 4.4-2). These features and acreages have not been verified by the USACE.

Seasonal Wetland

Seasonal wetlands are ephemerally wet due to accumulation of rainfall and surface runoff within low-lying areas or shallow groundwater. Inundation periods tend to be relatively short (typically confined to winter and spring). Three seasonal wetlands occur within the Project Area (Figure 4.4-2).

The seasonal wetlands onsite are small, depressional features predominately vegetated with curly dock (*Rumex crispus*), Italian ryegrass, dense-flower spike primrose (*Epilobium densiflorum*), annual rabbit-foot grass (*Polypogon monspeliensis*), and yellow star thistle.

4.4.2.4 Wildlife

Wildlife use onsite is expected to be minimal due to the highly impacted and developed nature of the Project Area and vicinity. The Project Area and surrounding area to the south have historically been mined, and subsequently used for activities related to the Aerojet campus. The area to the north includes a major highway and associated infrastructure, as well as some commercial development. The remnant

grassland and oak woodland in the greater surrounding landscape provide potential nesting and foraging habitat for many bird species, including raptors, and foraging and roosting habitat for bat species.

4.4.2.5 Evaluation of Special-Status Species

Table 1 of the BRA (Appendix B of this Initial Study), lists all the special-status plant and animal species identified in the literature review as potentially occurring within the vicinity of the Project Area. Included in this table are the listing status for each species, a brief habitat description, and an evaluation on the potential for each species to occur within the Project Area.

Special-status species found on CNPS, CNDDB, and USFWS database queries were evaluated for their potential to occur onsite. Based on the assessment of special-status species and the results of surveys conducted,

Twelve species were found to have some potential to occur within the Project Area. These special-status species include three invertebrates, one amphibian, seven birds, and one mammal, as described in more detail below. No special-status plant species were found during surveys in 2018 (ECORP 2018), and no special-status reptiles species are expected to occur based on a lack of habitat or range for the species.

Invertebrates

Vernal Pool Fairy Shrimp. The vernal pool fairy shrimp (*Branchinecta lynchi*) is listed as threatened pursuant to the federal ESA. Historically, the range of vernal pool fairy shrimp extended throughout the Central Valley of California. Vernal pool fairy shrimp populations have been found in several locations throughout California, with habitat extending from Stillwater Plain in Shasta County through the Central Valley to Pixley in Tulare County, and along the Central Coast range from northern Solano County to Pinnacles National Monument in San Benito County. Additional populations occur in San Luis Obispo, Santa Barbara, and Riverside counties. The historic and current ranges of vernal pool fairy shrimp are very similar in extent; however, the remaining populations are more fragmented and isolated than during historical times (USFWS 2005). Threats to vernal pool fairy shrimp include agricultural conversion and development that result in habitat loss. Habitat loss also occurs through changes in natural hydrology, incompatible livestock grazing, pollution by storm water, and disturbance from recreational activities (USFWS 2005a).

The life cycle of vernal pool fairy shrimp is adapted to seasonally inundated features such as vernal pools, seasonal wetlands, and seasonal wetland swales. Fairy shrimp embryos survive the dry season in cyst form. Cysts "hatch" soon after pools become inundated during the wet season. Fairy shrimp complete their life cycle quickly and feed on small particles of detritus, algae, and bacteria (Eriksen and Belk 1999).

Critical Habitat for vernal pool species was designated in August 2003 by USFWS and revised in 2005 and 2006 (ECORP 2021d). The site does not occur within Critical Habitat for vernal pool fairy shrimp. The *Recovery Plan for Vernal Pool Ecosystems of California and Southern Oregon (Recovery Plan)* includes vernal pool fairy shrimp conservation strategies (ECORP 2021d).

Figure 4.4-1
Natural Resources Conservation Service Soil Types

Map Features

Easton Research Park West Project Area

Series Number - Series Name

- 181 - Natomas loam, 0 to 2 percent slopes
- 198 - Redding gravelly loam, 0 to 8 percent slopes, MLRA 17
- 227 - Urban land
- 228 - Urban land-Natomas complex, 0 to 2 percent slopes
- 245 - Xerorthents, dredge tailings, 2 to 50 percent slopes
- 246 - Xerorthents, dredge tailings-Urban land complex, 0 to 2 percent slopes

Natural Resources Conservation Service (NRCS) Soil Survey Geographic (SSURGO) Database for Sacramento County, CA

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Location: N:\2009\2009-169 Westborough\MAPS\Soils_and_Geology\Soilsv3_ERPWIERPW_soils_20210713.mxd (CCH)-ktumquist 7/13/2021

2018-012.02 Easton Research Park West

Scale in Feet
0 800

Photo Source: NAIP (2018)

Map Date: 7/13/2021

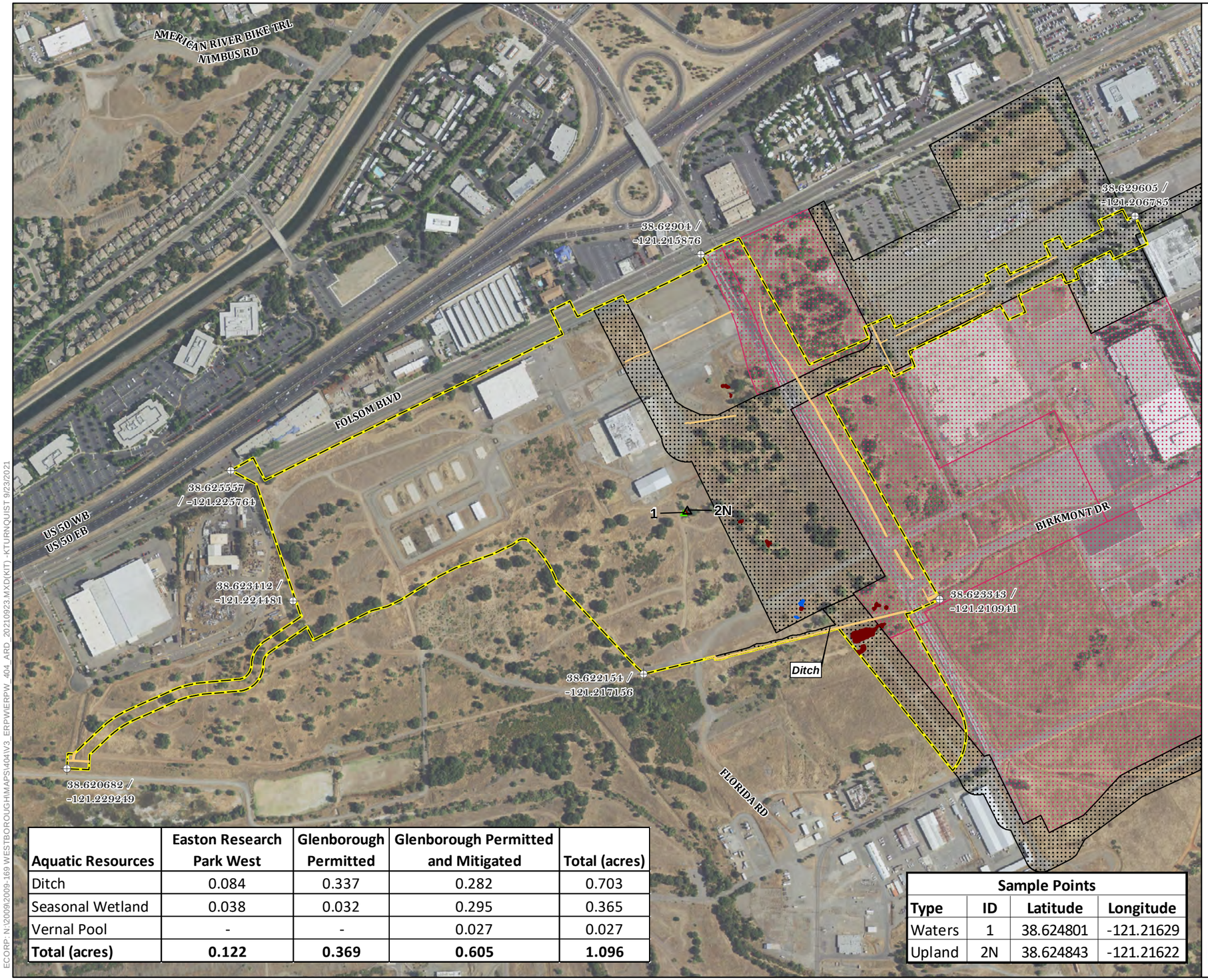


Figure 4.4-2.
Aquatic Resources Delineation

Map Features

- Easton Research Park West Study Area - 150.25 ac.
- Glenborough Phase 1 & Phase 2 Permitted and Mitigated (SPK-2004-00515)
- Future Glenborough Phases Permitted

Sample Points

- Upland Point
- Waters Point

Aquatic Resources[1*]

Wetlands

- Seasonal Wetland
- Vernal Pool

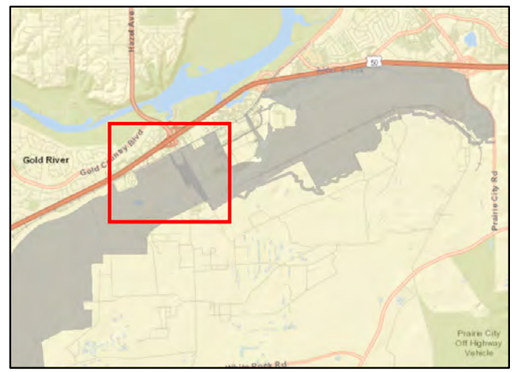
Other

- Ditch

[1] *Subject to U.S. Army Corps of Engineers verification. This exhibit depicts information and data produced in accord with the wetland delineation methods described in the 1987 Corps of Engineers Wetland Delineation Manual and the Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Arid West Region Version 2.0 as well as the Updated Map and Drawing Standards for the South Pacific Division Regulatory Program as amended on February 10, 2016, and conforms to Sacramento District specifications. However, feature boundaries have not been legally surveyed and may be subject to minor adjustments if more accurate locations are required.*

** The acreage value for each feature has been rounded to the nearest 1/1000 decimal. Summation of these values may not equal the total potential Waters of the U.S. acreage reported.*

Service Layer Credits: Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community



Aquatic Resources	Easton Research Park West	Glenborough Permitted	Glenborough Permitted and Mitigated	Total (acres)
Ditch	0.084	0.337	0.282	0.703
Seasonal Wetland	0.038	0.032	0.295	0.365
Vernal Pool	-	-	0.027	0.027
Total (acres)	**0.122**	**0.369**	**0.605**	**1.096**

Sample Points			
Type	**ID**	**Latitude**	**Longitude**
Waters	1	38.624801	-121.21629
Upland	2N	38.624843	-121.21622

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2018-012.02 Easton Research Park West

Scale in Feet
0 300 600

Photo Source: NAIP (2018)

Map Date: 9/23/2021

ECORP: N:\2009\2009-169 WESTBOROUGH\MAPS\404\V3_ERPWIERPW_404_ARD_20210923.MXD(KIT)_KTURNQUIST 9/23/2021

There are nine documented CNDDB occurrences of vernal pool fairy shrimp within 5 miles of the Project Area (ECORP 2021d). The seasonal wetlands onsite provide marginally suitable habitat for this species; therefore, vernal pool fairy shrimp has low potential to occur onsite.

Valley Elderberry Longhorn Beetle. The valley elderberry longhorn beetle (*Desmocerus californicus dimorphus*, VELB) is listed as threatened pursuant to the federal ESA. The VELB occurs in metapopulations throughout the Central Valley. These metapopulations (subpopulations) occur throughout contiguous riparian habitat which shift temporarily and spatially based on changing environmental conditions. This temporal and spatial shifting of the metapopulations results in a patchy and ever-changing distribution of the species. Research indicates that dense elderberry shrub clumps in healthy riparian habitat is the primary habitat for the VELB. The beetle's current distribution extends from Shasta County in the north to Fresno County in the south and includes everything from the valley floor up into the lower foothills.

The VELB is completely dependent on its larval host plant, elderberry (*Sambucus* sp.), which occurs in riparian and other woodland and scrub communities. The vast majority of VELB occurrences have been recorded below 500 feet (152 meters), however, rare occurrences have been recorded up to approximately 3,000 feet. Elderberry plants, located within the range of the beetle, with one or more stems measuring 1.0 inch or greater in diameter at ground level are considered to be habitat for the species. The adult flight season extends from late March through July. During that time the adults feed on foliage and perhaps flowers, mate, and females lay eggs on living elderberry plants. The first instar larvae bore into live elderberry stems, where they develop for one to two years feeding on the pith. The fifth instar larvae create exit holes in the stems and then plug the holes and remain in the stems through pupation.

There are nine documented CNDDB occurrences of VELB within five miles of the Project Area (ECORP 2021d). Additionally, elderberry shrubs were documented within the Project Area during the 2016 survey (Figure 4.4-3*).* A total of 215 shrubs are located within the Project Area, including those that were fully mitigated for by the Glenborough Project (Figure 4.4-3). One shrub within the Project Area was observed with evidence of VELB (Figure 4.4-3). Therefore, VELB has potential to occur.

An existing ±36.92-acre Offsite Preserve, which was established as mitigation for impacts to VELB habitat from Glenborough (Regulatory #200400515; USFWS File #81420-2010-F-0714-1), is located adjacent to the southwest boundary of the Project. The existing preserve is currently protected by a conservation easement and is monitored annually in accordance with the approved *Glenborough at Easton and Easton Place Operation and Management Plan* (ECORP 2015).

Figure 4.4-3. Valley Elderberry Longhorn Beetle Habitat

Map Features

- Easton Research Park West Study Area - 150.25 ac.
- Glenborough Phase 1 & Phase 2 Permitted and Mitigated (SPK-2004-00515)
- Future Glenborough Phases Permitted
- Existing Elderberry Shrubs – VELB Evidence (1)
- Existing Elderberry Shrubs – No VELB Evidence (199)
- Existing Elderberry Shrubs – Unknown Evidence (14)

Service Layer Credits: Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

ECORP Consulting, Inc.
ENVIRONMENTAL CONSULTANTS

2018-012.02 Easton Research Park West

Scale in Feet
0 300 600

Photo Source: NAIP (2018)

Map Date: 9/23/2021

ECORP: N:\2009\2009-169 WESTBOROUGH\MAPS\SSS_SURVEY_AND_MAPPING\VELB\V4_ERPWERPW_ELDERBERRY_LOC_BRA_20210923.MXD(KIT) -KTURNQUIST 9/23/2021

Amphibians

Western Spadefoot. Western spadefoot (*Spea hammondii*) is not listed pursuant to either the California or federal ESAs; however, it is considered a species of special concern (SSC) by CDFW. Western spadefoot is typically associated with lowland washes, floodplains, rivers, vernal pools, alluvial fans, playas, and alkali flats in the Central Valley, although they also occur in foothills and mountains to approximately 4,000 feet above mean sea level. This species is found in open areas with sandy or gravelly soils and may be found in valley and foothill grasslands, open chaparral, and pine-oak woodland habitats. Adult western spadefoots are terrestrial and enter water only to breed.

Individuals may spend eight to nine months in upland burrows during dry periods, emerging from burrows after late-winter and early-spring rains to forage and mate. Surface activity is generally nocturnal and has been documented in every month from October to May.

There are two documented CNDDB occurrences of western spadefoot within five miles of the Project Area (ECORP 2021d). The seasonal wetlands provide very marginal habitat for this species. Western spadefoot has low potential to occur onsite.

Birds

Tricolored Blackbird. The tricolored blackbird (TRBL, *Agelaius tricolor*), is listed as threatened under the California ESA. Additionally, it is considered a bird of conservation concern (BCC) by USFWS and an SSC by CDFW. This colonial nesting species is distributed widely throughout the Central Valley, Coast Range, and into Oregon, Washington, Nevada, and Baja California (Meese et al. 2014). TRBL nests in colonies that can range from several pairs to several thousand pairs, depending on prey availability, the presence of predators, or level of human disturbance. tricolor blackbird nesting habitat includes emergent marsh, riparian woodland/scrub, blackberry thickets, densely vegetated agricultural and idle fields (e.g., wheat, triticale, safflower, fava bean fields, thistle, mustard, cane, and fiddleneck), usually with some nearby standing water or ground saturation (Meese et al. 2014). They feed mainly on grasshoppers during the breeding season but may also forage upon a variety of other insects, grains, and seeds in open grasslands, wetlands, feedlots, dairies, and agricultural fields (Meese et al. 2014). The nesting season is generally from March through August.

There are eight documented CNDDB occurrences of TRBL within five miles of the Project Area (CDFW 2021). The partially-disturbed grasslands onsite provide marginal potential foraging habitat for tricolored blackbird; therefore, tricolored blackbird has low potential to occur.

Burrowing Owl. The burrowing owl (BUOW, *Athene cunicularia*) is not listed pursuant to either the California or federal ESAs; however, it is designated as a BCC by USFWS and an SSC by CDFW. This species generally occupies dry open rolling hills, grasslands, deserts, sagebrush scrub, agricultural areas, earthen levees and berms, coastal uplands, and urban vacant lots, as well as the margins of airports, golf courses, and roads (CDFG 2012; Klute et al. 2003). The species' breeding range extends across the western United States from the Pacific coast to western Nebraska, north into parts of Canada and south to Baja California and into mainland Mexico (Klute et al. 2003). Urbanization and other human-induced landscape changes are the drivers of BUOW population declines (Boal and Dykstra 2018).

BUOW have three basic habitat requirements: open, well-drained terrain; short, sparse vegetation; and underground burrows or burrow facsimiles (CDFG 2012; Klute et al. 2003) in which to take refuge and to breed. BUOW typically use burrows created by fossorial mammals, particularly the California ground squirrel (*Otospermophilus beecheyi*). In areas developed by humans, they may also use burrow surrogates, such as cement culverts or pipes; concrete, asphalt, or wood debris piles; or openings beneath concrete or asphalt pavement (CDFG 1995, 2012). The breeding season for BUOW typically occurs between February 1 and August 31 (California Burrowing Owl Consortium 1993; CDFG 1995, 2012). During the breeding season, foraging occurs throughout the day, at dawn, dusk and during daylight hours (Poulin and Todd 2006).

There is one documented occurrence of BUOW within five miles of the Project Area (CDFW 2021). The remnant grassland and partially disturbed areas onsite provide marginal potential habitat. Burrowing owl has low potential to occur onsite.

Oak Titmouse. Oak titmouse (*Baeolophus inornatus*) are not listed and protected under either state or federal ESAs, but are considered a USFWS BCC. Oak titmouse breeding range includes southwestern Oregon south through California's Coast, Transverse and Peninsular ranges, western foothills of the Sierra Nevada, into Baja California; they are absent from the humid northwestern coastal region and the San Joaquin Valley (Cicero et al. 2020). They are found in dry oak or oak-pine woodlands, but may also use scrub oaks or other brush near woodlands (Cicero et al. 2017). Nesting occurs during March through July.

There are no documented CNDDB occurrences of oak titmouse within five miles of the Project Area (CDFW 2021). However, the oak trees onsite provide potential nesting habitat for the species. Oak titmouse has potential to occur onsite.

Swainson's Hawk. Swainson's hawk (SWHA, *Buteo swainsoni*) is listed as a threatened species pursuant to the California ESA. Additionally, Swainson's hawk is designated as a BCC by USFWS. Historic declines in Swainson's hawk populations are attributed to pesticide use and rodent population reduction, along with loss of native habitat (Bechard 2010; CDFG 1994). This species nests in North America (Canada, western United States, and Mexico), including California's Central Valley. Swainson's hawk typically winters as far south as Argentina in South America and as far north as Mexico (Airola et al. 2019). However, a small population has been observed wintering in the Sacramento-San Joaquin River Delta (Bechard et al. 2010). In California, the nesting season ranges from mid-March to late August (CDFG 1994; Estep 1989).

Swainson's hawk nest within tall trees in a variety of wooded communities including riparian, oak woodland, roadside landscape corridors, urban areas, and agricultural areas (CDFG 1994; Estep 1989). The species requires suitable foraging habitat in proximity to suitable nesting trees (CDFG 1994; Estep 1989). Foraging habitat includes open grassland, savannah, low-cover row crop fields, and livestock pastures. Swainson's hawk are opportunistic foragers and would readily forage in association with agricultural mowing, harvesting, discing, and irrigating (Estep 1989), which results in a temporary increase in readily available prey items for this species.

There are six documented CNDDB occurrences of Swainson's hawk within five miles of the Project Area. Trees onsite provide potential nesting and the grassland onsite provides potential foraging habitat for the species. Swainson's hawk has potential to occur onsite.

Nuttall's Woodpecker. The Nuttall's woodpecker (*Dryobates nuttallii*) is not listed and protected under either state or federal ESAs but is considered a USFWS BCC. The species is resident from Siskiyou County south to Baja California. Nuttall's woodpecker nests in tree cavities primarily within oak woodlands, but also can be found in riparian woodlands (Lowther 2000). Breeding occurs during April through July.

There are no documented CNDDB occurrences of Nuttall's woodpecker within five miles of the Project Area (CDFW 2021). However, the scattered oak trees onsite provide potential nesting and foraging habitat. Nuttall's woodpecker has potential to occur onsite.

White-tailed Kite. White-tailed kite (*Elanus leucurus*) is not listed pursuant to either the California or federal ESAs; however, the species is fully protected pursuant to Section 3511 of the California Fish and Game Code. This species is a common resident in the Central Valley and the entire length of the California coast, and all areas up to the Sierra Nevada foothills and southeastern deserts (Dunk 1995). In northern California, white-tailed kite nesting occurs from March through early August, with nesting activity peaking from March through June. Nesting occurs in trees within riparian, oak woodland, savannah, and agricultural communities that are near foraging areas such as low elevation grasslands, agricultural, meadows, farmlands, savannahs, and emergent wetlands (Dunk 1995).

There are 10 documented CNDDB occurrences of white-tailed kite within five miles of the Project Area (CDFW 2021). The oak trees onsite provide potential nesting and grassland provides potential foraging habitat. White-tailed kite has potential to occur onsite.

Yellow-billed Magpie. The yellow-billed magpie (*Pica nuttalli*) is not listed pursuant to either the California or federal ESAs but is considered a USFWS BCC. This endemic species is a yearlong resident of the Central Valley and Coast Ranges from San Francisco Bay to Santa Barbara County. Yellow-billed magpies build large, bulky nests in trees in a variety of open woodland habitats, typically near grassland, pastures or cropland. Nest building begins in late-January to mid-February, which may take up to 6-8 weeks to complete, with eggs laid during April-May, and fledging during May-June (Koenig and Reynolds 2009). The young leave the nest at about 30 days after hatching (Koenig and Reynolds 2009). Yellow-billed magpies are highly susceptible to West Nile Virus, which may have been the cause of death to thousands of magpies during 2004-2006 (Koenig and Reynolds 2009).

There are no documented CNDDB occurrences of yellow-billed magpie within five miles of the Project Area (CDFW 2021). However, the trees onsite provide potential nesting habitat. Yellow-billed magpie has potential to occur onsite.

Mammals

Pallid Bat. The pallid bat (*Antrozous pallidus*) is not listed pursuant to either the California or federal ESAs; however, this species is considered an SSC by CDFW. This species ranges throughout North America from the interior of British Columbia, south to Mexico, and east to Texas. The pallid bat inhabits low elevation (below 6,000 ft) rocky arid deserts and canyonlands, shrub-steppe grasslands, karst formations, and higher elevation coniferous forest (above 7,000 ft). This species roosts alone or in groups in the crevices of rocky outcrops and cliffs, caves, mines, trees, and in various human structures such as bridges and barns. Pallid bats are feeding generalists that glean a variety of arthropod prey from surfaces as well as capturing insects on the wing. Foraging occurs over grasslands, oak savannahs, ponderosa pine forests, talus slopes, gravel roads, lava flows, fruit orchards, and vineyards. This species is not thought to migrate long distances between summer and winter sites (WBWG 2017).

There is one documented CNDDB occurrence of pallid bat within five miles of the Project Area (CDFW 2021). The oak trees and manmade structures onsite provide marginal roosting habitat. Pallid bat has low potential to occur onsite.

4.4.2.6 Wildlife Movement/Corridors

The Project Area is previously disturbed and partially developed (Figure 4.4-2). Additionally, a heavily trafficked highway exists northwest of the Project Area. The surrounding landscape is made up of previously disturbed portions of the Aerojet campus, as well as development and infrastructure along Highway 50 (see Figure 1-1). Therefore, the Project Area does not provide an important movement corridor, and development associated with the Project is not expected to adversely impact wildlife movement.

4.4.2.7 Oak Trees

An arborist survey was conducted within a large portion of the Project Area on October 20 and 30, 2020 by ECORP certified arborist Krissy Walker-Berry (ECORP 2021, Attachment C of BRA). A total of 204 trees were inventoried during the survey, including several species of oak: interior live oak (*Quercus wislizenii*), valley oak (*Quercus lobata*), and blue oak (*Quercus douglasii*).

Chapter 19.12 (Preservation and Protection of Private Trees) of the Rancho Cordova Municipal Code, establishes regulations for the protection, removal, and preservation of landmark trees and protected trees within Rancho Cordova. “Landmark tree” means any trees designated by council through resolution as a vital and historical part of the city’s landscape such that the trees need to be designated as landmarks for protection and preservation. “Protected tree” includes native oaks having a trunk diameter of at least six inches or greater; any tree species other than a native oak having a trunk diameter of at least 12 inches or greater on nonresidential property; any tree species other than a native oak having a trunk diameter of at least 24 inches or greater on residential property; and any tree planted as a requirement tree for site

development, tree permit condition, landscape plan removal replacement, or other designated condition by the public works director or planning director.

4.4.2.8 Critical Habitat

The Project Area is not located within the range of designated Critical Habitat for special-status species (ECORP 2021d).

4.4.3 Regulatory Framework

4.4.3.1 Federal Regulations

Endangered Species Act

The ESA protects plants and animals that are listed as endangered or threatened by USFWS and the National Marine Fisheries Service (NMFS). Section 9 of ESA prohibits, without authorization, the taking of listed wildlife, where take is defined as "harass, harm, pursue, hunt, shoot, wound, kill, trap, capture, collect, or attempt to engage in such conduct" [50 Code of Federal Regulations (CFR) 17.3]. For plants, this statute governs removing, possessing, maliciously damaging, or destroying any listed plant under federal jurisdiction and removing, cutting, digging up, damaging, or destroying any listed plant in any other area in knowing violation of state law [16 U.S. Code (USC) 1538].

Under Section 7 of ESA, federal agencies are required to consult with USFWS and/or NMFS if their actions, including permit approvals and funding, could adversely affect a listed (or proposed) species (including plants) or its critical habitat. Through consultation and the issuance of a biological opinion (BO), USFWS and NMFS may issue an incidental take statement allowing take of the species that is incidental to an otherwise authorized activity provided the activity will not jeopardize the continued existence of the species. Section 10 of ESA provides for the issuance of incidental take permits where no other federal actions are necessary provided a habitat conservation plan is developed.

Section 7 Consultation

Section 7 of ESA mandates that all federal agencies consult with USFWS and/or NMFS to ensure that federal agencies' actions do not jeopardize the continued existence of a listed species or adversely modify critical habitat for listed species. If direct and/or indirect effects will occur to critical habitat that appreciably diminish the value of critical habitat for both the survival and recovery of a species, the adverse modifications will require formal consultation with USFWS or NMFS. If adverse effects are likely, the federal lead agency must prepare a biological assessment (BA) for the purpose of analyzing the potential effects of the proposed project on listed species and critical habitat to establish and justify an "effect determination." Often a third-party, non-federal applicant drafts the BA for the lead federal agencies. The USFWS/NMFS reviews the BA; if it concludes that the project may adversely affect a listed species or its habitat, it prepares a BO. The BO may recommend "reasonable and prudent alternatives" to the project to avoid jeopardizing or adversely modifying habitat.

Critical Habitat

Critical Habitat is defined in Section 3 of ESA as:

- the specific areas within the geographical area occupied by a species, at the time it is listed in accordance with the ESA, on which are found those physical or biological features essential to the conservation of the species and that may require special management considerations or protection; and
- specific areas outside the geographical area occupied by a species at the time it is listed, upon a determination that such areas are essential for the conservation of the species.

For inclusion in a Critical Habitat designation, habitat within the geographical area occupied by the species at the time it was listed must first have features essential to the conservation of the species (16 USC 1533). Critical Habitat designations identify, to the extent known and using the best scientific data available, habitat areas that provide essential life cycle needs of the species (areas on which are found the primary constituent elements). Primary constituent elements are the physical and biological features that are essential to the conservation of the species and that may require special management considerations or protection. These include but are not limited to the following:

- Space for individual and population growth and for normal behavior
- Food, water, air, light, minerals, or other nutritional or physiological requirements
- Cover or shelter
- Sites for breeding, reproduction, or rearing (or development) of offspring
- Habitats that are protected from disturbance or are representative of the historic, geographical, and ecological distributions of a species

Migratory Bird Treaty Act

The Migratory Bird Treaty Act (MBTA) implements international treaties between the United States and other nations devised to protect migratory birds, any of their parts, eggs, and nests from activities such as hunting, pursuing, capturing, killing, selling, and shipping, unless expressly authorized in the regulations or by permit. As authorized under the MBTA, USFWS issues permits to qualified applicants for the following types of activities: falconry, raptor propagation, scientific collecting, special purposes (rehabilitation, education, migratory game bird propagation, and salvage), take of depredating birds, taxidermy, and waterfowl sale and disposal. The regulations governing migratory bird permits can be found in 50 CFR part 13 General Permit Procedures and 50 CFR part 21 Migratory Bird Permits. The State of California has incorporated the protection of non-game birds in § 3800, migratory birds in § 3513, and birds of prey in § 3503.5 of the California Fish and Game Code.

Bald and Golden Eagle Protection Act

The Bald and Golden Eagle Protection Act of 1940 (as amended) provides for the protection of bald eagle and golden eagle by prohibiting the take, possession, sale, purchase, barter, offer to sell, purchase or

barter, transport, export or import, of any bald or golden eagle, alive or dead, including any part, nest, or egg, unless allowed by permit [16 USC 668(a); 50 CFR 22]. USFWS may authorize take of bald eagles and golden eagles for activities where the take is associated with, but not the purpose of, the activity and cannot practicably be avoided (50 CFR 22.26).

Clean Water Act

The purpose of the federal Clean Water Act (CWA) is to "…restore and maintain the chemical, physical, and biological integrity of the nation's waters." Section 404 of the CWA prohibits the discharge of dredged or fill material into Waters of the U.S. without a permit from the U.S. Army Corps of Engineers (USACE). "Discharges of fill material" is defined as the addition of fill material into Waters of the U.S., including, but not limited to the following: placement of fill that is necessary for the construction of any structure, or impoundment requiring rock, sand, dirt, or other material for its construction; site-development fills for recreational, industrial, commercial, residential, and other uses; causeways or road fills; and fill for intake and outfall pipes, and subaqueous utility lines [33 CFR § 328.2(f)]. In addition, Section 401 of the CWA (33 USC 1341) requires any applicant for a federal license or permit to conduct any activity that may result in a discharge of a pollutant into Waters of the U.S. to obtain a certification that the discharge will comply with the applicable effluent limitations and water quality standards.

Substantial impacts to Waters of the U.S. (more than 0.5 acre of impact) may require an individual permit. Projects that only minimally affect Waters of the U.S. (less than 0.5 acre of impact) may meet the conditions of one of the existing Nationwide Permits. A Water Quality Certification or waiver pursuant to Section 401 of the CWA is required for Section 404 permit actions; this certification or waiver is issued by the Regional Water Quality Control Board (RWQCB).

4.4.3.2 State and Local Regulations

California Endangered Species Act

The California ESA (California Fish and Game Code §§ 2050-2116) protects species of fish, wildlife, and plants listed by the state as endangered or threatened. Species identified as candidates for listing may also receive protection. Section 2080 of the California ESA prohibits the taking, possession, purchase, sale, and import or export of endangered, threatened, or candidate species, unless otherwise authorized by permit. Take is defined in Section 86 of the California Fish and Game Code as "hunt, pursue, catch, capture, or kill, or attempt to hunt, pursue, catch, capture, or kill." The California ESA allows for take incidental to otherwise lawful projects under permits issued by CDFW.

Fully Protected Species

The State of California first began to designate species as "fully protected" prior to the creation of the federal and the California ESAs. Lists of fully protected species were initially developed to provide protection to those animals that were rare or faced possible extinction and included fish, amphibians and reptiles, birds, and mammals. Most fully protected species have since been listed as threatened or endangered under the federal and/or California ESAs. Fully protected species are identified in the California Fish and Game Code § 4700 for mammals, § 3511 for birds, § 5050 for reptiles and amphibians, and § 5515 for fish.

These sections of the California Fish and Game Code provide that fully protected species may not be taken or possessed at any time, including prohibition of CDFW from issuing incidental take permits for fully protected species under the California ESA. CDFW will issue licenses or permits for take of these species for necessary scientific research or live capture and relocation pursuant to the permit and may allow incidental take for lawful activities carried out under an approved Natural Community Conservation Plan within which such species are covered.

Native Plant Protection Act

The NPPA of 1977 (California Fish and Game Code §§ 1900-1913) was established with the intent to "preserve, protect and enhance rare and endangered plants in this state." The NPPA is administered by CDFW. The Fish and Game Commission has the authority to designate native plants as "endangered" or "rare". The NPPA prohibits the take of plants listed under the NPPA, but the NPPA contains a number of exemptions to this prohibition that have not been clarified by regulation or judicial rule. In 1984, the California ESA brought under its protection all plants previously listed as endangered under NPPA. Plants listed as rare under NPPA are not protected under the California ESA, but are still protected under the provisions of NPPA. The Fish and Game Commission no longer lists plants under NPPA, reserving all listings to the California ESA.

California Fish and Game Code Special Protections for Birds

In addition to protections contained within the California ESA and California Fish and Game Code § 3511 described above, the California Fish and Game Code includes a number of sections that specifically protect certain birds.

Section 3800 states that it is unlawful to take nongame birds, such as those occurring naturally in California that are not resident game birds, migratory game birds, or fully protected birds, except when in accordance with regulations of the California Fish and Game Commission or a mitigation plan approved by CDFW for mining operations.

Section 3503 prohibits the take, possession, or needless destruction of the nest or eggs of any bird.

Section 3503.5 protects birds of prey (which includes eagles, hawks, falcons, kites, ospreys, and owls) and prohibits the take, possession, or destruction of any birds and their nests

Section 3505 makes it unlawful to take, sell, or purchase egrets, ospreys, and several exotic non-native species, or any part of these birds.

Section 3513 specifically prohibits the take or possession of any migratory nongame bird as designated in the MBTA.

Lake or Streambed Alteration Agreements

Section 1602 of the California Fish and Game Code requires individuals or agencies to provide a Notification of Lake or Streambed Alteration to CDFW for "any activity that may substantially divert or obstruct the natural flow or substantially change the bed, channel, or bank of any river, stream, or lake." CDFW reviews the proposed actions and, if necessary, proposed measures to protect affected fish and

wildlife resources. The final proposal mutually agreed upon by CDFW and the applicant is the Lake or Streambed Alternation Agreement.

Porter-Cologne Water Quality Act

The RWQCB implements water quality regulations under the federal CWA and the Porter-Cologne Water Quality Act. These regulations require compliance with the National Pollutant Discharge Elimination System (NPDES), including compliance with the California Storm Water NPDES General Construction Permit for discharges of stormwater runoff associated with construction activities. General Construction Permits for projects that disturb one or more acres of land require development and implementation of a Storm Water Pollution Prevention Plan. Under the Porter-Cologne Water Quality Act, the RWQCB regulates actions that would involve "discharging waste, or proposing to discharge waste, with any region that could affect the water of the state" [Water Code 13260(a)]. Waters of the State are defined as "any surface water or groundwater, including saline waters, within the boundaries of the state" [Water Code 13050 (e)]. The RWQCB regulates all such activities, as well as dredging, filling, or discharging materials into Waters of the State, that are not regulated by USACE due to a lack of connectivity with a navigable water body. The RWQCB may require issuance of a Waste Discharge Requirements for these activities.

California Environmental Quality Act

In accordance with CEQA Guidelines § 15380, a species or subspecies not specifically protected under the federal or California ESAs or NPPA may be considered endangered, rare, or threatened for CEQA review purposes if the species meets certain criteria specified in the Guidelines. These criteria include definitions similar to definitions used in ESA, the California ESA, and NPPA. Section 15380 was included in the CEQA Guidelines primarily to address situations in which a project under review may have a significant effect on a species that has not been listed under ESA, the California ESA, or NPPA, but that may meet the definition of endangered, rare, or threatened. Animal species identified as SSC by CDFW and plants identified by the CNPS as rare, threatened, or endangered may meet the CEQA definition of rare or endangered.

Species of Special Concern

SSC are defined by the CDFW as a species, subspecies, or distinct population of an animal native to California that are not legally protected under ESA, the California ESA, or the California Fish and Game Code, but currently satisfies one or more of the following criteria:

- The species has been completely extirpated from the state or, as in the case of birds, it has been extirpated from its primary seasonal or breeding role
- The species is listed as federally (but not State) threatened or endangered, or meets the State definition of threatened or endangered but has not formally been listed
- The species has or is experiencing serious (noncyclical) population declines or range retractions (not reversed) that, if continued or resumed, could qualify it for state threatened or endangered status

- The species has naturally small populations that exhibit high susceptibility to risk from any factor that if realized, could lead to declines that would qualify it for state threatened or endangered status, and
- SSC are typically associated with habitats that are threatened.

Depending on the policy of the lead agency, projects that result in substantial impacts to SSC may be considered significant under CEQA.

U.S. Fish and Wildlife Service Birds of Conservation Concern

The 1988 amendment to the Fish and Wildlife Conservation Act mandates USFWS "identify species, subspecies, and populations of all migratory nongame birds that, without additional conservation actions, are likely to become candidates for listing under ESA." To meet this requirement, USFWS published a list of BCC (USFWS 2008) for the United States. The list identifies the migratory and nonmigratory bird species (beyond those already designated as federally threatened or endangered) that represent USFWS' highest conservation priorities. Depending on the policy of the lead agency, projects that result in substantial impacts to BCC may be considered significant under CEQA.

California Rare Plant Ranks

The CNPS maintains the Inventory of Rare and Endangered Plants of California (CNPS 2021), which provides a list of plant species native to California that are threatened with extinction, have limited distributions, and/or low populations. Plant species meeting one of these criteria are assigned to one of six CRPRs. The rank system was developed in collaboration with government, academia, non-governmental organizations, and private sector botanists, and is jointly managed by CDFW and the CNPS. The CRPRs are currently recognized in the California Natural Diversity Database (CNDDB). The following are definitions of the CNPS CRPRs:

- Rare Plant Rank 1A – presumed extirpated in California and either rare or extinct elsewhere
- Rare Plant Rank 1B – rare, threatened, or endangered in California and elsewhere
- Rare Plant Rank 2A – presumed extirpated in California, but more common elsewhere
- Rare Plant Rank 2B – rare, threatened, or endangered in California but more common elsewhere
- Rare Plant Rank 3 – a review list of plants about which more information is needed
- Rare Plant Rank 4 – a watch list of plants of limited distribution

Additionally, CNPS has defined Threat Ranks that are added to the CRPR as an extension. Threat Ranks designate the level of threat on a scale of 1 through 3, with 1 being the most threatened and 3 being the least threatened. Threat Ranks are generally present for all plants ranked 1B, 2B, or 4, and for the majority of plants ranked 3. Plant species ranked 1A and 2A (presumed extirpated in California), and some species ranked 3, which lack threat information, do not typically have a Threat Rank extension. The following are definitions of the CNPS Threat Ranks:

- Threat Rank 0.1 – Seriously threatened in California (over 80 percent of occurrences threatened/high degree and immediacy of threat)
- Threat Rank 0.2 – Moderately threatened in California (20-80 percent occurrences threatened/moderate degree and immediacy of threat)
- Threat Rank 0.3 – Not very threatened in California (<20 percent of occurrences threatened/low degree and immediacy of threat or no current threats known)

Factors, such as habitat vulnerability and specificity, distribution, and condition of occurrences, are considered in setting the Threat Rank; and differences in Threat Ranks do not constitute additional or different protection (CNPS 2021).

Depending on the policy of the lead agency, substantial impacts to plants ranked 1A, 1B, or 2, and 3 are typically considered significant under CEQA Guidelines § 15380. Significance under CEQA is typically evaluated on a case-by-case basis for plants ranked 4 and at the discretion of the CEQA lead agency.

California Environmental Quality Act Significance Criteria

Sections 15063-15065 of the CEQA Guidelines address how an impact is identified as significant. Generally, impacts to listed (rare, threatened, or endangered) species are considered significant. Assessment of "impact significance" to populations of non-listed species (e.g., SSC) usually considers the proportion of the species' range that will be affected by a project, impacts to habitat, and the regional and population level effects.

Specifically, § 15064.7 of the CEQA Guidelines encourages local agencies to develop and publish the thresholds that the agency uses in determining the significance of environmental effects caused by projects under its review. However, agencies may also rely upon the guidance provided by the expanded Initial Study checklist contained in Appendix G of the CEQA Guidelines. Appendix G provides examples of impacts that would normally be considered significant. Based on these examples, impacts to biological resources would normally be considered significant if the project would:

- 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 CDFW or USFWS;
- have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by CDFW or USFWS;
- have a substantial adverse effect on federally protected wetlands (including, but not limited to, marsh, vernal pool, and coastal) through direct removal, filling, hydrological interruption, or other means;
- 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;

- conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance; or
- conflict with the provisions of an adopted Habitat Conservation Plan (HCP), Natural Community Conservation Plan (NCCP), or other approved local, regional or state HCP.

An evaluation of whether or not an impact on biological resources would be substantial must consider both the resource itself and how that resource fits into a regional or local context. Substantial impacts would be those that would diminish, or result in the loss of, an important biological resource, or those that would obviously conflict with local, state, or federal resource conservation plans, goals, or regulations. Impacts are sometimes locally important but not significant under CEQA. The reason for this is that although the impacts would result in an adverse alteration of existing conditions, they would not substantially diminish or result in the permanent loss of an important resource on a population-wide or region-wide basis.

Rancho Cordova Tree Ordinance (Preservation and Protection of Private Trees)

The city council adopted Chapter 19.12 (Preservation and Protection of Private Trees) of the Rancho Cordova Municipal Code, which established regulations for the protection, removal, and preservation of landmark trees and protected trees within Rancho Cordova. "Landmark tree" means any trees designated by council through resolution as a vital and historical part of the city's landscape such that the trees need to be designated as landmarks for protection and preservation. "Protected tree" includes native oaks having a trunk diameter of at least six inches or greater; any tree species other than a native oak having a trunk diameter of at least 12 inches or greater on nonresidential property; any tree species other than a native oak having a trunk diameter of at least 24 inches or greater on residential property; and any tree planted as a requirement tree for site development, tree permit condition, landscape plan removal replacement, or other designated condition by the public works director or planning director.

4.4.4 Biological Resources (IV) Environmental Checklist and Discussion

Would the Project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	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 Wildlife or U.S. Fish and Wildlife Service?	☐	☒	☐	☐

Less than significant with mitigation incorporated.

Project activities associated with construction of the Project, including installation of off-site utilities, could adversely affect several special-status animal species that occur or could potentially occur on or near the Project site. Implementation of Mitigation Measures **BIO-1** through **BIO-9**, below, would ensure that

Worker Environmental Awareness Training is given to all construction personnel and that, prior to the commencement of construction activities, measures are implemented in consultation with appropriate agencies to appropriately mitigate significant impacts.

Vernal Pool Fairy Shrimp and Vernal Pool Tadpole Shrimp – Figure 4.4-2 shows the location of seasonal wetlands in the area of Project development. As shown, suitable habitat for special-status invertebrate species is present within the Project Area including habitat for vernal pool fairy shrimp, and vernal pool tadpole shrimp. Presence of federally listed large branchiopods will be assumed in onsite wetland features. As described in mitigation measure **BIO-2,** a Biological Assessment (ECORP 2020d) has been prepared and submitted to USFWS and appropriate mitigation will be determined through the Environmental Species Act (ESA) Section 7 process.

Valley Elderberry Longhorn Beetle – As mentioned in Section 4.4.1.2, a survey for VELB was conducted in 2016 and shrubs were observed onsite (Figure 4.4-3). Implementation of the Project would require removal of elderberry shrubs, and a Biological Assessment (ECORP 2020d) has been prepared and submitted to USFWS. Appropriate mitigation will be determined through the Section 7 process, as described in Mitigation Measure **BIO-3**.

Western Spadefoot Toad – Implementation of the minimization measures described in mitigation measure **BIO-4** will ensure that there are no significant impacts to western spadefoot toad.

Birds (including nesting raptors) – Suitable nesting and/or foraging habitat for several special-status birds is present within the Project Area. In addition to the special-status birds, all native birds, including raptors, are protected under the California Fish and Game Code and the Migratory Bird Treaty Act. If nesting birds are present, the Project could result in harassment to or take of nesting individuals. As such, to ensure that there are no impacts to protected birds and/or active nests, mitigation measures **BIO-5** (Nesting Birds), **BIO-6** (Raptors), **BIO-7** (Swainson's Hawk), and **BIO-8** (Burrowing owl) are recommended if Project activities would occur within the nesting season (approximately February 1-September 15).

Pallid Bat – The Project Area contains potential roosting habitat for pallid bat. To ensure that there are no significant impacts to special-status bats, the Project applicant will implement mitigation measure **BIO-9**.

With implementation of Mitigation Measures **BIO-2** through **BIO-9** the impact is considered **less than significant with mitigation incorporated.**

Would the Project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
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 Wildlife or U.S. Fish and Wildlife Service?	☐	☐	☒	☐

Less than significant impact.

No riparian habitat or sensitive natural communities were identified within the Project Area during the field surveys included in the BRA. No features that may be subject to Section 1600 of the Fish and Game Code were identified in the Project Area; therefore, a Streambed Alteration Agreement from CDFW pursuant to Section 1602 of the California Fish and Game Code is not required. Thus, this impact would be **less than significant.**

Would the Project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	☐	☒	☐	☐

Less than significant with mitigation incorporated.

The Project Area supports aquatic resources (seasonal wetlands and ditches) that are potential Waters of the U.S. and Waters of the State subject to verification by the USACE and RWQCB, respectively (Figure 4.4-2). The Project, as currently designed, proposes to impact aquatic resources by grading and filling the seasonal wetlands and installing rock slope protection (RSP) around new storm water drainage channel outfalls in the Aerojet Administrative Campus Ditch. Implementation of the permit authorizations described in mitigation measure **BIO-10** will reduce potential impacts to aquatic resources to a **less than significant impact with mitigation incorporated.**

Would the Project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
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?	☐	☐	☒	☐

Less than significant impact.

No water bodies occur onsite that would have the potential for migratory fish. Wildlife movement corridors are routes frequently utilized by wildlife that provide shelter and sufficient food supplies to support wildlife species during migration. Open space, including agricultural lands, also provides an opportunity for dispersal and migration of wildlife species.

The Project Area is previously disturbed and partially developed (Figure 4.4-2). Additionally, a heavily trafficked highway exists northwest of the Project Area. The surrounding landscape is made up of previously disturbed portions of the Aerojet campus, as well as development and infrastructure along Highway 50 (see Figure 1-1). Therefore, the Project Area does not provide an important movement

corridor, and development associated with the Project is not expected to adversely impact wildlife movement.

Migratory birds may use the semi-rural open areas and other natural habitats within the Project Area during migration and breeding, Project development would not substantially interfere with their movement, as they can move to nearby similar habitat. Thus, this impact would be **less than significant**.

Would the Project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	☐	☒	☐	☐

Less than significant with mitigation incorporated.

Due to the presence of oak trees having a trunk diameter of at least six inches or greater onsite, the Project is subject to the City of Rancho Cordova Tree Preservation Ordinance. Implementation of mitigation measure **BIO-11** would ensure that the Project applicant complies with the City's Tree Preservation Ordinance to preserve and mitigate for trees that would be impacted as part of the Project, resulting in a **less than significant impact mitigation incorporated**.

Would the Project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
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.

There are no adopted Habitat Conservation Plans, Natural Community Conservation Plans, or other approved local, regional, or state habitat conservation plans that are applicable to the Project. The Project, therefore, would have **no impact** and no mitigation is required.

4.4.5 Mitigation Measures

BIO-1: **Worker Awareness Training for Special-Status Species:** Prior to start of construction activities, a qualified biologist shall conduct an education program for all persons involved with the proposed Project. The program shall consist of a presentation from the Biologist that includes a discussion of the biology and general behavior of the species discussed above, information about the distribution and habitat needs of these animals, sensitivity of these animals to human activities, and their status of legal protection.

Timing/Implementation: *Prior to Project construction*

Enforcement/Monitoring: *City of Rancho Cordova and qualified biologist working for Project Applicant*

BIO-2: Minimize potential significant impacts to Vernal Pool Fairy and Tadpole Shrimp:

- Assume presence of Vernal Pool Fairy and Tadpole Shrimp and initiate the Section 7 consultation process with USFWS through the Clean Water Act Section 404 Process; OR conduct protocol-level surveys for these species to determine presence or absence prior to consultation.
- If presence is assumed or confirmed after protocol surveys, acquire a Biological Opinion for the Project and implement all conditions of the Biological Opinion, including purchasing compensatory mitigation for permanent impacts to branchiopod habitat. Compensatory mitigation will be determined through the Section 7 process and outlined in the Biological Opinion.

Timing/Implementation: *Prior to and during Project construction*

Enforcement/Monitoring: *City of Rancho Cordova and Project Applicant*

BIO-3: Minimize potential significant impacts to VELB:

- Initiate Section 7 consultation process with USFWS through the Clean Water Act Section 404 process on the Project effects to ESA-listed VELB and acquire a Biological Opinion for the Project. Implement all conditions of the Biological Opinion.
- Elderberry shrubs will be avoided to the extent practicable. For any impacts to elderberry shrubs, appropriate avoidance measures and a mitigation plan will be developed in consultation with USFWS and implemented during the appropriate timeframe.
- The area surrounding avoided elderberry shrubs shall be fenced and/or flagged as close to construction limits as possible.
- As much as feasible, all activities that could occur within 165 feet of an avoided elderberry shrub will be conducted outside of the flight season of VELB (March - July).
- Herbicides will not be used within the drip line of any elderberry shrubs. Insecticides will not be used within 100 feet of an elderberry shrub and will be applied using a backpack sprayer or similar direct application method.
- The potential effects of dust on VELB will be minimized by applying water during construction activities or by presoaking work areas that will occur within 100 feet of any potential elderberry shrub habitat.

Timing/Implementation: *Prior to and During Project construction*

Enforcement/Monitoring: *City of Rancho Cordova and construction contractor working for Project Applicant*

BIO-4: Minimize potential significant impacts to western spadefoot:

- Preconstruction surveys for western spadefoot will be conducted within the limits of construction to detect adults, larvae, and/or egg masses, within 48 hours prior to the start of construction.
- If no western spadefoots are found, no further measures pertaining to this species are necessary.
- If adults, larvae, or egg masses are found, they will be relocated to suitable habitat within an on- or off-site preserve(s), in consultation with CDFW.

Timing/Implementation: *Prior to Project construction*

Enforcement/Monitoring: *City of Rancho Cordova and qualified biologist working for Project Applicant*

BIO-5: **Nesting birds.** A preconstruction survey for nesting birds will be conducted by a qualified biologist within 14 days (or fewer if recommended by CDFW) of commencement of Project activities. The survey will occur within the Project Area and a 100-foot buffer. If an active nest is located, a no-disturbance buffer will be established as determined by the biologist in consultation with CDFW and maintained until the nest is confirmed to be no longer active by the biologist.

Timing/Implementation: *Prior to and During Project construction*

Enforcement/Monitoring: *City of Rancho Cordova and qualified biologist working for Project Applicant*

BIO-6: **Raptors.** A preconstruction survey for nesting raptors will be conducted within 14 days of commencement of Project activities by a qualified wildlife biologist within the Project Area and a 500-foot buffer. If an active nest is located, a no-disturbance buffer will be established as determined by the biologist in consultation with CDFW and maintained until a qualified biologist determines the young have fledged and are no longer reliant upon the nest for survival.

Timing/Implementation: *Prior to and During Project construction*

Enforcement/Monitoring: *City of Rancho Cordova and qualified biologist working for Project Applicant*

BIO-7: Swainson's Hawk.

- A preconstruction survey for nesting Swainson's hawk will be conducted by a qualified biologist within 14 days of commencement of Project activities within the Project Area and a 0.25-mile buffer. As described above, if Swainson's hawks are found to be nesting in the vicinity, a no-disturbance buffer will be established in consultation with CDFW and maintained until a qualified biologist determines the young have fledged and are no longer reliant upon the nest for survival.

- Mitigation for permanent impacts to SWHA foraging habitat has been purchased for the portions of the Project Area that overlap with the Glenborough Project in accordance with the CEQA Environmental Impact Report Mitigation Measures for that Project.
- Mitigation for permanent impacts to SWHA foraging habitat for the remaining portions of the Project Area is required (see Appendix B, Figure 3). Compensatory mitigation should be consistent with the Sacramento County SWHA Ordinance.

Timing/Implementation: *Prior to Project construction*

Enforcement/Monitoring: *City of Rancho Cordova, qualified biologist working for Project Applicant, and Project Applicant*

BIO-8: **Burrowing owl.** A preconstruction survey for nesting burrowing owl will be conducted by a qualified biologist within 14 days prior to commencement of Project activities within the Project Area and a 250-foot buffer. Surveys shall be conducted at appropriate times and in appropriate weather conditions to maximize detection. If active burrowing owl burrows are found, an avoidance buffer will be immediately established, and an avoidance plan will be prepared in consultation with CDFW prior to the commencement of any ground-disturbing activities.

Timing/Implementation: *Prior to Project construction*

Enforcement/Monitoring: *City of Rancho Cordova and qualified biologist working for Project Applicant*

BIO-9: **Pallid Bat.**

- Prior to commencement of Project activities, a qualified biologist will survey for all suitable roosting habitat (e.g., manmade structures, trees, rock outcrops) within the Project Area proposed for removal and or disturbance. If no suitable roosting habitat is identified, no further measures are necessary.
- If suitable roosting habitat is identified, a qualified biologist will conduct an evening bat emergence survey that may include acoustic monitoring to determine whether or not bats are present. If roosting bats are found, consultation with CDFW is required prior to initiation of construction activities.

Timing/Implementation: *Prior to Project construction*

Enforcement/Monitoring: *City of Rancho Cordova and qualified biologist working for Project Applicant*

BIO-10: **Waters of the U.S. and State**

- For aquatic resources within the Glenborough Permit area where mitigation has not been purchased, purchased mitigation credits as required by the Glenborough Permit.

- For aquatic resources outside of the Glenborough Permit area, a permit authorization to fill wetlands under the Section 404 of the federal Clean Water Act (Section 404 Permit) will be obtained from USACE prior to discharging any dredged or fill materials into any Waters of the U.S. Final mitigation measures will be developed as part of the Section 404 Permit process to ensure no-net-loss of wetland function and values.
- For aquatic resources outside the Glenborough Permit area, a Water Quality Certification or waiver pursuant to Section 401 of the CWA must be obtained from the RWQCB for Section 404 permit actions.
- For aquatic resources outside the Glenborough Permit area, pursuant to the Porter-Cologne Water Quality Act, a permit authorization from the RWQCB is required prior to the discharge of material in an area that could affect Waters of the State. Mitigation requirements for discharge to Waters of the State will be developed in consultation with the RWQCB.

No features that may be subject to Section 1600 of the Fish and Game Code were identified in the Study Area; therefore, a Streambed Alteration Agreement from CDFW pursuant to Section 1602 of the California Fish and Game Code is not required.

Timing/Implementation: *Prior to Project construction*

Enforcement/Monitoring: *Project Applicant, City of Rancho Cordova, USACE, RWQCB*

BIO-11: **Tree protection.** The following measures are recommended to comply with the City of Rancho Cordova's Tree Preservation Ordinance if trees will be impacted as part of the Project:

- Prior to tree removal, an arborist survey will be conducted for any areas within the Project Area not previously surveyed (see Attachment C in Appendix B).
- If the proposed Project activities occur within the dripline of, or require the removal of, any trees, a Tree Permit will be required, and the City of Rancho Cordova tree ordinance shall be consulted for tree mitigation and preservation measures. This will include the development of a tree protection plan or its equivalent. This plan will provide arborist recommendations for preserved trees and general recommendations during and after construction activities as well as specific recommendations for long term maintenance.

Timing/Implementation: *Prior to Project construction*

Enforcement/Monitoring: *City of Rancho Cordova, qualified arborist working for Project Applicant, Project Applicant*

4.5 Cultural Resources

Information from two reports is used in this Initial Study to provide a cultural resources background setting and impact analysis. The *Cultural Resources Inventory and Evaluation Report, Easton Research Park*

West, Sacramento County, California. Prepared for Easton Development Company LLC (ECORP 2021c, Cultural Resources Inventory Report] provides information on the cultural resources found in the 105.5-acre Project Area. Subsequent to the Cultural Resources Inventory Report, ECORP prepared the *Addendum Cultural Resources Inventory, Integrity Assessment, and Finding of Effect for the Easton Research Park West Project Offsite Improvements, Sacramento County California* [(ECORP 2021d), Cultural Resources Inventory Addendum, Appendix C] to evaluate an additional 18.08 acres of proposed offsite utility improvements that had not been previously surveyed by the 2020 efforts cited above. For the Cultural Resources Inventory Addendum, the Project description, cultural and regulatory context, methods, and background research from the Cultural Resources Inventory Report are incorporated by reference. The Cultural Resources Inventory Addendum report includes the results of the 2021 records search, pedestrian survey, integrity assessment, and finding of effects statement for the 18.08-acre offsite utility improvements areas. Appendix C also contains copies of required AB-52 tribal notification and consultation letters (see section 4.18 below). Due to confidentiality guidelines, Appendix C is included under separate cover.

4.5.1 Environmental Setting

The Project Area is located south of Highway 50 in the Sacramento Valley, a semi-suburban and rural area surrounded by primarily undeveloped lands with some industrial and commercial development. Suburban residential areas are to the north, and primarily rural lands with some industrial development are to the south, east, and west of the Project Area. Elevations range from 130 to 150 feet above mean sea level. The American River is 0.5 mile to the north, and Buffalo Creek is approximately 500 feet to the south.

4.5.1.1 Mining Geology

The Sierran region claims some of the most extensive placer mining dredge fields in the U.S. In California areas dredged for placer mining are found in alluvial and fluvial deposits, such as where the American, Yuba, and Feather rivers enter the Sacramento Valley and form extensive gravel plains and terraces. Ancient gold-bearing gravels were deposited by a stream system within the American River drainage basin that existed between one million and 10 million years ago during Pliocene and early Pleistocene times. The Project Area is less than one mile south of the present American River channel and it falls within the historic American River Mining District, also known as the Folsom Mining District (District). Gold-bearing gravels within the District are either in or near the American River or at the lower contacts of the Laguna and Mehrten Formations (Clark 1970). The gravels within the Laguna Formation, which were deposited approximately three million years ago during the early Quaternary, are inter-bedded with sand, silt, clay, and cobbles and reach a depth of around 100 feet. Volcanic debris of the Mehrten Formation lies beneath these surface stream gravels. In other places, gold-bearing gravels were capped by a hard agglomerate composed predominantly of volcanic debris. In the northeasterly margin of the mining district a thin veneer of gravels rest on a slate bedrock of Jurassic age.

The gold-bearing Laguna Formation (Pliocene) underlies the Project Area, capped by Holocene alluvium, and the fact that so much of the property had been mined indicates that gold-bearing deposits were present. Dredge mining completely obliterated the Holocene alluvium in order to access the underlying Laguna Formation (Clark 1970).

Due to dredging activities in the area, the soil throughout most of the Project Area has likely been significantly altered. Because of this alteration, the dredged areas have very low potential for buried cultural resources. Significant dredge fields are located adjacent to the south of the Project Area. The slickens areas between the rows of tailings consist of silty discarded dirt that has settled with water left over from the dredging, thus creating a soil resulting from recent human actions. However, the presence of more deeply buried deposits with potential for bearing archaeological materials may be in alluvium deposited by Buffalo Creek and the American River. A low potential exists for buried pre-contact archaeological sites in the Project Area because despite the dredge impacts, pre-contact archaeological sites are likely to be located along perennial waterways such as Buffalo Creek and the American River.

4.5.1.2 Cultural Resources

A Cultural Resources Inventory Report was prepared by ECORP Consulting, Inc. (ECORP 2013b, Appendix C) for the Proposed Project to determine if cultural resources were present in or adjacent to the Project area and assess the sensitivity of the Project area for undiscovered or buried cultural resources. The cultural context of the Project area including regional and local prehistory, ethnography, and regional and Project area histories can be found in the report in Appendix C.

The analysis of cultural resources was based on a records and literature search conducted at the Northwest Information Center (NWIC) of the California Historical Resources Information System (CHRIS) at Sonoma State University on March 29, 2013, a literature review, and a field survey on August 29, 2013. The literature search included the results of previous surveys within a 0.5-mile (800 meters) radius of the Proposed Project location.

A search of the Sacred Lands File by the NAHC showed no Native American cultural resources in the Project area.

4.5.1.3 Prehistory

California's Great Central Valley has long held the attention of archaeologists and was a focus of early research in California. The Central California Taxonomic System describes a linear, uniform sequence of cultural succession in Central California, and explicitly defined Early, Middle, and Late horizons for cultural change (Heizer 1949). Fredrickson (1968) further defined three cultural patterns: The Windmiller (named after Heizer 1949 and Lillard et al. 1939), the Berkeley, and the Augustine patterns, and assigned them to the Early, Middle, and Late horizons of the Central California Taxonomic System. These patterns were defined to reflect the general sharing of lifeways within groups in a specific geographic region. The Windmiller pattern of the Early Horizon included cultural patterns dating from 5,000 to 3,000 before present (BP); the Berkeley Pattern of the Middle Horizon (also known as the Cosumnes cultural pattern after Ragir 1972), included cultural patterns dating from 3,000 BP to AD 500, and the Augustine Pattern of the Late Horizon included the cultural patterns from AD 500 to the historic period.

Fredrickson's (1974) Paleo-Archaic-Emergent cultural sequence was redefined by Rosenthal, White, and Sutton (2007). Rosenthal et al.'s recalibrated sequence is divided into three broad periods: The Paleoindian Period (11,550 to 8,550 cal. BC); the three-staged Archaic period, consisting of the Lower Archaic (8,550 to 5,550 cal. BC), Middle Archaic (5,550 to 550 cal. BC), and Upper Archaic (550 cal. BC to

cal. AD 1,100); and the Emergent Period (cal. AD 1,100 to Historic) (Rosenthal et al. 2007). The three divisions of the Archaic Period correspond to climate changes. This is the most recently developed sequence and is now commonly used to interpret Central California prehistory.

4.5.1.4 Ethnography

Ethnographically, the Project Area is in the southwestern portion of the territory occupied by the Penutian-speaking Nisenan. The territory extends from the area surrounding the current city of Oroville on the north to a few miles south of the American River in the south. The Sacramento River bounded the territory on the west. In the east, it extended to a general area located within a few miles of Lake Tahoe. As a language, Nisenan (meaning "from among us" or "of our side") has three main dialects – Northern Hill, Southern Hill, and Valley Nisenan, with three or four subdialects. The Valley Nisenan lived along the Sacramento River, primarily in large villages with populations of several hundred each. Individual and extended families "owned" hunting and gathering grounds, and trespassing was discouraged. Residence was generally patrilocal, but couples actually had a choice in the matter (Wilson and Towne 1978).

Politically, the Nisenan were divided into "tribelets," made up of a primary village and a series of outlying hamlets, presided over by a more-or-less hereditary chief (Kroeber 1925; Wilson and Towne 1978). Villages typically included family dwellings, acorn granaries, a sweathouse, and a dance house, owned by the chief. The chief had little authority to act on his or her own, but with the support of the shaman and the elders, the word of the chief became virtually the law (Wilson and Towne 1978). Subsistence activities centered around the gathering of acorns (tan bark oak and black oak were preferred), seeds, and other plant resources. The hunting of animals such as deer and rabbits, and fishing were also an important part of normal subsistence activities.

The Spanish arrived on the central California coast in 1769 and by 1776 the Miwok territory bordering the Nisenan on the south had been explored by José Canizares. In 1808, Gabriel Moraga crossed Nisenan territory, and in 1813, a major battle was fought between the Miwok and the Spaniards near the mouth of the Cosumnes River. Though the Nisenan appear to have escaped being removed to missions by the Spanish, they were not spared the ravages of European diseases. In 1833, an epidemic – probably malaria – raged through the Sacramento Valley, killing an estimated 75 percent of the native population. The discovery of gold in 1848 at Sutter's Mill, near the Nisenan village of *Colluma* (now Coloma) on the South Fork of the American River, drew thousands of miners into the area, and led to widespread killing and the virtual destruction of traditional Nisenan culture. By the Great Depression, no Nisenan remained who could remember the days before the arrival of the European-Americans (Wilson and Towne 1978).

4.5.1.5 Historic Context

The Project Area is on the peripheries of the city of Rancho Cordova. Subsequent to the discovery of gold at Coloma, immigrants began to pour into the Sierra Nevada foothills. In the spring of 1848, while on route to Sutter's Fort, two Mormon immigrants discovered gold near the confluence of the north and south forks of the American River at a site known as Mormon Island. Virtually overnight, numerous mining camps sprang up on both sides of the American River to exploit the easily accessible placer gold deposits.

Chief among them were Alabama Bar, Slate Bar, Sailor Bar, Bean's Bar, Mississippi Bar, and Negro Bar (Kyle 2002). Mississippi Bar is 3.5 miles north of the Project Area on the northern side of the American River.

The Project Area lies within the 35,000-acre Rio de los Americanos land grant along the southern bank of the American River. The Mexican governor of Alta California issued it to William Leidesdorff in 1844. Leidesdorff was a San Francisco merchant who died in 1848. Joseph L. Folsom, a former U.S. Army captain who came to San Francisco during the Gold Rush, purchased the Rio de los Americanos land grant from Leidesdorff's estate. Folsom founded the town of Granite City on the land grant. It was renamed Folsom after his death in 1855. The same year, the town was being laid out and the Sacramento Valley Railroad (SVR) was completed from Sacramento to Folsom in 1856. It facilitated shipment of goods from Sacramento to the mining areas to the east. The SVR was acquired by the Southern Pacific Railroad, which extended the line to Placerville in 1888 and became part of the Southern Pacific Railroad in 1889.

After completion of the railroad from Sacramento to Folsom, Folsom became a transportation hub and supply center for gold miners heading east into the Sierra Nevada foothills. Stage and freight lines met the train and many commercial enterprises lined Sutter Street to supply the miners. A newspaper, the *Folsom Telegraph*, has been in continuous publication since 1856 (Folsom Historical Society 2017).

Mining

The discovery of gold initiated the 1849 California Gold Rush, bringing thousands of miners and settlers to California and the Sierra Nevada foothills. Virtually overnight, numerous mining camps sprang up on both sides of the American River to exploit the easily accessible placer gold deposits. Chief among them were Alabama Bar, Slate Bar, Sailor Bar, Bean's Bar, Mississippi Bar, and Negro Bar. Mississippi Bar is north of the Project Area on the northern side of the American River. Federal mining acts of 1866 and 1872 allowed exploration for mineral deposits on public lands and provided a means for miners to acquire ownership of mines on public lands.

Mining is the dominant historical theme in the Project Area and in the surrounding lands. The region later known as the Folsom Mining District was extensively placer mined during the Gold Rush. The Folsom area was originally settled in 1849 by African-American miners and from that circumstance the area became known as Negro Bar. By 1855, Chinese miners were reworking abandoned diggings and a large number of them were employed at various regional mines up through the 1880s (Westwood et al. 2011).

Initially, during the early 1850s, surface deposits (usually less than three feet deep) were placer mined through a series of small hand-dug excavations. The surface gravels were washed by pan or by higher-volume methods that employed rockers, long toms, and/or sluice boxes. These activities were often initially concentrated along drainages and swales (such as Buffalo Creek, 0.7 mile north of the Project Area). Ground sluicing, a technique that uses water (not under pressure) to break down gold-bearing gravels, could have occurred any time from the 1850s up until the turn of the twentieth century. Low-pressure hydraulic mining took place at Rebel Hill sometime between the mid-1850s and 1884.

The Project Area is within the boundaries of the American River Placer Mining District (ARPMD). The ARPMD consists of smaller districts such as the Alder Creek Corridor Mining District (ACCMD), Prairie Diggings Mining District, and others, and includes thousands of acres of land that was subjected to placer

mining by hand and mechanical methods using water from the south fork of the American River since gold was discovered in California in 1848. The ARPMD includes extensive diggings, mining camps, and canals and ditch systems, which encompass areas inland from the American River, including the Project Area.

The advent of hydraulic mining methods used during the California Gold Rush can be attributed to the inventions of Antoine Chabot and Edward E. Matteson. Chabot was a French-Canadian sailor working in diggings outside of Nevada City when he invented a novel method to move water for his ground sluicing operation. He stitched heavy canvas, such as that used for sails, and cut up saddlebags to fashion a six-inch-diameter, 100-foot hose. The successful invention inspired other miners to follow suit.

The profits from the hydraulic mines were much greater than those of other forms of mining, and it is estimated hydraulic mining produced 90 percent of California's gold for nearly three decades. It required much less manpower to gather and process much more gravels for gold extraction. However, it caused rivers and streams to be clogged with sediment, causing severe environmental damage. In addition, open mining flumes would fill with debris, causing the miners to completely abandon some operations and move on to diggings with more water available. This activity left further blight on the landscape.

Lawsuits were filed attempting to block hydraulic mining. One of these suits was Woodruff v. North Bloomfield Gravel Mining Company, which resulted in a federal court ruling in 1884 that effectively banned the practice of hydraulic mining in California. After three years of court battles, Judge Lorenzo Sawyer finally issued a decree making the practice illegal. His action led communities such as Humbug to fall into decline, and many were eventually abandoned (Brower 2006). However, there was a loophole: hydraulic mines were allowed to operate if their owners constructed tailings dams to prevent debris from getting into the watersheds of the Sacramento and San Joaquin rivers and their tributaries. The Caminetti Act was passed in 1893, creating the California Debris Commission. One could obtain a hydraulic mining license from this commission if one's mine was assayed to assure all debris dams were built in sufficient compliance with certain regulations.

The closing of the hydraulic mines had a positive environmental effect, but a deleterious financial effect on Sacramento County, and California as a whole. It is estimated that during the first year after the decision, gold production in the state dropped by $10,000,000.

Lode, or hard rock, mining seeks to recover mineral deposits that are embedded in fissures or veins. Unlike placer mining deposits, the matrix surrounding the mineral must be crushed or chemically treated in order to be released and harvested. As such, the mining activities associated with lode mining required more complex technologies, skilled labor, and capital investment. Hence, lode mining was somewhat riskier than placer mining.

The range of lode mining technologies is vast, but the oldest method for extraction of this type was through the exploration of surface veins using picks, bars, and shovels. Larger operations used wheelbarrows, ore carts, and arrastras. Square vertical shafts or horizontal adits or tunnels were the most common surface manifestations of lode mining. Archaeologically, lode mining is most often represented by the presence of shafts, adits, and waste piles. Foundations of ore processing facilities can also be observed at larger operations.

By the early 1960s all profitable mining deposits in the area had been exploited and mining activity in the Project Area ceased, leaving behind hundreds of acres of mining scars, tailings, and unwanted equipment. Slowly, where possible, nature began to reclaim the property. Folsom Dam was built in 1956, providing flood control and water rights for the Sacramento Valley, and also creating Folsom Lake, which attracted development of homes and recreational facilities, enticing many residents and recreational visitors to the area (U.S. Bureau of Reclamation 2009).

Aerojet

Aerojet is a major rocket and missile propulsion manufacturer. Its origins began in 1936 when Dr. Theodore von Karman, director of the Guggenheim Aeronautics Laboratory at Cal Tech, was awarded a U.S. Army research project to develop rocket engines to launch aircraft. Aerojet became the first major U.S. company to develop expertise in both liquid and solid propellant rockets. The company officially formed on March 19, 1942, in Azusa, California, as Aerojet Engineering. Shortly thereafter, rapid company growth led them north to Rancho Cordova, where they found abandoned Natomas Company property that lay in disrepair following the decades of gold dredging (Aerojet 2007).

The land where Aerojet eventually set up operations had been deemed unsuitable for farming because of the extensive mine tailings, which were composed of millions of softball-sized rocks piled in furrows 50 feet high and several hundred yards long (Aerojet 2007). Aerojet found, however, that the tailings served as excellent natural barriers for rocket testing. Needing room to expand its growing rocketry business, Aerojet purchased the 7,200 acres of land in the late 1940s. It purchased the portion of the property containing the Project Area from the Natomas Company in 1952, and one year later, the Rancho Cordova plant opened. Eventually, Aerojet expanded to 25,000 acres, making it the largest facility for rocket engine development, testing, and production in the free world. At its peak, the company was virtually a city with up to 23,000 employees and boasted a bus line, fire and police departments, a waste disposal facility, medical center, cafeteria, and planning commission (ECORP 2007).

In the late 1950s, Aerojet was selected to develop and build the main engine for the Apollo Command/Service Module. In 1969, Aerojet-manufactured rocket motors sent astronauts to the moon, and in the 1970s developed the second stage motor for the MX missile, the thruster systems for the Space Shuttle, and the first U.S.-designed cluster bombs. The company continued research and development of solid and liquid propulsion systems until recently, when Aerojet announced a consolidation of its facilities across the county and opted to close and redevelop the facility into other uses (ECORP 2007).

4.5.2 Architectural Context

The four buildings within the Project Area each serve a utilitarian function for the property. The buildings on the property are vernacular utility buildings that were built using common materials and techniques known locally and do not represent a specific or unique architectural style.

4.5.3 Regulatory Framework

The National Historic Preservation Act (NHPA) and CEQA (Title 14, CCR, Article 5, §15064.5) apply to cultural resources of the historical and prehistoric periods. Any project with an effect that may cause a

substantial adverse change in the significance of a cultural resource, either directly or indirectly, is a project that may have a significant effect on the environment. As a result, such a project would require avoidance or mitigation of impacts to those affected resources. Significant cultural resources must meet at least one of four criteria that define eligibility for listing on either the California Register of Historical Resources (CRHR) (Public Resources Code §5024.1, Title 14 CCR, § 4852) or the National Register of Historic Places (NRHP) (36 Code of Federal Regulations [CFR] 60.4). Cultural resources eligible for listing on the NRHP are considered Historic Properties under 36 CFR Part 800 and are automatically eligible for the CRHR. Resources listed on or eligible for inclusion in the CRHR are considered Historical Resources under CEQA.

4.5.4 Cultural Resources Analysis

The Project Area included the proposed 105.5-acre development project, an additional 18.08 acres adjacent to the northern, southwestern, and southeastern boundaries of the Project Area for storm water channels and sewer pipeline connections, and 23.52 acres for a proposed potable water line that extends eastwards from Hazel Avenue into the 1,533-acre Glenborough property. The proposed offsite potable water pipeline area within the Glenborough property had been previously surveyed under CEQA and Section 106 of the NHPA starting in 2003 (ECORP 2007). In 2011, an Environmental Impact Report (EIR) was certified for the Easton Development (that included Glenborough), and the State Historic Preservation Officer, in consultation with the USACE under Section 106, developed a Historic Property Treatment Plan (HPTP; ECORP 2016) to mitigate adverse effects to Historic Properties for Glenborough. The cultural chapter for the EIR and documentation of consultation on the HPTP are provided in Attachment B of Appendix C.

The cultural resources analysis was based on a records and literature search conducted at the North Central Information Center of the CHRIS at Sacramento State University on January 28,2020, a search of the Native American Heritage Commission's (NAHC) Sacred Lands File, a literature review, and a field survey. The field survey of the 105.5-acre Project site was conducted March 5, 2020 and November 1, 2019; and The field survey of the 18.08-acre off-site utility disturbance areas included in the Cultural Resources Inventory Addendum was conducted on June 25, 2021. The literature search included the results of previous surveys within a 0.5-mile (800-meter) radius of the entire Project location.

In addition to the official records and maps for archaeological sites and surveys in Sacramento County, the following historic references were also reviewed: Historic Property Data File (Built Environment Resources Directory) for Sacramento County (OHP 2012); *The National Register Information System* (National Park Service 2020); *Office of Historic Preservation, California Historical Landmarks* (OHP 2021); *California Historical Landmarks* (OHP 1996 and updates); *California Points of Historical Interest* (OHP 1992 and updates); *Directory of Properties in the Historical Resources Inventory* (1999); *Caltrans Local Bridge Survey* (Caltrans 2019); *Caltrans State Bridge Survey* (Caltrans 2018); and *Historic Spots in California* (Kyle 2002).

Other references examined include a RealQuest Property Search and historic General Land Office land patent records (Bureau of Land Management 2020). A search of the Sacred Lands File by the NAHC was negative for Native American cultural resources in the Project Area.

4.5.4.1 Known Historic and Cultural Resources in the Project Area

The records search, literature review, and field surveys resulted in identification of the following historic-period resources in the Project Area:

- The ARPMD (P-34-335), a regional mining district on paper, which includes not just the current Project Area but the entire Folsom region and is being treated as eligible to the CRHR for the purposes of this Project. ARPMD, the Folsom Mining District, and CA-SAC-308H are all recognized as one and the same. No features associated with the District are present within any part of the Project Area.
- Building 49013 (P-34-1900., This historic-period building was previously recorded and evaluated as not eligible in 2007 by Past Forward and ECORP as a large, metal rectangular warehouse, 100 by 250 feet, with a metal gable roof and concrete floor built in 1962. During the current inventory, the building is no longer within the Project area as it has been demolished and removed from the property sometime between 2012 and 2013.
- Building 49016 (P-34-2184). This historic-period building was previously recorded and evaluated as not eligible in 2008 by Past Forward and ECORP as a long rectangular (85 feet east-west by 240 feet north-south) corrugated steel building with a flat roof, built between 1954 and 1961. During the current inventory, the building is no longer within the Project area as it has been demolished and removed from the property sometime between 2012 and 2013.
- Building 49022 (P-34-2185). This historic-period building was previously recorded and evaluated as not eligible in 2008 by Past Forward and ECORP as a ECORP as a rectangular (20 by 65 feet) steel corrugated shed with a gable roof that has been abandoned for 15 years, built between 1954 and 1961. During the current inventory, the building is no longer within the Project area as it has been demolished and removed from the property sometime between 2012 and 2013.
- Building 49015 (P-34-2183). This historic-period building was previously recorded and evaluated as not eligible in 2008 by Past Forward and ECORP as a ECORP as a rectangular (300 by 220 feet) corrugated steel structure with a flat steel roof with a slab concrete floor built between 1954 and 1961. During the current inventory, the industrial building remains within the Project Area. The building is a typical large warehouse with large metal roll up doors, flat roof, covered loading docks at the northern and southern façades, and no windows (Figures 10 and 11). The building is currently vacant. In 2011, the USACE and State Historic Preservation Officer (SHPO) concurred with the evaluation of not eligible during consultation associated with the adjacent Glenborough at Easton and Easton Place Project.
- The Natomas-Aerojet Dredge Fields (NADF) (CA-SAC-1013H), a mining district that was previously determined not eligible for the NRHP or CRHR by SHPO as part of the adjacent Glenborough at Easton and Easton Place Project. Assuming that the reviewing agencies extend that finding to the current Project Area, the NADF does not constitute a Historical Resource under CEQA or a Historic Property under NHPA. Regardless, no evidence of mining-related features that could be associated with this resource were observed within the Project Area; and

- The Southern Pacific Railroad (P-34-455) has been previously determined eligible for the NRHP and CRHR; however, the portion of this resource within the Project Area does not retain integrity to its period of significance; the economic development of California as it relates to the growth of Folsom and Sacramento from 1907 to 1950.

4.5.4.2 Newly Identified Resources

As a result of field survey, four historic-period buildings and one historic-period roadway segment were recorded within the Project Area. Building descriptions and evaluations follow, and confidential Department of Parks and Recreation (DPR) site records are provided in Attachment D of Appendix C.

- **ER-49011 Building 49011**. This resource is a historic-period building. The Building 49011 is a large rectangular (300 by 230 feet) corrugated steel structure with a flat steel roof with a slab concrete floor built between 1954 and 1961. During the current inventory, the industrial building remains within the Project Area and currently in use. The building is a typical large warehouse with corrugated sheet metal siding, large metal roll-up doors, flat roof, and covered loading docks at the eastern-facing façade This building has not been previously evaluated for eligibility; however, it is noteworthy that none of the accompanying buildings and structures were found to be significant when formally evaluated (ECORP 2020a). ECORP's evaluation of ER-49011 using CRHR and HRHP eligibility criteria found that it is not eligible for the CRHR (ECORP 2021a).
- **ER-49020 Building 49020**. This historic-period building is a rectangular (50 by 100 feet) steel corrugated building that was built between 1952 and 1961. Building 49020 and Building 49021 are located approximately 100 feet apart. This building has not been evaluated for eligibility; however, it is noteworthy that none of the accompanying buildings and structures were found to be significant when formally evaluated (ECORP 202a0). ECORP's evaluation of ER-49020 using CRHR and NRHP eligibility criteria found that it is not eligible for the CRHR (ECORP 2021a).
- **ER-49021 Building 49021**. This historic-period building is a rectangular (50 by 100 feet) steel corrugated building that was built between 1952 and 1961. This building is of the same architectural style and construction as Building 49020. This building has not been evaluated for eligibility; however, it is noteworthy that none of the accompanying buildings and structures were found to be significant when formally evaluated (ECORP 2020a). ECORP's evaluation of ER-49021 using CRHR and HRHP eligibility criteria found that it is not eligible for the CRHR (ECORP 2021a).
- **ER-49024 Building 49024**. This historic-period building is a rectangular (200 by 100 feet) open-air steel building that was built between 1961 and 1964. This building has not been evaluated for eligibility; however, it is noteworthy that none of the accompanying buildings and structures were found to be significant when formally evaluated (ECORP 2020a). ECORP's evaluation of ER-49024 using CRHR and HRHP eligibility criteria found that it is not eligible for the CRHR (ECORP 2020a).
- **P-34-1678** consists of a segment of Folsom Boulevard, a historic-period road alignment. Review of historical topographic maps and aerials indicate that the road was likely constructed before 1914, with improvements in several decades through the 1900s. Folsom Boulevard, historically, has travelled parallel to the Southern Pacific Railroad. Originally a dirt road, it was paved around

1920. Folsom Boulevard was likely converted to the paved four-lane-road it is today in the 1980s. The segment of Folsom Boulevard within the Project Area is part of a 3.13-mile segment that was just a portion of the original road, which ran from eastern Sacramento to the City of Folsom paralleling the western side of the Sacramento Valley Railroad, providing direct access from Sacramento to Folsom in the 1850s to transport people and goods (ECORP 2021d).

For the purposes of this Project alone, the resource is being treated as eligible for both the NRHP and CRHR. As detailed in the Cultural Resources Inventory Addendum (Appendix C) ECORP assessed the significance of Project impacts to Folsom Boulevard associated with two sanitary sewer connections that would require trenching into small areas of Folsom Boulevard and provided a Finding of Effect statement pursuant to Title 36 CFR Part 800.5, Assessment of Adverse Effects, to support Section 106 consultation for the Project's anticipated Section 404 permit. This Finding of Effect also assesses the Project's impacts to a Historical Resource (as defined by CEQA) [CCR Title 14, Section 15064.5(a)].

4.5.5 Cultural Resources (V) Environmental Checklist and Discussion

Would the Project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a) Cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5?	☐	☒	☐	☐

Less than significant with mitigation incorporated.

The cultural resources inventory and evaluation of the Project Area (ECORP 2021c and 2021d) resulted in the following findings:

- P-34-335/CA-SAC-308H, the Folsom Mining District/ARPMD, is a 70-square-mile mining landscape that is being treated as eligible for the NRHP and CRHR. It is mapped over the Project Area but does not have any physical manifestations and, therefore, lacks sufficient integrity within the Project Area. No features associated with this District are present within any part of the Project Area (ECORP 2020a). Thus, the District would not be affected by the Project.
- P-34-1710/CA-SAC-1013-H, the NADF, has been previously recorded within the Project Area; however, it was also previously determined to be not eligible for the NRHP and CRHR by the USACE with SHPO concurrence. Moreover, no features associated with this are present within any part of the Project Area (ECORP 2020a).
- P-34-2183, Building 49015, a historic-period building previously recorded and determined to be not eligible for the NRHP or CRHR, is present within the Project Area.
- ER-49011, a historic-period building, is present within the Project Area and determined to be not eligible for the NRHP or CRHR.

- ER-49020, a historic-period building, is present within the Project Area and determined to be not eligible for the NRHP or CRHR.
- ER-49021, a historic-period building, is present within the Project Area and determined to be not eligible for the NRHP or CRHR.
- ER-49024, a historic-period building, is present within the Project Area and determined to be not eligible for the NRHP or CRHR.
- P-34-1900 (Building 49013), P-34-2184 (Building 49016), and P-34-2185 (Building 49022) have been previously determined to be not eligible for the NRHP and CRHR and were since demolished and no longer exist within the Project Area.
- The Southern Pacific Railroad (P-34-455) is a linear Historical Resource according to CEQA; however, the portion of this resource within the Project Area does not retain integrity to its period of significance and, therefore, does not contribute to the resource's eligibility, and any alteration or removal of this segment of the railroad within the Project Area would not affect the resource's eligibility overall.
- Folsom Boulevard (P-34-1678) is a linear resource being treated as a Historical Resource according to CEQA, and a Historic Property, according to Section 106, for this Project alone. ECORP applied the criteria of adverse effect and found that the Project's excavation of 4-foot-wide, shored trenches through Folsom Boulevard to install new sewer lines at the two locations would not have an adverse effect or significant impact on this resource. Because the overall road and all of its elements would remain in place, the trench and the underground jack and bore beneath the road would not alter the road's overall integrity of location and would not change the historical association that the road has with the development of the region, Sacramento and Placer Counties, and communities of Folsom, Rancho Cordova, and Sacramento. This historical association would remain with no changes after the Project is implemented. In addition, the design of the road overall, visible on the landscape and from above, would remain largely intact despite this minor temporary alteration. The alterations to this small section of road would not affect the materials and workmanship of the overall engineering structure. Therefore, although the Project would have a minor affect/impact to this historical resource, the impact would be less than significant.

Dredging and other mining activity in the area has altered the soils in the Project Area, replacing Holocene alluvium and leaving them unlikely to contain buried cultural deposits. However, a moderate potential exists for buried historic-period resources due to the robust history of mining in the Project Area and vicinity. Thus, project construction may uncover unknown archeological resources. Mitigation measures **CUL-1** and **CUL-2** will be implemented by the City of Rancho Cordova to reduce this potentially significant impact to **less than significant levels with mitigation incorporated**.

Would the Project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	☐	☒	☐	☐

Less than significant with mitigation incorporated.

As discussed above, there are no known archaeological resources within the Project Area. However, there exists a low potential for buried pre-contact archaeological sites in the Project Area because despite the dredge impacts, pre-contact archaeological sites are likely to be located along perennial waterways such as Buffalo Creek and the American River. Thus, project construction may uncover unknown archeological resources. Mitigation measures **CUL-1** and **CUL-2** will be implemented by the City of Rancho Cordova to reduce this potentially significant impact to **less than significant levels with mitigation incorporated**.

Would the Project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
c) Disturb any human remains, including those interred outside of dedicated cemeteries?	☐	☒	☐	☐

Less than significant with mitigation incorporated.

As discussed above, there are no known dedicated cemeteries within the Project Area. However, there exists a low potential for buried pre-contact or historical human remains in the Project Area because despite the dredge impacts, pre-contact archaeological sites are likely to be located along perennial waterways such as Buffalo Creek and the American River. Thus, project construction may disturb unknown human remains. Mitigation measures **CUL-1** and **CUL-2** will be implemented by the City of Rancho Cordova to reduce this potentially significant impact to **less than significant levels with mitigation incorporated**.

4.5.6 Mitigation Measures

The following mitigation measures be adopted and implemented by the lead agency to reduce potential adverse impacts to less than significant.

CUL-1: Discovery of Unknown Archeological Resources

- If subsurface deposits believed to be cultural or human in origin are discovered during construction, all work must halt within a 50-foot radius of the discovery. The qualified archaeologist shall be called upon to evaluate the significance of the find and shall have the authority to modify the no-work radius as appropriate, using professional judgment. The following notifications shall apply, depending on the nature of the find:

- If the professional archaeologist determines that the find does not represent a cultural resource, work may resume immediately, and no agency notifications are required.
- If the professional archaeologist determines that the find does represent a cultural resource from any time period or cultural affiliation, he or she shall immediately notify the lead agencies. The agencies shall consult on a finding of eligibility and implement appropriate treatment measures if the find is determined to be eligible for inclusion in the California Register of Historic Resources (CRHR) or National Register of Historic Places (NRHP). Work may not resume within the no-work radius until the lead agencies, through consultation as appropriate, determine that the site either: 1) is not eligible for or CRHR or NRHP; or 2) that the treatment measures have been completed to their satisfaction.

Timing/Implementation: *During Project construction*

Enforcement/Monitoring: *City of Rancho Cordova and qualified archeologist working for Project Applicant*

CUL-2: **Discovery of Unknown Human Remains.** If the find includes human remains, or remains that are potentially human, he or she shall ensure reasonable protection measures are taken to protect the discovery from disturbance (AB 2641). The archaeologist shall notify the Sacramento County Coroner (per § 7050.5 of the Health and Safety Code). The provisions of § 7050.5 of the California Health and Safety Code, § 5097.98 of the California PRC, and AB 2641 will be implemented. If the Coroner determines the remains are Native American and not the result of a crime scene, the Coroner will notify the Native American Heritage Commission (NAHC), who then will designate a Native American Most Likely Descendant (MLD) for the Project (§ 5097.98 of the PRC). The designated MLD will have 48 hours from the time access to the property is granted to make recommendations concerning treatment of the remains. If the landowner does not agree with the recommendations of the MLD, the NAHC may mediate (§ 5097.94 of the PRC). If no agreement is reached, the landowner must rebury the remains where they will not be further disturbed (§ 5097.98 of the PRC). This will also include either recording the site with the NAHC or the appropriate information center; using an open space or conservation zoning designation or easement; or recording a reinternment document with the county in which the property is located (AB 2641). Work may not resume within the no-work radius until the City, through consultation as appropriate, determines that the treatment measures have been completed to its satisfaction.

Timing/Implementation: *During Project construction*

Enforcement/Monitoring: *City of Rancho Cordova, Project Proponents, Sacramento County Coroner, NAHC*

4.6 Energy

4.6.1 Environmental Setting

Energy consumption is analyzed in this Initial Study due to the potential direct and indirect environmental impacts associated with the Proposed Project. Such impacts include the depletion of nonrenewable resources (oil, natural gas, coal, etc.) and emissions of pollutants. It is noted that energy use/consumption was not analyzed in the General Plan EIR.

4.6.1.1 Energy Types and Sources

California relies on a regional power system comprised of a diverse mix of natural gas, renewable, hydroelectric, and nuclear generation resources. Natural gas provides California with a majority of its electricity followed by renewables, large hydroelectric and nuclear (California Energy Commissions [CEC] 2018a). The Sacramento Municipal Utility District (SMUD) provides electricity to the majority of Sacramento County, including the Project site. It generates or buys electricity from hydroelectric, nuclear, renewable, natural gas, and coal facilities. The Pacific Gas and Electric Company (PG&E) provides natural gas to most of the northern two-thirds of California, from Bakersfield and Barstow to near the Oregon, Nevada and Arizona State Line. It provides 5.2 million people with natural gas across 70,000 square miles.

The California Public Utilities Commission (CPUC) regulates SMUD and PG&E. The CPUC has developed energy efficiency programs such as smart meters, low-income programs, distribution generation programs, self- generation incentive programs, and a California solar initiative. Additionally, the CEC maintains a power plant data base that describes all of the operating power plants in the state by county. Sacramento County contains 48 power plants generating electricity, of which 19 are solar-powered, five are natural gas-fired, two are biomass-powered, and two are hydro-powered (CEC 2019).

4.6.1.2 Existing Transmission and Distribution Facilities

The components of transmission and distribution systems include the generating facility, switching yards and stations, primary substation, distribution substations, distribution transformers, various sized transmission lines, and the customers. The United States contains over a quarter million miles of transmission lines, most of them capable of handling voltages between 115 kilovolts (kv) and 345 kv, and a handful of systems of up to 500 kv and 765 kv capacity. Transmission lines are rated according to the amount of power they can carry, the product of the current (rate of flow), and the voltage (electrical pressure). Generally, transmission is more efficient at higher voltages. Generating facilities, hydro-electric dams, and power plants usually produce electrical energy at fairly low voltages, which is increased by transformers in substations. From there, the energy proceeds through switching facilities to the transmission lines. At various points in the system, the energy is "stepped down" to lower voltages for distribution to customers. Power lines are either high voltage (115, 230, 500, and 765 kv) transmission lines or low voltage (12, 24, and 60 kv) distribution lines. Overhead transmission lines consist of the wires carrying the electrical energy (conductors), insulators, support towers, and grounded wires to protect the lines from lightening (called shield wires). Towers must meet the structural requirements of the system in several ways. They must be able to support both the electrical wires, the conductors, and the shield wires

under varying weather conditions, including wind and ice loading, as well as a possible unbalanced pull caused by one or two wires breaking on one side of a tower. Every mile or so, a "dead-end" tower must be able to take the strain resulting if all the wires on one side of a tower break. Every change in direction requires a special tower design. In addition, the number of towers required per mile varies depending on the electrical standards, weather conditions, and the terrain. All towers must have appropriate foundations and be available at a fairly regular spacing along a continuous route accessible for both construction and maintenance. A right-of-way is a fundamental requirement for all transmission lines. A right-of-way must be kept clear of vegetation that could obstruct the lines or towers by falling limbs or interfering with the sag or wind sway of the overhead lines. If necessary, land acquisition and maintenance requirements can be substantial. The dimensions of a right-of-way depends on the voltage and number of circuits carried and the tower design. Typically, transmission line rights-of-way range from 100 to 300 feet in width. The electric power supply grid within Sacramento County is part of a larger supply network operated and maintained by SMUD.

The California Independent System Operator (CAISO) manages the flow of electricity across the high-voltage, long-distance power lines (high-voltage transmissions system) that make up 80 percent of California's and a small part of Nevada's grid. This nonprofit public benefit corporation keeps power moving to and throughout California by operating a competitive wholesale electricity market, designed to promote a broad range of resources at lower prices, and managing the reliability of the electrical transmission grid. In managing the grid, CAISO centrally dispatches generation and coordinates the movement of wholesale electricity in California. As the only independent grid operator in the western U.S., CAISO grants equal access to 26,000 circuit miles of transmission lines and coordinates competing and diverse energy resources into the grid where it is distributed to consumers. Every five minutes, CAISO forecasts electrical demand and dispatches the lowest cost generator to meet demand while ensuring enough transmission capacity for delivery of power.

CAISO conducts an annual transmission planning process that uses engineering tools to identify any grid expansions necessary to maintain reliability, lower costs or meet future infrastructure needs based on public policies. CAISO engineers design, run and analyze complex formulas and models that simulate grid use under wide-ranging scenarios, such as high demand days coupled with wildfires. This process includes evaluating power plant proposals submitted for study into the interconnection queue to determine viability and impact to the grid. The long-term comprehensive transmission plan, completed every 15 months, maps future growth in electricity demand and the need to meet state energy and environmental goals that require the CAISO grid to connect to renewable-rich, but remote areas of the Western landscape. CAISO promotes energy efficiency through resource sharing. CAISO electricity distribution management strategy designed so that an area with surplus electricity can benefit by sharing megawatts with another region via the open market. This allows the dispatch of electricity as efficiently as possible. By maximizing megawatts as the demand for electricity increases, CAISO helps keep electricity flowing during peak periods.

4.6.1.3 Energy Consumption

Electricity use is measured in kilowatt-hours (kWh), and natural gas use is measured in therms. Vehicle fuel use is typically measured in gallons (e.g., of gasoline or diesel fuel), although energy use for electric vehicles is measured in kWh.

The electricity consumption associated with all nonresidential uses in Sacramento County from 2015 to 2019 is shown in Table 4.6-1. As indicated, the demand has remained relatively constant since 2015.

Table 4.6-1. Non-Residential Electricity Consumption in Sacramento County 2015-2019

Year	Electricity Consumption (kilowatt hours)
2019	6,136,822,611
2018	6,154,586,726
2017	6,182,143,334
2016	5,989,984,321
2015	6,123,970,614

Source: CEC 2020

The natural gas consumption associated with all uses in Sacramento County from 2015 to 2019 is shown in Table 4.6-2. As indicated, the demand has increased since 2015.

Table 4.6-2. Natural Gas Consumption in Sacramento County 2015-2019

Year	Natural Gas Consumption (therms)
2019	112,001,868
2018	110,946,285
2017	109,925,151
2016	105,200,835
2015	102,835,605

Source: CEC 2020

Automotive fuel consumption in Sacramento County from 2016 to 2020 is shown in Table 4.6-3. Fuel consumption has decreased since 2016.

Table 4.6-3. Automotive Fuel Consumption in Sacramento County 2016-2020

Year	Total Fuel Consumption (gallons)
2020	557,639,300
2019	640,274,600
2018	637,162,700
2017	635,998,400
2016	624,072,500

Source: CARB 2021

4.6.2 Regulatory Framework

4.6.2.1 State

Senate Bill (SB) 350

In October 2015, the legislature approved, and the Governor signed, SB 350, which reaffirms California's commitment to reducing its greenhouse gas emissions and addressing climate change. Key provisions include an increase in the renewables portfolio standard (RPS), higher energy efficiency requirements for buildings, initial strategies toward a regional electricity grid, and improved infrastructure for electric vehicle charging stations. Specifically, SB 350 requires the following to reduce statewide greenhouse gas emissions:

- Increase the amount of electricity procured from renewable energy sources from 33 percent to 50 percent by 2030, with interim targets of 40 percent by 2024, and 25 percent by 2027.
- Double the energy efficiency in existing buildings by 2030. This target would be achieved through the CPUC, the CEC, and local publicly owned utilities.
- Reorganize the CAISO) to develop more regional electrify transmission markets and to improve accessibility in these markets, which would facilitate the growth of renewable energy markets in the western United States.

Established in 2002 under SB 1078 and accelerated by SB 107 (2006) and SB 2 (2011), California's RPS obligates investor-owned utilities, energy service providers, and community choice aggregators to procure 33 percent of their electricity from renewable energy sources by 2020. Eligible renewable resources are defined in the 2013 RPS to include biodiesel; biomass; hydroelectric and small hydro (30 megawatts or less); Los Angeles Aqueduct hydro power plants; digester gas; fuel cells; geothermal; landfill gas; municipal solid waste; ocean thermal, ocean wave, and tidal current technologies; renewable derived biogas; multi-fuel facilities using renewable fuels; solar photovoltaic; solar thermal electric; wind; and other renewables that may be defined later. Governor Edmund Gerald (Jerry) Brown signed SB 350 on October 7, 2015, which expands the RPS by establishing a goal of 60 percent of the total electricity sold to retail customers in California per year by December 31, 2030. In addition, SB 350 includes the goal to double the energy efficiency savings in electricity and natural gas final end uses (such as heating, cooling, lighting, or class of energy uses upon which an energy efficiency program is focused) of retail customers through energy conservation and efficiency. The bill also requires the CPUC, in consultation with the CEC, establish efficiency targets for electrical and gas corporations consistent with this goal. SB 350 also provides for the transformation of the CAISO into a regional organization to promote the development of regional electricity transmission markets in the western states and to improve the access of consumers served by the CAISO to those markets, pursuant to a specified process.

Senate Bill 100

In 2018, SB 100 (the California 100 Percent Clean Energy Act) was signed by Governor Brown, codifying a goal of 60 percent renewable procurement by 2030 and 100 percent by 2045, Specifically, SB 100 sets the goal of powering the state with 100 percent clean and carbon free electricity by 2045.

4.6.3 Energy (VI) Environmental Checklist and Discussion

Would the Project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	☐	☐	☒	☐

Less than significant impact.

The impact analysis focuses on the sources of energy that are relevant to the Proposed Project: electricity, natural gas, the equipment-fuel necessary for Project construction, and the automotive fuel necessary for Project operations. Addressing energy impacts requires an agency to make a determination as to what constitutes a significant impact. There are no established thresholds of significance, statewide or locally, for what constitutes a wasteful, inefficient, and unnecessary consumption of energy for a proposed land use project. For the purpose of this analysis, the amount of electricity and natural gas estimated to be consumed by the Project is quantified and compared to that consumed by all non-residential land uses in Sacramento County. Similarly, the amount of fuel necessary for Project construction and operations is calculated and compared to that consumed in Sacramento County.

The analysis of electricity gas and natural gas usage is based on CalEEMod modeling conducted by ECORP Consulting (see Appendix A), which quantifies energy use for Project operations. The amount of operational automotive fuel use was estimated using the CARB's EMFAC2021 computer program, which provides projections for typical daily fuel usage in Sacramento County. The amount of total construction-related fuel use was estimated using ratios provided in the Climate Registry's General Reporting Protocol for the Voluntary Reporting Program, Version 2.1. Energy consumption associated with the Proposed Project is summarized in Table 4.6-4.

Table 4.6-4. Energy and Fuel Consumption

Energy Type	Annual Energy Consumption	Percentage Increase Countywide
Building Energy Consumption		
Electricity Consumption[1]	19,237,800 kilowatt-hours	0.313 percent
Natural Gas[1]	0 therms	0.000 percent
Automotive Fuel Consumption		
Project Construction		
Demolition & Grading Year One	46,305 gallons	0.008 percent
Demolition & Grading Year Two	43,941 gallons	0.007 percent
Demolition & Grading Year Three, Stormwater Drainage & Sewer Connection	72,906 gallons	0.013 percent
Phase 1 Building Construction, Year One	77,143 gallons	0.013 percent

Table 4.6-4. Energy and Fuel Consumption

Energy Type	Annual Energy Consumption	Percentage Increase Countywide
Phase 1 Building Construction, Year Two	78,030 gallons	0.014 percent
Phase 2 Building Construction, Year One	80,887 gallons	0.014 percent
Phase 2 Building Construction, Year Two	80,394 gallons	0.014 percent
Phase 3 Building Construction, Year One	86,404 gallons	0.015 percent
Phase 3 Building Construction, Year Two	95,074 gallons	0.017 percent
Phase 4 Building Construction, Year Two	66,798 gallons	0.011 percent
Phase 4 Building Construction, Year Two	67,882 gallons	0.012 percent
Project Operations[2]	312,986 gallons	0.056 percent

Source: [1]CalEEMod; [2]Climate Registry 2016; [3]EMFAC2021 (CARB 2021)
Notes: The Project increases in electricity and natural gas consumption are compared with all of the non-residential buildings in the Sacramento County, respectively, in 2019, the latest data available. The Project increases in automotive fuel consumption are compared with the countywide fuel consumption in 2020, the most recent full year of data.
Project natural gas consumption accounts for implementation of SMAQMD Tier 1 BMPs (see Section 4.8 below).

Operations of the Proposed Project would consume electricity from lighting, space and water heating, and landscape maintenance activities. As shown in Table 4.6-4, the annual electricity consumption due to operations would be 19,237,800 kilowatt-hours resulting in an approximate 0.313 percent increase in the typical annual electricity consumption attributable to all non-residential uses in Sacramento County. However, this is potentially a conservative estimate. In September 2018 Governor Brown Signed Executive Order (EO) B-55-18, which established a new statewide goal "to achieve carbon neutrality as soon as possible, and no later than 2045, and achieve and maintain net negative emissions thereafter." Carbon neutrality refers to achieving a net zero carbon dioxide (CO_2) emissions. This can be achieved by reducing or eliminating carbon emissions, balancing carbon emissions with carbon removal, or a combination of the two. This goal is in addition to existing statewide targets for greenhouse gas emission reduction. Governor's Executive Order B-55-18 requires CARB to "work with relevant state agencies to ensure future Scoping Plans identify and recommend measures to achieve the carbon neutrality goal." Furthermore, as described in detail under Section 4.8, Greenhouse Gas Emissions, the Project is required to be designed and constructed without natural gas infrastructure and therefore would not consume natural gas resources once operational. For these reasons, the Project would not result in the inefficient, wasteful, or unnecessary consumption of building energy.

Fuel necessary for Project construction would be required for the operation and maintenance of construction equipment and the transportation of materials to the Project site. The fuel expenditure necessary to construct the physical building and infrastructure would be temporary, lasting only as long as Project construction. As further indicated in Table 4.6-4, Project construction is anticipated to span several years with the greatest estimated single-year fuel use of 95,074 gallons. This would increase the annual countywide gasoline fuel use in the county by 0.017 percent. As such, Project construction would have a nominal effect on local and regional energy supplies. No unusual Project characteristics would necessitate the use of construction equipment that would be less energy efficient than at comparable construction sites in the region or the state. Construction contractors would purchase their own gasoline and diesel

fuel from local suppliers and would judiciously use fuel supplies to minimize costs due to waste and subsequently maximize profits. Additionally, construction equipment fleet turnover and increasingly stringent state and federal regulations on engine efficiency combined with state regulations limiting engine idling times and requiring recycling of construction debris, would further reduce the amount of transportation fuel demand during Project construction. For these reasons, it is expected that construction fuel consumption associated with the Project would not be any more inefficient, wasteful, or unnecessary than other similar development projects of this nature.

The Project is estimated to generate approximately 2,080 daily trips (Fehr & Peers 2021). As indicated in Table 4.6-4, this would equate to a consumption of approximately 312,986 gallons of automotive fuel per year, which would increase the annual countywide automotive fuel consumption by 0.056 percent. The amount of operational fuel use was estimated using CARB's EMFAC2021 computer program, which provides projections for typical daily fuel usage in Sacramento County. This analysis conservatively assumes that all of the automobile trips projected to arrive at the Project during operations would be new to Sacramento County. Further, a liberal approach was taken for vehicle trip estimation to ensure potential impacts due to operational gasoline usage were adequately accounted for. Fuel consumption associated with vehicle trips generated by the Project would not be considered inefficient, wasteful, or unnecessary in comparison to other similar developments in the region.

For these reasons, this impact would be **less than significant**.

Would the Project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	☐	☐	☒	☐

Less than significant impact.

All future buildings associated with the Proposed Project be built to the Energy Efficiency Standards for Residential and Nonresidential Buildings, as specified in Title 24, Part 6, of the CCR (Title 24). Title 24 was established in 1978 in response to a legislative mandate to reduce California's energy consumption. Title 24 is updated approximately every three years; the 2016 standards became effective January 1, 2017. The 2019 Title 24 updates went into effect on January 1, 2020. The 2019 Energy Standards improve upon the 2016 Energy Standards for new construction of, and additions and alterations to, residential and nonresidential buildings. The 2019 update to the Energy Standards focuses on several key areas to improve the energy efficiency of newly constructed buildings and additions and alterations to existing buildings. The 2019 Energy Standards are a major step toward meeting Zero Net Energy. Buildings permitted on or after January 1, 2020, must comply with the 2019 Standards. Compliance with Title 24 is mandatory at the time new building permits are issued by city and county governments.

For these reasons, this impact would be **less than significant**.

4.6.4 Mitigation Measures

No significant impacts were identified, and no mitigation measures are required.

4.7 Geology and Soils

4.7.1 Environmental Setting

Rancho Cordova and the surrounding area, except for the banks of the American River, are predominantly flat with slopes generally not exceeding two percent. The Project Area is generally flat with little to no slope. Elevation is approximately 140-150 feet above mean sea level (AMSL).

Gold-bearing gravels within the District are either in or near the American River or at the lower contacts of the Laguna and Mehrten Formations (Clark 1970). The gravels within the Laguna Formation, which were deposited approximately three million years ago during the early Quaternary, are inter-bedded with sand, silt, clay, and cobbles and reach a depth of around 100 feet. Volcanic debris of the Mehrten Formation lies beneath these surface stream gravels. In other places, gold-bearing gravels were capped by a hard agglomerate composed predominantly of volcanic debris representing a local mud-flow facies of the Miocene Mehrten formation.

The gold-bearing Laguna Formation (Pliocene) underlies the Project Area, capped by Holocene alluvium, and the fact that so much of the property had been mined indicates that gold-bearing deposits were present. Dredge mining completely obliterated the Holocene alluvium in order to access the underlying Laguna Formation (Clark 1970). Due to dredging activities in the area, the soil throughout most of the Project Area has likely been significantly altered.

Based on previous investigations, subsurface geologic materials consist of spoils from historical gold dredging operations. The dredged material (mostly clayey/silty gravels and cobbles) extends from the surface to a depth of approximately 27 to 30 feet below ground surface (bgs) (Stantec 2020). The dredged area appears thin to the north, near the railways and Folsom Boulevard. Geologic materials beneath the dredged material typically consist of finer-grained materials with lenses of sandy silt and poorly graded fine sand.

4.7.1.1 Geomorphic Setting

The Aerojet properties south of U.S. Highway 50, including the Project properties, are located within the Sacramento Valley portion within the Great Valley Geomorphic Province (Great Valley), which includes the area known as the Great Central Valley of California. The Great Valley extends 400 miles north to south and 60 miles east to west and is encompassed by the Coast Ranges (metamorphic), the Klamath Ranges (metamorphic), the Cascade Range (volcanic), and the Sierra Nevada Range (granitic and metamorphic). The Great Valley consists of an elongated structural trough that has been filled with a sequence of sedimentary deposits to depths greater than 20,000 feet ranging in age from Jurassic to recent. Geophysical evidence suggests that the Great Valley is underlain at depth with granitic rocks of the Sierra Nevada Province. The majority of rocks and deposits found within the Great Valley Geomorphic Province are sedimentary. The age of these rocks and deposits ranges from Upper Jurassic (between 154 and 135

million years ago) to recent (California Geological Survey [CGS] 2002). At the latitude of the site, the Sacramento Valley is approximately 45 miles wide.

The underlying geomorphology in the majority of the Project Area is quaternary alluvium and marine deposits dating from Pliocene to Holocene, and the southeastern corner of the Project Area is Plio-Pleistocene loosely consolidated shale, sandstone, and gravel deposits (Jennings et al. 1977).

4.7.1.2 Site Soils

According to the USDA's National Resources Conservation Service (NRCS) via the Web Soil Survey database (NRCS 2021), four soil types are located within the Project Area, as shown in Table 4.7-1: Urban Land Natomas Complex (228) 0 to 2 percent slopes, well-drained soils derived from alluvium; Xerorthents, dredge tailings (245) 2 to 50 percent slopes, found on channels, floodplains, and toeslopes; Natomas Loam (181), 0 to 2 percent slopes, comprised of deep, well-drained soils on low streams and terraces formed in alluvium derived from mixed rock sources; and Urban Land (227).

The Web Soil Survey also identifies drainage, flooding, erosion, runoff, frost action, and the linear extensibility potential for the Project soils. According to this survey, the Project soils are moderately well drained and somewhat excessively drained, have a low to moderate runoff potential, and have no potential for flooding or frost action. The Project site soils also have a slight to moderate erosion potential and low to moderate linear extensibility (shrink-swell) (NRCS 2021).

Table 4.7-1. Project Area Soil Characteristics

Soil (Map Unit Symbol, Map Unit Name)	Percentage of Site	Drainage	Flooding Frequency Class	Frost Action[1]
228, Urban Land Natomas Complex, 0 to 2 percent slopes	7	ND	None	None
245, Xerorthents Dredge Tailings 2 to 50 percent slopes	1	Somewhat excessively drained	None	None
181, Natomas Loam, 0 to 2 percent slopes	48	Well drained	None	None
227, Urban Land	44	ND	ND	ND
	Runoff Potential[2]	**Linear Extensibility[3]**	**Erosion Hazard[4]**	
228, Urban Land Natomas Complex, 0 to 2 percent slopes	A(low)	ND	Slight	
245, Xerorthents Dredge Tailings 2 to 50 percent slopes	A (low)	1.5%, low	Slight	
181, Natomas Loam, 0 to 2 percent slopes	C (moderate)	3.1% (low-moderate)	Slight	
227, Urban Land	ND	ND	ND	

Table 4.7-1. Project Area Soil Characteristics				
Soil (Map Unit Symbol, Map Unit Name)	**Percentage of Site**	**Drainage**	**Flooding Frequency Class**	**Frost Action[1]**

Source: NRCS 2021
Notes:
ND = No data in Soil Survey Report for this parameter
1. Potential for frost action is the likelihood of upward or lateral expansion of the soil caused by the formation of segregated ice lenses (frost heave) and the subsequent collapse of the soil and loss of strength on thawing. Frost action occurs when moisture moves into the freezing zone of the soil. Frost heave and low soil strength during thawing cause damage to pavements and other rigid structures.
2. Hydrologic soil groups are based on estimates of runoff potential. Soils are assigned to one of four groups according to the rate of water infiltration when the soils are not protected by vegetation, are thoroughly wet, and receive precipitation.
Group A: Soils having a high infiltration rate (low runoff potential) when thoroughly wet.
Group B: Soils having a moderate infiltration rate when thoroughly wet.
Group C: Soils having a slow infiltration rate when thoroughly wet.
Group D: Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet.
3. Linear extensibility is used to determine the shrink-swell potential of soils. The shrink-swell potential is low if the soil has a linear extensibility of less than 3%, moderate if 3 to 6%, high if 6 to 9%, and very high if more than 9%. If the linear extensibility is more than 3, shrinking and swelling can cause damage to buildings, roads, and other structures and to plant roots. Special design commonly is needed.
4. The ratings are both verbal and numerical. The hazard is described as "slight," "moderate," "severe," or "very severe." A rating of "slight" indicates that erosion is unlikely under ordinary climatic conditions; "moderate" indicates that some erosion is likely and that erosion-control measures may be needed; "severe" indicates that erosion is very likely and that erosion-control measures, including revegetation of bare areas, are advised; and "very severe" indicates that significant erosion is expected, loss of soil productivity and offsite damage are likely, and erosion-control measures are costly and generally impractical.

4.7.1.3 Regional Seismicity and Fault Zones

In California, special definitions for active faults were devised to implement the Alquist-Priolo Earthquake Fault Zoning Act of 1972, which regulates development and construction in order to avoid the hazard of surface fault rupture. The State Mining and Geology Board established policies and criteria in accordance with the act. The board defined an active fault as one which has had surface displacement within Holocene time (about the last 11,000 years). A potentially active fault was considered to be any fault that showed evidence of surface displacement during Quaternary time (last 1.6 million years). Because of the large number of potentially active faults in California, the State Geologist adopted additional definitions and criteria in an effort to limit zoning to only those faults with a relatively high potential for surface rupture. Thus, the term sufficiently active was defined as a fault for which there was evidence of Holocene surface displacement. This term was used in conjunction with the term well-defined, which relates to the ability to locate a Holocene fault as a surface or near-surface feature (CGS 2011).

The Project Area is situated relatively equidistant from major faults in Northern California and Nevada and is not within or adjacent to an Alquist-Priolo Earthquake Fault Zone or a seismic hazard zone. The nearest known active fault mapped is the Dunnigan Hills fault, located approximately 19 miles northwest of the City of Sacramento, which is estimated to be capable of producing an earthquake with a maximum possible Richter Scale magnitude of 6.0 (County of Sacramento 2008. The nearest branches of the active San Andreas Fault system are the Antioch, Green Valley and Concord faults, which are approximately 50

miles southwest of the Project Area. Other major active faults are the Hayward and Calaveras faults to the southwest, the Healdsburg-Rogers Creek fault to the west, the Bear Mountain and New Melones faults to the east, and the Stockton and Greenville faults to the south. Active faulting has not been mapped through or near the Project Area. No known late Quaternary faults pass near or trend directly toward the Project Area as designated by the Alquist-Priolo Earthquake Fault Zone Act (California Geological Survey 2011). Because no major active faults transect the County, surface rupture due to faulting in the project area is not expected to occur.

4.7.1.4 Paleontological Resources

According to the Easton Project Draft EIR (County of Sacramento 2008) for the development adjacent east of the Project site, the closest fossil locality to the Project area is approximately 8 miles northward near Roseville. Only 13 known localities occur within Sacramento County and none of these are within the Project area (University of California Museum of Paleontology 2021). Because a documented formation sensitive to paleontological resources (Laguna Formation) exists within the Project area, paleontological resources may be expected to occur within the project area. The Laguna Formation is exposed in western and eastern extents of the project area and may also underlie the mining tailings. The Laguna Formation has produced significant fossil remains at many localities within the Central Valley (County of Sacramento 2008) and is considered to have high sensitivity.

The General Plan Draft EIR did not identify any paleontological resources with the Rancho Cordova Planning Area; however, the EIR did indicate that development under the City of Rancho Cordova General Plan could impact undiscovered paleontological resources, though the likelihood of such paleontological resources existing in the Planning Area is considered low.

4.7.2 Regulatory Framework

4.7.2.1 City of Rancho Cordova General Plan

General Pan policies designed to reduce erosion are as follows:

Policy NR.5.5: Minimize erosion to stream channels resulting from new development in urban areas.

- Action NR.5.5.2: Require development within newly urbanizing areas to incorporate runoff control measures into their site design or to participate in an area-wide runoff control management effort consistent with standards developed by the Public Works Department.

Policy CR-5.3: (Best Management Practices) – Require the use of design techniques and best management practices to reduce storm water runoff levels, improve infiltration to replenish groundwater sources, and reduce pollutants close to their source.

- Action NR.5.5.3: Encourage new development to incorporate features such as grassy swales, multi-use retention or detention basins, and integrated drainage

systems to enhance water quality. Work with the Cordova Recreation and Park District to establish standards for integrating retention/detention basins into park sites and create examples of desirable and innovative natural drainage features.

- Action NR.5.5.4: Establish and require the use of best management practices to protect receiving waters from the adverse effects of construction activities, sediment and urban runoff

The following General Plan policies and action items are identified in the General Plan Safety Element address soil and geologic stability:

Policy S.3.2: The City shall ensure that new structures are protected from damage caused by geologic and/or soil conditions to the greatest extent feasible.

- Action S.3.2.1: Continue to require that all new construction projects complete a geotechnical report or conduct other appropriate analysis to determine the soils characteristics and associated development constraints.
- Action S.3.2.2: Impose the appropriate mitigation measures for new development located in seismic and geologically sensitive areas.

4.7.3 Geology and Soils (VII) Environmental Checklist and Discussion

Would the Project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a) Directly or indirectly cause 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?	☐	☐	☒	☐

i) No impact.

The Proposed Project site is not located within an Alquist-Priolo Earthquake Zone (CGS 2011). There would be **no impact** related to fault rupture.

ii) Less than significant impact.

According to CGS' Earthquake Shaking Potential for California mapping, the Proposed Project site is located in an area with a low likelihood of experience ground shaking (CGS 2016). During most earthquakes, only weaker masonry buildings would be damaged. However, very infrequent earthquakes could still cause strong shaking in the area (CGS 2016) and structural damage. A soils report and a geotechnical report would be required by the City of Rancho Cordova prior to issuance of a building permit to inform the final grading plan design and design of foundations for the Project. These requirements would ensure that the Project complies with the California Building Code. Therefore, impacts would be **less than significant**.

iii) **Less than significant impact.**

Liquefaction occurs when loose sand and silt saturated with water behaves like a liquid when shaken by an earthquake. Liquefaction can result in the following types of seismic-related ground failure:

- Loss of bearing strength – soils liquefy and lose the ability to support structures
- Lateral spreading – soils slide down gentle slopes or toward stream banks
- Flow failures – soils move down steep slopes with large displacement
- Ground oscillation – surface soils, riding on a buried liquefied layer, are thrown back and forth by shaking
- Flotation – floating of light buried structures to the surface
- Settlement – settling of ground surface as soils reconsolidate
- Subsidence – compaction of soil and sediment

Liquefaction potential has been found to be greatest where the groundwater level and loose sands occur within a depth of about 50 feet or less. DOC provides mapping for areas susceptible to liquefaction in California. According to this mapping, the Project site is not located in an area identified for the risk of liquefaction (CGS 2020). Additionally, a geotechnical report would be required by the City for the Project to inform the final grading plans and foundation design. As such, the Proposed Project would result in less than significant impacts with regard to seismic-related ground failure, including liquefaction.

iv) **Less than significant impact.**

The Project Area is of minimal elevation gain and the Area does not have steep hillsides or other formations susceptible to landslides during a seismic event. As such, the potential for landslides would be a **less than significant impact**.

Would the Project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
b) Result in substantial soil erosion or the loss of topsoil?	☐	☐	☒	☐

Less than significant impact.

As shown in Table 4.6-1, the Project Area's soils have a slight erosion potential. Any future construction involving grading, excavation, and soil hauling, would disturb soils and potentially expose them to wind and water erosion. However, a soils report would be prepared to inform final grading plans.

In addition, any development involving clearing, grading, or excavation that causes soil disturbance of 1 or more acres, or any project involving less than 1 acre that is part of a larger development plan and includes clearing, grading, or excavation, is subject to National Pollutant Discharge Elimination System (NPDES) State General Permit (Order No. 2009-0009-DWQ) provisions. Because the Project would grade more than 100 acres, it would require preparation and approval of a Storm Water Pollution Prevention Plan (SWPPP) that provides a schedule for the implementation and maintenance of erosion control measures and a description of the erosion control practices, including appropriate design details and a time schedule. The SWPPP would consider the full range of erosion control best management practices including any additional site-specific and seasonal conditions. Erosion control best management practices include, but are not limited to, the application of straw mulch, hydroseeding, the use of geotextiles, plastic covers, silt fences, and erosion control blankets, as well as construction site entrance/outlet tire washing. The State General Permit also requires that those implementing SWPPPs meet prerequisite qualifications that would demonstrate the skills, knowledge, and experience necessary to implement SWPPPs. NPDES requirements would significantly reduce the potential for substantial erosion or topsoil loss to occur in association with new development. In addition, the Project would be required to use best management practices such as using straw wattles onsite near storm drain inlets to control runoff from all new development and thus limit erosion.

Project compliance with NPDES and SWPPP requirements would ensure that soil erosion and loss of topsoil would result in **a less than significant impact.**

Would the Project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
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?	☐	☐	☒	☐

Less than significant impact.

As discussed previously, the Project Area has little potential for landslides.

Lateral spreading is a form of horizontal displacement of soil toward an open channel or other "free" face, such as an excavation boundary. Lateral spreading can result from either the slump of low cohesion and unconsolidated material or, more commonly, by liquefaction of either the soil layer or a subsurface layer underlying soil material on a slope, resulting in gravitationally driven movement. One indicator of potential lateral expansion is frost action. Potential for frost action is the likelihood of upward or lateral expansion of the soil caused by the formation of segregated ice lenses (frost heave) and the subsequent collapse of the soil and loss of strength on thawing (NRCS 2021). As indicated in Table 4.7-1, the Web Soil Survey identifies the Project site as having soils with no frost action potential. Additionally, as discussed in Item a) iii) above, the Project Area is not identified as being susceptible to liquefaction. As such, the potential for impacts due to lateral spreading would be less than significant.

According to the USGS Areas of Land Subsidence in California webpage, the City of Rancho Cordova, including the Project Area, is not located in an area of land subsidence (USGS 2021). As such, the potential for impacts due to subsidence would be less than significant.

Collapse occurs when water is introduced to poorly cemented soils, resulting in the dissolution of the soil cementation and the volumetric collapse of the soil. In most cases, the soils are cemented with weak clay (argillic) sediments or soluble precipitates. This phenomenon generally occurs in granular sediments situated within arid environments. Collapsible soils would settle without any additional applied pressure when sufficient water becomes available to the soil. Water weakens or destroys bonding material between particles that can severely reduce the bearing capacity of the original soil. The collapse potential of the Project Area soil must be determined for consideration in the foundation design.

A geotechnical report and a soils report would be required by the City prior to issuance of building permits to inform the final grading plans and foundation design. Therefore, impacts would be **less than significant**.

Would the Project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?	☐	☐	☒	☐

Less than significant impact.

Expansive soils are types of soil that shrink or swell as the moisture content decreases or increases. Structures built on these soils may experience shifting, cracking, and breaking damage as soils shrink and subside or expand. Expansive soils can be determined by a soil's linear extensibility. There is a direct relationship between linear extensibility of a soil and the potential for expansive behavior, with expansive soil generally having a high linear extensibility. Thus, granular soils typically have a low potential to be expansive, whereas clay-rich soils can have a low to high potential to be expansive. The shrink-swell potential is low if the soil has a linear extensibility of less than three percent, moderate if three to six percent, high if six to nine percent, and very high if more than nine percent. If the linear extensibility is

more than three, shrinking and swelling can cause damage to buildings, roads, and other structures and to plant roots. As shown in Table 4.7-1, the Project site soils exhibit linear extensibility values of 1.5 and 3.1 percent. Soils with linear extensibility at this range correlate to having a moderate expansion potential. Despite the shrink-swell potential identified for Project site soils, standard procedures used in the construction of concrete footings as required by the California Building Code would reduce this potential impact.

Additionally, General Plan Action S-3.2.1 mandate that a soils report, prepared by a licensed soils engineer, be required for all new nonresidential development projects in the City. Soils reports must evaluate the shrink-swell potential of sites and recommend measures to minimize such hazards through recommend geotechnical special provisions. A soils report and geotechnical report would be required by the City prior to issuance of building permits to address any site-specific expansive soil hazards. As such, impacts would be **less than significant**.

Would the Project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
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.

Because the Project would be required to connect to the City's wastewater collection and treatment plant. It would not use a septic system or other wastewater disposal system and, therefore, would have **no impact** relative to Item e).

Would the Project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	☐	☒	☐	☐

Less than significant with mitigation incorporated.

The Project is located within an area containing surface dredge tailings from previous mining activities. The dredging tailings at the surface throughout the Project Area are highly unlikely to uncover significant fossil vertebrate remains. However, should deep excavations extending down past the older dredge tailings or landfill material (into the Laguna Formation) be required, there is a possibility to encounter significant vertebrate fossils requiring implementation of Mitigation Measure **GEO-1** to reduce impacts to **less than significant with mitigation incorporated**.

4.7.4 Mitigation Measures

GEO-1: **Discovery of Unknown Paleontological Resources.** If any paleontological resources (i.e., fossils) are found during Project construction, construction shall be halted immediately in the subject area and the area shall be isolated using orange or yellow fencing until the City of Rancho Cordova is notified and the area is cleared for future work. A qualified paleontologist shall be retained to evaluate the find and recommend appropriate treatment of the inadvertently discovered paleontological resources. In addition, in the event of an inadvertent find, sediment samples should be collected and processed to determine the small fossil potential on the Project Site. If the Project applicant resumes work in a location where paleontological remains have been discovered and cleared, the Project applicant will have a paleontologist onsite to observe any continuing excavation to confirm that no additional paleontological resources are in the area. Any fossil materials uncovered during mitigation activities should be deposited in an accredited and permanent scientific institution for the benefit of current and future generations.

4.8 Greenhouse Gas Emissions

4.8.1 Environmental Setting

This section addresses greenhouse gas emissions generated by the Project, and mitigation measures to mitigate impacts identified as potentially significant. This assessment is based on the *Air Quality and Greenhouse Gas Assessment for the Easton Research Park West Project* prepared by ECORP (2021b) which is included with this Initial Project as *Appendix A*.

Certain gases in the earth's atmosphere, classified as greenhouse gases (GHGs), play a critical role in determining the earth's surface temperature. Solar radiation enters the earth's atmosphere from space. A portion of the radiation is absorbed by the earth's surface and a smaller portion of this radiation is reflected back toward space. This absorbed radiation is then emitted from the earth as low-frequency infrared radiation. The frequencies at which bodies emit radiation are proportional to temperature. Because the earth has a much lower temperature than the sun, it emits lower-frequency radiation. Most solar radiation passes through GHGs; however, infrared radiation is absorbed by these gases. As a result, radiation that otherwise would have escaped back into space is instead trapped, resulting in a warming of the atmosphere. This phenomenon, known as the greenhouse effect, is responsible for maintaining a habitable climate on earth. Without the greenhouse effect, the earth would not be able to support life as we know it.

Prominent GHGs contributing to the greenhouse effect are CO_2, methane (CH_4), and N_2O. Fluorinated gases also make up a small fraction of the GHGs that contribute to climate change. Fluorinated gases include chlorofluorocarbons, hydrofluorocarbons, perfluorocarbons, sulfur hexafluoride, and nitrogen trifluoride; however, it is noted that these gases are not associated with typical land use development. Human-caused emissions of these GHGs in excess of natural ambient concentrations are believed to be responsible for intensifying the greenhouse effect and leading to a trend of unnatural warming of the earth's climate, known as global climate change or global warming. It is "extremely likely" that more than

half of the observed increase in global average surface temperature from 1951 to 2010 was caused by the anthropogenic increase in GHG concentrations and other anthropogenic factors together (Intergovernmental Panel on Climate Change [IPCC] 2014).

Table 4.8-1 describes the primary GHGs attributed to global climate change, including their physical properties, primary sources, and contributions to the greenhouse effect.

Each GHG differs in its ability to absorb heat in the atmosphere based on the lifetime, or persistence, of the gas molecule in the atmosphere. CH_4 traps over 25 times more heat per molecule than CO_2, and N_2O absorbs 298 times more heat per molecule than CO_2 (IPCC 2014). Often, estimates of GHG emissions are presented in carbon dioxide equivalents (CO_2e), which weight each gas by its global warming potential. Expressing GHG emissions in CO_2e takes the contribution of all GHG emissions to the greenhouse effect and converts them to a single unit equivalent to the effect that would occur if only CO_2 were being emitted.

Climate change is a global problem. GHGs are global pollutants, unlike criteria air pollutants and TACs, which are pollutants of regional and local concern. Whereas pollutants with localized air quality effects have relatively short atmospheric lifetimes (about one day), GHGs have long atmospheric lifetimes (one to several thousand years). GHGs persist in the atmosphere for long enough time periods to be dispersed around the globe. Although the exact lifetime of any particular GHG molecule is dependent on multiple variables and cannot be pinpointed, it is understood that more CO_2 is emitted into the atmosphere than is sequestered by ocean uptake, vegetation, or other forms. Of the total annual human-caused CO_2 emissions, approximately 55 percent is sequestered through ocean and land uptakes every year, averaged over the last 50 years, whereas the remaining 45 percent of human-caused CO_2 emissions remains stored in the atmosphere (IPCC 2013).

Table 4.8-1. Greenhouse Gases

Greenhouse Gas	Description
CO_2	Carbon dioxide is a colorless, odorless gas. CO_2 is emitted in a number of ways, both naturally and through human activities. The largest source of CO_2 emissions globally is the combustion of fossil fuels such as coal, oil, and gas in power plants, automobiles, industrial facilities, and other sources. A number of specialized industrial production processes and product uses such as mineral production, metal production, and the use of petroleum-based products can also lead to CO_2 emissions. The atmospheric lifetime of CO_2 is variable because it is so readily exchanged in the atmosphere.[1]
CH_4	Methane is a colorless, odorless gas and is the major component of natural gas, about 87 percent by volume. It is also formed and released to the atmosphere by biological processes occurring in anaerobic environments. Methane is emitted from a variety of both human-related and natural sources. Human-related sources include fossil fuel production, animal husbandry (intestinal fermentation in livestock and manure management), rice cultivation, biomass burning, and waste management. These activities release significant quantities of CH_4 to the atmosphere. Natural sources of CH_4 include wetlands, gas hydrates, permafrost, termites, oceans, freshwater bodies, non-wetland soils, and other sources such as wildfires. The atmospheric lifetime of CH_4 is about12 years.[2]

Table 4.8-1. Greenhouse Gases

Greenhouse Gas	Description
N_2O	Nitrous oxide is a clear, colorless gas with a slightly sweet odor. Nitrous oxide is produced by both natural and human-related sources. Primary human-related sources of N_2O are agricultural soil management, animal manure management, sewage treatment, mobile and stationary combustion of fossil fuels, adipic acid production, and nitric acid production. N_2O is also produced naturally from a wide variety of biological sources in soil and water, particularly microbial action in wet tropical forests. The atmospheric lifetime of N_2O is approximately 120 years.[3]

Sources: [1]USEPA 2016a, [2] USEPA 2016b, [3] USEPA 2016c

The quantity of GHGs that it takes to ultimately result in climate change is not precisely known; it is sufficient to say the quantity is enormous, and no single project alone would measurably contribute to a noticeable incremental change in the global average temperature or to global, local, or microclimates. From the standpoint of CEQA, GHG impacts to global climate change are inherently cumulative.

4.8.1.1 Sources of Greenhouse Gas Emissions

In 2020, CARB released the 2020 edition of the California GHG inventory covering calendar year 2018 emissions. In 2018, California emitted 425.3 million gross metric tons of CO_2e including from imported electricity. Combustion of fossil fuel in the transportation sector was the single largest source of California's GHG emissions in 2018, accounting for approximately 30 percent of total GHG emissions in the state. This sector was followed by the industrial sector (21 percent) and the electric power sector including both in-state and out-of-state sources (15 percent) (CARB 2020b). Emissions of CO_2 are byproducts of fossil fuel combustion. CH_4, a highly potent GHG, primarily results from off-gassing (the release of chemicals from nonmetallic substances under ambient or greater pressure conditions) and is largely associated with agricultural practices and landfills. N_2O is also largely attributable to agricultural practices and soil management. Carbon dioxide sinks, or reservoirs, include vegetation and the ocean, which absorb CO_2 through sequestration and dissolution (CO_2 dissolving into the water), respectively, two of the most common processes for removing CO_2 from the atmosphere.

4.8.2 Regulatory Framework

4.8.3 State

4.8.3.1 Executive Order S-3-05

EO S-3-05, signed by Governor Arnold Schwarzenegger in 2005, proclaims that California is vulnerable to the impacts of climate change. It declares that increased temperatures could reduce the Sierra Nevada snowpack, further exacerbate California's air quality problems, and potentially cause a rise in sea levels. To combat those concerns, the EO established total GHG emission targets for the state. Specifically, emissions are to be reduced to the 2000 level by 2010, the 1990 level by 2020, and to 80 percent below the 1990 level by 2050.

4.8.3.2 Assembly Bill 32 Climate Change Scoping Plan and Updates

In 2006, the California legislature passed AB 32 (Health and Safety Code § 38500 et seq., or AB 32), also known as the Global Warming Solutions Act. AB 32 requires CARB to design and implement feasible and cost-effective emission limits, regulations, and other measures, such that statewide GHG emissions are reduced to 1990 levels by 2020 (representing a 25 percent reduction in emissions). Pursuant to AB 32, CARB adopted a Scoping Plan in December 2008, which outlines measures to meet the 2020 GHG reduction goals. California is on track to meet or exceed the target of reducing GHG emissions to 1990 levels by the end of 2020.

The Scoping Plan is required by AB 32 to be updated at least every five years. The latest update, the 2017 Scoping Plan Update, addresses the 2030 target established by SB 32 as discussed below and establishes a proposed framework of action for California to meet a 40 percent reduction in GHG emissions by 2030 compared to 1990 levels. The key programs that the Scoping Plan Update builds on include increasing the use of renewable energy in the state, the Cap-and-Trade Regulation, the Low Carbon Fuel Standard, and reduction of methane emissions from agricultural and other wastes.

4.8.3.3 Senate Bill 32 and Assembly Bill 197 of 2016

In August 2016, Governor Brown signed SB 32 and AB 197, which serve to extend California's GHG reduction programs beyond 2020. SB 32 amended the Health and Safety Code to include § 38566, which contains language to authorize CARB to achieve a statewide GHG emission reduction of at least 40 percent below 1990 levels by no later than December 31, 2030. SB 32 codified the targets established by EO B-30-15 for 2030, which set the next interim step in the State's continuing efforts to pursue the long-term target expressed in EOs S-3-05 and B-30-15 of 80 percent below 1990 emissions levels by 2050.

4.8.3.4 Senate Bill 100 of 2018

In 2018, SB 100 was signed by Governor Brown, codifying a goal of 60 percent renewable procurement by 2030 and 100 percent by 2045 Renewables Portfolio Standard.

4.8.3.5 2019 Building Energy Efficiency Standards for Residential and Nonresidential Buildings

The Building and Efficiency Standards were first adopted and put into effect in 1978 and have been updated periodically in the intervening years. These standards are a unique California asset that have placed the State on the forefront of energy efficiency, sustainability, energy independence and climate change issues. The 2019 Building Energy Efficiency Standards improve upon the 2016 Energy Standards for new construction of, and additions and alterations to, residential and nonresidential buildings. The 2019 update to the Building Energy Efficiency Standards focuses on several key areas to improve the energy efficiency of newly constructed buildings and additions and alterations to existing buildings. The 2019 standards are a major step toward meeting Zero Net Energy. The most significant efficiency improvement to the residential Standards include the introduction of photovoltaic into the perspective package, improvements for attics, walls, water heating and lighting. Buildings permitted on or after January 1, 2020, must comply with the 2019 Standards.

In 2008, the California Building Standards Commission adopted the nation's first green building standards. The California Green Building Standards Code (Part 11 of Title 24) is commonly referred to as CalGreen Building Standard (CalGreen), and establishes voluntary and mandatory standards pertaining to the planning and design of sustainable site development, energy efficiency, water conservation, material conservation, and interior air quality. Like Part 6 of Title 24, the CalGreen standards are periodically updated, with increasing energy savings and efficiencies associated with each code update. CalGreen contains voluntary "Tier 1" and "Tier 2" standards that are not mandatory statewide but could be required by a City or County. These are 'reach' standards that can be adopted by local jurisdictions and may be incorporated as mandatory standards in future code cycles.

4.8.3.6 Phase I and 2 Heavy-Duty Vehicle GHG Standards

CARB has adopted a new regulation for GHG emissions from heavy-duty trucks and engines sold in California. It establishes GHG emission limits on truck and engine manufacturers and harmonizes with the USEPA rule for new trucks and engines nationally. Existing heavy-duty truck vehicle regulations in California include engine criteria emission standards, tractor-trailer GHG requirements to implement SmartWay strategies (i.e., the Heavy-Duty Tractor-Trailer Greenhouse Gas Regulation), and in-use fleet retrofit requirements such as the Truck and Bus Regulation. In September 2011, the USEPA adopted their new rule for heavy-duty trucks and engines. The USEPA rule has compliance requirements for new compression and spark ignition engines, as well as trucks from Class 2b through Class 8. Compliance requirements begin with model year 2014 with stringency levels increasing through model year 2018. The rule organizes truck compliance into three groupings, which include a) heavy-duty pickups and vans; b) vocational vehicles; and c) combination tractors. The USEPA rule does not regulate trailers. CARB staff has worked jointly with the USEPA and the National Highway Traffic Safety Administration (NHTSA) on the next phase of federal GHG emission standards for medium-duty trucks and heavy-duty truck vehicles, called federal Phase 2. The federal Phase 2 standards were built on the improvements in engine and vehicle efficiency required by the Phase 1 emission standards and represent a significant opportunity to achieve further GHG reductions for 2018 and later model year heavy-duty truck vehicles, including trailers. In February 2019, the Office of Administrative Law approved the Phase 2 Heavy-Duty Vehicle GHG Standards and became effective April 1, 2019. The Phase 2 GHG standards are needed to offset projected vehicle miles traveled (VMT) growth and keep heavy-duty truck CO_2 emissions declining. The federal Phase 2 standards establish for the first time, federal emissions requirements for trailers hauled by heavy-duty tractors. The federal Phase 2 standards are more technology-forcing than the federal Phase 1 standards, requiring manufacturers to improve existing technologies or develop new technologies to meet the standards. The federal Phase 2 standards for tractors, vocational vehicles, and heavy-duty pick-up trucks and vans would be phased-in from 2021-2027, additionally for trailers, the standards are phased-in from 2018 (2020 in California) through 2027.

4.8.3.7 Governor's Sustainable Freight Action Plan

Under the Governor's Sustainable Freight Action Plan strategy, CARB is working with agency partners and stakeholders to implement a broad program that includes regulations, incentives, and policies designed to support the transformation to a more sustainable freight system and reduce community impacts from

freight operations in California. The Governor's Sustainable Freight Action Plan identifies strategies and actions to achieve a sustainable freight transportation system that meets California's environmental, energy, mobility, safety and economic needs. The plan also identifies and initiates corridor-level freight pilot projects within the state's primary trade corridors that integrate advanced technologies, alternative fuels, freight and fuel infrastructure and local economic development opportunities. The plan seeks to improve the state freight system efficiency 25 percent by "increasing the value of goods and services produced from the freight sector, relative to the amount of carbon that it produces by 2030" as well as to deploy over 100,000 zero-emission freight vehicles and equipment and maximizing near-zero equipment and equipment powered by renewable energy by 2030.

4.8.4 Local

4.8.4.1 Sacramento Area Council of Government Metropolitan Transportation Plan/Sustainable Communities Strategy

The Sacramento Area Council of Government's (SACOG) Metropolitan Transportation Plan/Sustainable Communities Strategy 2020 (MTP/SCS) is the latest update of a long-range policy and planning program that establishes GHG emissions goals for automobiles and light-duty trucks for and the year 2035, and thus establishes an overall GHG target for the region beyond 2020 applicable to these subsectors of the transportation sector. CARB assigned SACOG a 19 percent GHG reduction target from 2005 levels by 2035. The GHG reduction target is the percent reduction in passenger vehicle GHG emission per capita, compared to year 2005. This change represents a reduction from just over 23 pounds per capita on a given weekday in 2005, to just under 19 pounds by 2035 (SACOG 2020).

4.8.4.2 Sacramento Metropolitan Air Quality Management District

The SMAQMD has primary responsibility for developing and implementing rules and regulations to maintain the NAAQS and attain the CAAQS, permitting new or modified sources, developing air quality management plans, and adopting and enforcing air pollution regulations for all projects in the SVAB. The AB 32 Scoping Plan does not specify an explicit role for local air districts with respect to implementing statewide GHG reduction strategies, but it does state that CARB will work actively with air districts in coordinating emissions reporting, encouraging and coordinating GHG reductions, and providing technical assistance in quantifying reductions. The ability of air districts to control emissions (both criteria pollutants and GHGs) is provided primarily through permitting, but also via their role as a CEQA lead or commenting agency, the establishment of CEQA thresholds, and the development of analytical requirements for CEQA documents.

The SMAQMD has recommended an approach for assessing a proposed development's GHG emissions. Specifically, SMAQMD recommends a comparison of a project's annual construction GHG emissions to a significance threshold of 1,100 metric tons per year. Similarly, SMAQMD recommends a comparison of a project's annual operational GHG emissions to a significance threshold of 1,100 metric tons per year. If a threshold is exceeded, then the project may have a cumulatively considerable contribution to a significant cumulative environmental impact, and all feasible mitigation is required.

4.8.5 Greenhouse Gas Emissions Impact Assessment

4.8.5.1 Thresholds of Significance

The impact analysis provided below is based on the following CEQA Guidelines Appendix G thresholds of significance. The Project would result in a significant impact to greenhouse gas emissions if it would:

1) Generate GHG emissions, either directly or indirectly, that may have a significant impact on the environment.

2) Conflict with any applicable plan, policy, or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gases or

The Appendix G thresholds for GHG's do not prescribe specific methodologies for performing an assessment, do not establish specific thresholds of significance, and do not mandate specific mitigation measures. Rather, the CEQA Guidelines emphasize the lead agency's discretion to determine the appropriate methodologies and thresholds of significance consistent with the manner in which other impact areas are handled in CEQA. With respect to GHG emissions, the CEQA Guidelines § 15064.4(a) states that lead agencies "shall make a good-faith effort, based to the extent possible on scientific and factual data, to describe, calculate or estimate" GHG emissions resulting from a project. The CEQA Guidelines note that an agency has the discretion to either quantify a project's GHG emissions or rely on a "qualitative analysis or other performance-based standards." (14 CCR 15064.4(b)). A lead agency may use a "model or methodology" to estimate GHG emissions and has the discretion to select the model or methodology it considers "most appropriate to enable decision makers to intelligently take into account the project's incremental contribution to climate change." (14 CCR 15064.4(c)). Section 15064.4(b) of the CEQA Guidelines require a lead agency to consider the following when determining the significance of impacts from GHG emissions on the environment:

1. The extent a project may increase or reduce GHG emissions as compared to the existing environmental setting.
2. Whether the project emissions exceed a threshold of significance that the lead agency determines applies to the project.
3. The extent to which the project complies with regulations or requirements adopted to implement a statewide, regional, or local plan for the reduction or mitigation of GHG emissions (14 CCR 15064.4(b)).

In addition, Section 15064.7(c) of the CEQA Guidelines specifies that "[w]hen adopting or using thresholds of significance, a lead agency may consider thresholds of significance previously adopted or recommended by other public agencies, or recommended by experts, provided the decision of the lead agency to adopt such thresholds is supported by substantial evidence" (14 CCR 15064.7(c)). The CEQA Guidelines also clarify that the effects of GHG emissions are cumulative and should be analyzed in the context of CEQA's requirements for cumulative impact analysis (see CEQA Guidelines § 15130(f)). As a note, the CEQA Guidelines were amended in response to SB 97. In particular, the CEQA Guidelines were amended to specify that compliance with a GHG emissions reduction plan renders a cumulative impact insignificant.

Per CEQA Guidelines § 15064(h)(3), a project's incremental contribution to a cumulative impact can be found not cumulatively considerable if the project would comply with an approved plan or mitigation program that provides specific requirements that would avoid or substantially lessen the cumulative problem within the geographic area of the project. To qualify, such plans or programs must be specified in law or adopted by the public agency with jurisdiction over the affected resources through a public review process to implement, interpret, or make specific the law enforced or administered by the public agency. Examples of such programs include a "water quality control plan, air quality attainment or maintenance plan, integrated waste management plan, habitat conservation plan, natural community conservation plans [and] plans or regulations for the reduction of greenhouse gas emissions." Put another way, CEQA Guidelines § 15064(h)(3) allows a lead agency to make a finding of less than significant for GHG emissions if a project complies with adopted programs, plans, policies and/or other regulatory strategies to reduce GHG emissions.

The significance of the Project's GHG emissions is evaluated consistent with CEQA Guidelines § 15064.4(b)(2) by considering whether the Project complies with applicable plans, policies, regulations and requirements adopted to implement a statewide, regional, or local plan for the reduction or mitigation of GHG emissions. Specifically, the Project is first compared to the SMAQMD GHG significance thresholds for construction and operations. The SMAQMD has developed and adopted an update to its land development project GHG thresholds, which require a project to demonstrate consistency with CARB's 2017 Climate Change Scoping Plan. The significance threshold for the construction phase is 1,100 metric tons of CO_2e per year. With regard to operational emissions, the SMAQMD's technical support document, *SMAQMD Greenhouse Gas Thresholds for Sacramento County* (2020b), identifies operational measures that should be applied to all projects estimated to exceed a screening level threshold of 1,100 metric ton of CO_2e annually in order to demonstrate consistency with the 2017 Climate Change Scoping Plan. The measures target GHG emissions inventory areas where state measures did not fully achieve reductions, allowing for local supportive measures. These measures are known as Tier 1 and Tier 2 BMPs. The Tier 1 BMPs are:

- BMP 1 – projects shall be designed and constructed without natural gas infrastructure; and
- BMP 2 - projects shall meet the current CalGreen Tier 2 standards[2], except all electric vehicle capable spaces shall instead be electric vehicle ready.

If Tier 1 BMPs are not fully implemented then emissions, including natural gas emissions, should be estimated and the project should mitigate any natural gas emissions and require all prewiring necessary so that the building is ready for a future retrofit to all-electric (e.g., such that electric space heating, water heating, drying, and cooking appliances could be installed). If emissions still exceed 1,100 metric tons of CO_2e per year, then the project must implement SMAQMD's Tier 2 BMP 3:

[2] CalGreen contains voluntary "Tier 1" and "Tier 2" standards that are not mandatory statewide but could be required by a City or County. These are 'reach' standards, related to energy efficiency, that can be adopted by local jurisdictions and may be incorporated as mandatory standards in future code cycles.

- Office projects must achieve a 15 percent reduction in vehicle miles traveled (VMT) per worker compared to existing average VMT per capita for the County.
- Residential projects must achieve a 15% reduction in VMT per resident compared to existing average VMT per capita in the County.
- Retail projects must achieve no net increase in total VMT.

If the project achieves BMP 3, then the operational impact is considered less than significant, and no further analysis is needed. If a project cannot incorporate the required BMPs, other reductions or purchasing and retiring GHG/carbon offsets from a registry approved by the SMAQMD may be required. Carbon offsets are instruments that can be bought, sold, and traded. Like a stock or equity that represents a unit of ownership in a company, a carbon offset represents a unit of GHG emissions reductions. Each offset is essentially a certification that a certain quantity of GHG emissions has been avoided, prevented, or sequestered. Offset registries that the SMAQMD may approve have developed a broad consensus around the standards that are necessary to ensure that offsets are environmentally sound, namely, that offsets be real, permanent, quantifiable, verifiable, enforceable, and additional. Approved registries may include but are not limited to any of the following: (i) the Climate Action Reserve, the American Carbon Registry and Verra, which are all approved by CARB; (ii) any entity approved at any time by CARB to act as an "offset project registry" under the state's cap-and-trade program; (iii) other regulatory or voluntary credits that demonstrate, based on substantial evidence, that the offsets are real, permanent, quantifiable, verifiable, enforceable, and additional.

Second, the Project is assessed for consistency with the SACOG's MTP/SCS. As previously described, the MTP/SCS is the latest update of a long-range policy and planning program that establishes GHG emissions goals for automobiles and light-duty trucks for the year 2035, and thus establishes an overall GHG target for the region beyond 2020 applicable to these subsectors of the transportation sector. CARB assigned SACOG a 19 percent GHG reduction target from 2005 levels by 2035 (SACOG 2020).

4.8.5.2 Emissions Calculation Methodology

GHG emissions-related impacts were assessed in accordance with methodologies recommended by the SMAQMD. Where GHG emission quantification was required, emissions were modeled using the CalEEMod, version 2016.3.2. CalEEMod is a statewide land use emissions computer model designed to quantify potential GHG emissions associated with both construction and operations from a variety of land use projects. Project GHG emissions were calculated using a combination of model defaults for Sacramento County, Project Site plans as well as the estimated traffic trip generation rates and fleet mix provided by Fehr & Peers (2021).

4.8.6 Greenhouse Gas Emissions (VIII) Environmental Checklist and Discussion

Would the Project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	☐	☒	☐	☐

Less than significant with mitigation incorporated.

Construction-Generated Greenhouse Gas Emissions

Construction-related activities that would generate GHG emissions include worker commute trips, haul trucks carrying supplies and materials to and from the Project Site, and off-road construction equipment (e.g., dozers, loaders, excavators). Table 4.8-2 illustrates the specific construction generated GHG emissions that would result from construction of the Project. Once construction is complete, the generation of these GHG emissions would cease. The Project is anticipated to begin in early 2022 and would be phased over a 20-year buildout period with two buildings and associated features being constructed in each phase.

Table 4.8-2. Construction-Related Greenhouse Gas Emissions

Emissions Source	CO_2e (Metric Tons/Year)
Demolition and Grading Year 1	470
Demolition and Grading Year 2	446
Demolition and Grading Year 3 & Stormwater Drainage and Sewer Connection	740
Building Construction Phase 1 (Building 1 & 2) Year 1	783
Building Construction Phase 1 (Building 1 & 2) Year 2	792
Building Construction Phase 2 (Building 3 & 4) Year 1	821
Building Construction Phase 2 (Building 3 & 4) Year 2	816
Building Construction Phase 3 (Building 5 & 6) Year 1	877
Building Construction Phase 3 (Building 5 & 6) Year 2	965
Building Construction Phase 4 (Building 7 & 8) Year 1	678
Building Construction Phase 4 (Building 7 & 8) Year 2	689
SMAQMD Annual Significance Threshold	*1,100*
Exceed SMAQMD Threshold?	**No**

Source: CalEEMod version 2016.3.2; EMFAC 2017. Refer to Attachment A in Appendix A for Model Data Outputs.

As shown in Table 4.8-2, Project construction would not exceed the SMAQMD construction threshold for GHG emissions. Once construction is complete, the generation of these GHG emissions would cease.

Operation-Generated Greenhouse Gas Emissions

Operations of the Project would result in an increase in GHG emissions primarily associated with motor vehicle trips and onsite energy sources. Long-term operational GHG emissions attributed to the Project are identified in Table 4.8-3.

Table 4.8-3. Unmitigated Operational-Related Greenhouse Gas Emissions

Emission Source	CO_2e (Metric Tons/Year)
Area Source	0
Energy	4,699
Mobile	3,217
Waste	926
Water	502
Total	**9,344**
SMAQMD Significance Threshold	*1,100*
Exceed SMAQMD Threshold?	**Yes**

Source: CalEEMod version 2016.3.2. Refer to *Attachment A* in Appendix A for Model Data Outputs.
Notes: Emission projections predominately based on CalEEMod model defaults for Sacramento County. Total trips generated by the Project and feet mix provided by Fehr & Peers (2021).

As shown in Table 4.8-3, the Proposed Project's operational GHG emissions would be approximately 9,344 metric tons of CO_2e per year, which exceeds the SMAQMD significance threshold of 1,100 metric tons of CO_2e per year.

As addressed in the SMAQMD *Greenhouse Gas Thresholds for Sacramento County* (2020), all new development predicted to generated more than 1,100 metric tons of CO_2e annually must demonstrate consistency with the GHG targets within the County through various mitigation measures. This includes implementation of BMP Tier 1. As previously discussed, the Tier 1 BMPs are:

- BMP 1 – projects shall be designed and constructed without natural gas infrastructure; and
- BMP 2 - projects shall meet the current CalGreen Tier 2 standards, except all electric vehicle capable spaces shall instead be electric vehicle ready.

Table 4.8-4 shows long-term mitigated operational GHG emissions attributed to the Project with the implementation of BMP Tier 1.

Table 4.8-4. Mitigated Operational-Related Emissions Greenhouse Gas Emissions	
Emission Source	**CO_2e (Metric Tons/Year)**
Area Source	0
Energy	3,654
Mobile	3,217
Waste	926
Water	502
Total	**8,299**
SMAQMD Significance Threshold	*1,100*
Exceed SMAQMD Threshold?	**Yes**

Source: CalEEMod version 2016.3.2. Refer to Attachment A in Appendix A for Model Data Outputs.
Notes: Emission projections predominately based on CalEEMod model defaults for Sacramento County. Total trips generated by the Project and feet mix provided by Fehr & Peers (2021). Only BMP 1 was implemented due to modeling software constraints. Project electricity use is increased to account for the increased reliance on it due to lack of natural gas use. .

As shown in Table 4.8-4, the Proposed Project's operational GHG emissions associated with energy sources would be reduced with the imposition of BMP 1; however, the total operational GHG emissions associated with the Project would still exceed the SMAQMD significance threshold of 1,100 metric tons of CO_2e per year, resulting in a significant impact unless mitigation is incorporated.

Projects that continue to exceed 1,100 metric tons of CO_2e per year after implementation of the Tier 1 BMPs must also implement SMAQMD Tier 2 BMPs. As previously discussed, the SMAQMD's Tier 2 BMP are as follows:

- Office projects must achieve a 15 percent reduction in vehicle miles traveled (VMT) per worker compared to existing average VMT per capita for the County.
- Residential projects must achieve a 15% reduction in VMT per resident compared to existing average VMT per capita in the County.
- Retail projects must achieve no net increase in total VMT.

The Project is proposing the construction of a warehouse campus and does not qualify as an office, residential or retail project. As such the Project would not comply with Tier 2 BMPs.

If a project cannot comply with Tier 2 BMPs the purchasing and retiring GHG/carbon offsets from a registry approved by the SMAQMD may be required. As previously mentioned, carbon offsets are instruments that can be bought, sold, and traded. Like a stock or equity that represents a unit of ownership in a company, a carbon offset represents a unit of GHG emissions reductions. Each offset is essentially a certification that a certain quantity of GHG emissions has been avoided, prevented, or sequestered.

Thus, mitigation measure **GHG-1** is necessary in order to reduce Project potential impacts to a **less than significant with mitigation incorporated** level in accordance with SMAQMD guidance.

Would the Project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	☐	☐	☒	☐

Less than significant impact.

Project GHG Emissions Consistency with the Metropolitan Transportation Plan/Sustainable Communities Strategy 2035 (MTP/SCS)

As previously described, SACOG's MTP/SCS establishes GHG emissions goals for automobiles and light-duty trucks. As shown in Table 4.8-3 and Table 4.8-4, GHG emissions resulting from Project-related transportation sources is one of the most potent source of emissions, and therefore comparison to the MTP/SCS is an appropriate indicator of whether the Project is consistent with the MTP/SCS. Since the development site is classified as a "Developing Community" in the MTP/SCS (SACOG 2020, Appendix E3), it is included in an area where urban development is predicted by SACOG. According to the MTP/SCS, land uses in Developing Communities are typically situated on vacant land at the edge of existing urban or suburban development. Developing communities are considered prime for the next increment of urban expansion. Transportation options in Developing Communities often depend, to a great extent, on the timing of development and can be expected to improve as the density of development in the area increases. Therefore, the Project is consistent with the MTP/SCS and it can be assumed that regional mobile emissions would decrease in line with the goals of the MTP/SCS with implementation of the future development within the Project area. As such, the impact is **less than significant**.

4.8.7 Mitigation Measures

GHG-1: **Greenhouse Gas Emissions Reductions.** In coordination with the Sacramento Metropolitan Air Quality Management District and City of Rancho Cordova Planning Department, the Project applicant shall purchase greenhouse gas emissions/carbon offsets to counterbalance the Project operational greenhouse gas emissions exceeding the annual significance threshold from a Sacramento Metropolitan Air Quality Management District-approved registry, including:

(i) the Climate Action Reserve, the American Carbon Registry and Verra, which are all approved by CARB;
(ii) any entity approved at any time by CARB to act as an "offset project registry" under the state's cap-and-trade program;
(iii) other regulatory or voluntary credits that demonstrate, based on substantial evidence, that the offsets are real, permanent, quantifiable, verifiable, enforceable, and additional.

The specific amount of offset credits necessary to reduce potential GHG emission-related impacts to less than significant levels shall be determined through consultation with the

Sacramento Metropolitan Air Quality Management District and City of Rancho Cordova Planning Department.

Timing/Implementation: *Prior to Project construction*

Enforcement/Monitoring: *City of Rancho Cordova Planning Department; Sacramento Metropolitan Air Quality Management District*

Implementation of mitigation measure **GHG-1** would ensure a less than significant GHG impact in accordance with SMAQMD guidance.

4.9 Hazards and Hazardous Materials

4.9.1 Environmental Setting

A material is considered hazardous if it appears on a list of hazardous materials prepared by a federal, state, or local agency or if it has characteristics defined as hazardous by such an agency. A hazardous material is defined by the California Health and Safety Code, § 25501 as follows:

> "Hazardous material" means any material that, because of its quantity, concentration, or physical or chemical characteristics, poses a significant present or potential hazard to human health and safety or to the environment if released into the workplace or the environment. "Hazardous materials" include, but are not limited to, hazardous substances, hazardous waste, and any material that a handler or the administering agency has a reasonable basis for believing that it would be injurious to the health and safety of persons or harmful to the environment if released into the workplace or the environment.

A hazardous material is defined in Title 22, Section 662601.10, of the CCR as follows:

> A substance or combination of substances which, because of its quantity, concentration, or physical, chemical or infectious characteristics, may either (1) cause, or significantly contribute to, an increase in mortality or an increase in serious irreversible, or incapacitating reversible, illness; or (2) pose a substantial present or potential hazard to human health or environment when improperly treated, stored, transported or disposed of or otherwise managed.

The release of hazardous materials into the environment could potentially contaminate soils, surface water, and groundwater supplies.

Most hazardous materials regulation and enforcement in Sacramento County is managed by the Environmental Compliance division of the Sacramento County Environmental Management Department (Environmental Compliance). Environmental Compliance is charged with the responsibility of enforcement of pertinent California health laws, rules, and regulations, and is responsible for responding to incidents involving any release or threatened release of hazardous materials. Environmental Health programs and services strive to prevent human injury and illness and promote well-being by identifying and evaluating environmental sources and hazardous agents; and limiting exposures to hazardous physical, chemical, and biological agents in air, soil, food, and other environmental media or settings that may adversely affect human health. Environmental Compliance is also responsible for requiring all business that use hazardous

materials to comply with the State-required hazardous materials business plan submittal and registration with the California Environmental Reporting System.

Under Government Code § 65962.5, both the California Department of Toxic Substance Control (DTSC) and the State Water Resources Control Board (SWRCB) are required to maintain lists of sites known to have hazardous substances present in the environment. Both agencies maintain up-to-date lists on their website (DTSC 2021).

4.9.1.1 Regulatory Framework

Federal, State, And Local Regulations

Many agencies regulate hazardous substances. At the federal level, the principal agency regulating the generation, transport and disposal of hazardous waste is the USEPA, under the authority of the Resource Conservation and Recovery Act (RCRA). The USEPA regulates hazardous substances under the Comprehensive Environmental Response Compensation and Liability Act (CERCLA). California regulations governing hazardous materials are as stringent as (and in some cases, more stringent than) federal regulations. The state has been granted primacy (primary responsibility for oversight) by the USEPA to administer and enforce hazardous waste management programs. State regulations also have detailed planning and management requirements to ensure that hazardous materials are handled, stored, and disposed of properly to reduce human health and environmental risks. California regulations pertaining to hazardous waste management are published in the CCR, previously called the California Administrative Code. The CCR is updated annually and incorporates all legislation and final regulations enacted during the year, as well as specifying the agencies responsible for enforcing the various regulations.

The Sacramento County Environmental Management Department, Certified Unified Program Agency (CUPA) regulates the use, storage and disposal of hazardous materials in Sacramento County by issuing permits, monitoring regulatory compliance, investigating complaints, and other enforcement activities. The CUPA oversees remediation of certain contaminated sites resulting from leaking underground storage tanks.

Resource Conservation and Recovery Act. The RCRA of 1976 (substantially amended in 1984), administered by the USEPA, is the principal federal legislation regulating hazardous waste. The RCRA imposes reporting, permitting, and operational control requirements on businesses or individuals that generate, treat, store, or dispose of hazardous materials or hazardous waste. The RCRA is implemented by Title 40 of the CFR. The 1984 amendments to the RCRA involve stringent monitoring of landfills and underground storage tanks for hazardous materials and hazardous wastes.

Comprehensive Environmental Response, Compensation and Liability Act. In response to the need to clean up hazardous waste sites created before implementation of the RCRA, Congress enacted CERCLA in 1980. CERCLA is commonly referred to as "Superfund". Subsequently, abandoned hazardous waste sites have to be inspected, cleaned up, and disposed of properly.

Superfund Amendments and Reauthorization Act. The risk of exposure to hazardous waste as a result of RCRA and CERCLA was addressed in the Superfund Amendments and Reauthorization Act (SARA) of 1986. As a result of SARA, OSHA published hazardous waste cleanup regulations in 29 CFR 1910.120.

Department of Toxic Substances Control. 22 CCR gives the DTSC responsibility for regulating hazardous waste management at the State level. The DTSC regulates the treatment, storage, and disposal of hazardous waste in accordance with 22 CCR and the RCRA. The DTSC administers the state and federal Superfunds for cleanup of major hazardous waste contamination sites.

Regional Water Quality Control Board. 23 CCR charges the nine Regional Water Quality Control Boards (RWQCBs) with responsibility for overseeing water quality control. The RWQCBs are responsible for protecting actual or potential beneficial uses of water, including municipal, industrial, and agricultural water supplies and recreation. Each RWQCB has authority to supervise hazardous waste cleanup at sites referred by local agencies and in cases where water quality is affected or threatened. Either the DTSC or the RWQCB may be responsible for cleanup of sites of significant contamination by hazardous wastes. The two agencies often work together to ensure that their requirements are consistent and are implemented as intended.

California Occupational Safety and Health Administration. Health and safety regulations applying to the investigation and cleanup of sites contaminated with hazardous waste are enforced by the California Occupational Safety and Health Administration under 8 CCR and the adopted federal regulations (29 CFR 1910).

4.9.1.2 Subsurface Conditions

The Project area was formerly used for manufacturing of rocket motors and chemical storage.

During standard use of chemicals during manufacturing, minor, incidental releases of volatile organic chemicals (VOCs) to soil and groundwater occurred. The most frequently-detected VOCs identified in shallow vadose zone soil vapor included trichloroethylene (TCE), tetrachloroethylene (PCE), and acetone. The Project Area (APN 072-0231-125, referred to as the Central 49000 Area of Perimeter Groundwater Operable Unit OU-5) was included in the definition of the Aerojet Superfund Site during the 1986 listing on the National Priorities List (NPL), as indicated in the Remedial Action Completion Report Soil Vapor Extraction System Central 49000 Area [(RAC Report) Stantec 2020]. In accordance with CERCLA, Aerojet conducted a Remedial Investigation to evaluate the nature and extent of chemical releases and determine the residual risks posed by these chemicals to human health and the environment. Several portions of the Project Area required remediation to reduce the residual risks to acceptable levels based upon future land use. The USEPA issued its Record of Decision in 2012 identifying the necessary remedial actions, which included soil vapor extraction to reduce concentrations of VOCs in soil and engineering/administrative controls in the form of Land Use Covenants. The Land Use Covenants must include restrictions on use of groundwater and vapor mitigation for all habitable structures.

Between 2012 and 2021, Aerojet has been implementing the USEPA identified remedial actions. The soil vapor extraction has been implemented and the Agencies (USEPA, DTSC, and RWQCB) are reviewing the

RAC Report to determine if they concur. Aerojet is currently working with the Agencies on the language for the Land Use Covenants. Prior to redevelopment, the Area must receive USEPA's approval that all remedial actions have been completed to USEPA's satisfaction.

4.9.2 Hazards and Hazardous Materials (IX) Environmental Checklist and Discussion

Would the Project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
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.

Businesses that sell and store hazardous materials are subject to the Hazardous Material Business Plan program, which is regulated by the Environmental Health as part of the Certified Unified Program. The program requires the preparation of a document that provides an inventory of hazardous materials on-site, emergency plans and procedures in the event of an accidental release, and training for employees on safety procedures for handling hazardous materials and what to do in the event of a release or threatened release. These plans are routine documents that are intended to disclose the presence of hazardous materials and provide information on what to do if materials are inadvertently released.

The Proposed Project would allow of the construction of over 1.46 million square feet of light industrial uses. However, business that use hazardous materials are subject to routine inspection by federal, state, and local regulatory agencies with jurisdiction over hazardous materials. For instance, California Health and Safety Code Section 25290.1(a) mandates that all fuel storage tanks installed after 2004 meet durability, structural integrity, and size requirements to greatly reduce the likelihood of hazardous waste leakage or combustion. All businesses that use hazardous material use are also required to comply with applicable provisions of Title 49 CFR Parts 100–185 and all amendments through December 9, 2005 (Hazardous Materials Regulations). Hazardous materials must be stored in designated areas designed to prevent accidental release to the environment. Further, businesses that store hazardous materials are subject to the Hazardous Material Business Plan program, which is regulated by Sacramento County Environmental Health as part of the Certified Unified Program. The program requires the preparation of a document that provides an inventory of hazardous materials onsite, emergency plans and procedures in the event of an accidental release, and training for employees on safety procedures for handling hazardous materials and in the event of a release or threatened release. These plans are routine documents that are intended to disclose the presence of hazardous materials and provide information on what to do if materials are inadvertently released.

While future Project operation may involve the routine transport, use, or disposal of hazardous materials. These materials are regulated by a number of different state and federal agencies and safety regulations are in place to limit the potential for accidental release. All hazardous materials located at the Project site would be required to be handled in accordance with city, state, and federal regulations. would assist in

reducing the potential for hazardous materials releases from residential uses Therefore, the impact is **less than significant.**

Would the Project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
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 impact.

The Project, as a distribution center with multiple warehouses, would involve the transport and use of limited quantities of miscellaneous hazardous substances including gasoline, diesel fuel, hydraulic fluid, solvents, and oils. These chemicals would be brought to the Project site, as well as transported along area roadways. Federal and state laws regulate the handling, storage, and transport of these and other hazardous materials, as well as the mechanisms to respond and clean up any spills along local and regional roadways. Any use of hazardous materials would require the hazardous materials to be utilized, stored, and transported pursuant to state and federal safety regulations and adhere to General Plan policies and actions regarding hazardous materials. Therefore, the Project would have a **less than significant impact** in this area.

would the Project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
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 impact.

There are no schools within 1/4 mile of the Project Site. The nearest school is Natomas Station Elementary School located in the City of Folsom approximately 1.5 miles northeast of the Project site. Therefore, **no impact** would occur.

Would the Project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
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?	☐	☒	☐	☐

Less than significant with mitigation incorporated.

Under Government Code § 65962.5, both the DTSC and the SWRCB are required to maintain lists of sites known to have hazardous substances present in the environment. Both agencies maintain up-to-date lists on their websites. A search of the DTSC and SWRCB lists identified that the Proposed Project site is located on a hazardous materials site. The Project Property is part of the Aerojet Superfund Site (NPL Site), which USEPA, pursuant to section 105 of the "CERCLA, 42 U.S. Code. section 9605, placed on the NPL), by publication in the Federal Register on September 8, 1983 (40 CFR Part 300). As such, USEPA determined (which determination was concurred with by RWQCB and the DTSC) that: (a) in its decision document entitled "Interim Record of Decision for Groundwater and Final Record of Decision for Soil for the Perimeter Groundwater Operable Unit (OU-5)" dated February 15, 2011 ("OU 5 ROD") that groundwater remediation be undertaken in accordance with section 2.12.3 of the OU 5 ROD. Groundwater remediation and monitoring under/on and in the vicinity of the Property is ongoing and being conducted pursuant to a Statement of Work for Remedial Design and Remedial Action for Groundwater at the Perimeter Groundwater Operable Unit (OU 5) developed in accordance with the Unilateral Administrative Order for the Performance of Remedial Design and Interim Remedial Action for Groundwater (USEPA Docket No. 9-2011-16) and approved by USEPA on or about September 19, 2011. Chemicals of Concern, including TCE, perchlorate and N-Nitrosodimethylamine, have been found in the regional groundwater aquifers, including beneath and in the vicinity of the Property. Groundwater is not anticipated to be present within the first 15 feet below ground surface in the vicinity of the Property.

Between 2012 and 2021, Aerojet has been implementing the USEPA identified remedial actions. The soil vapor extraction has been implemented and the Agencies are reviewing the RAC Report to determine if they concur. Aerojet is currently working with these Agencies on the language for two Land Use Covenants that would include restrictions on use of groundwater and vapor mitigation for all habitable structures.

The Regulatory Agencies have concluded that the Project Property, when used in compliance with the Environmental Restrictions of the land use covenants related to groundwater and vapor mitigation, does not present an unacceptable threat or risk to present and future human health or safety or the environment. Thus, with implementation of **HAZ-1** the project impacts in this area are **less than significant with mitigation incorporated**.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
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 two miles of a public airport nor is it located in the vicinity of a private airstrip. The closest public or private airport is the Mather Airport, located approximately four miles to the west, and the Project is not within the coverage area in the Mather Airport Land Use Compatibility Plan. Therefore, the Project Area is more than 2 miles from a public or private airport. **No impact** would occur.

Would the Project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	☐	☐	☒	☐

Less than significant impact.

The Project Site is located on private property within the access-controlled portion of Aerojet land holdings. Project activities primarily include phased construction of the distribution center, including installation and connection to existing utility pipes within Folsom Boulevard, and heavy-duty trucks utilizing nearby roadways. Construction within Folsom Boulevard, and possibly Hazel Avenue extension during successive phases of Project Development, would require that the Project construction contractor(s) prepare and implement a Traffic Control Plan prior to construction in accordance with City and Sacramento County requirements. Because project construction and operations would be primarily restricted to the parcels south of Folsom Boulevard, and related activities would not physically interfere with any emergency response or evacuation plans, impacts would be **less than significant**.

Would the Project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?	☐	☐	☒	☐

Less than significant impact.

The Project would be conducted entirely on Aerojet-controlled land and no residences are located within or near by the Project site. The closest existing residential neighborhood is located in the City of Rancho Cordova/Gold River development approximately 1.5 miles northwest of the Project. As discussed in Section 4.20 Wildfire, the Project site is not located in or near state responsibility areas, or lands classified as very high fire hazard severity zones. The Project site is not located within a heavily wooded area, nor is it surrounded by wildlands or forests. According to the Fire Hazard Severity Zones in Local Responsibility Area map published by California Department of Forestry and Fire Protection (CAL FIRE 2007. The nearest Very High Fire Hazard Severity Zones are approximately 11 miles to the east, in Cameron Park and Sprekelsville of El Dorado County. the Project site is located in a Moderate Fire Hazard Severity Zone in Sacramento County (CAL FIRE 2007).

Because the majority of the Project site is vegetated with grassland with scattered trees and forbs, would be completely developed with paved areas, buildings, stormwater detention basins, and landscaped areas, and is in close proximity to Folsom Boulevard with easy access to fire protection services by Sacramento Metro Fire Department fire stations, the risk of injury from wildfires would be **less than significant**.

4.9.3 Mitigation Measures

HAZ-1: **Compliance with Environmental Restrictions in Land Use Covenant for Subsurface Contamination.** Prior to redevelopment, the Project applicant must receive USEPA's approval that all remedial actions have been completed to USEPA's satisfaction. The Project applicant must also comply with all restrictions and requirements contained in any land use covenants approved and executed by Aerojet and applicable federal and state regulatory agencies which may include USEPA, RWQCB, and DTSC. General components of the expected land use controls may include, but not necessarily be limited to:

- Restrictions on future site use to industrial/commercial purposes only;
- Prohibitions on groundwater extraction other than for remediation;
- Requirements that excavation or construction work below ground surface at the site may only be performed under a permit program that mitigates potential exposures and properly manages any contaminated soil that is disturbed; and
- Requirements for any vertical development (buildings) to include a vapor mitigation system and potentially indoor air monitoring if required by the Agencies.

Details of these land use controls will be proposed and approved by the Agencies before the overall remedy will be deemed complete.

Timing/Implementation:	*Prior to and during Project construction and during project operations*
Enforcement/Monitoring:	*City of Rancho Cordova Planning Department, USEPA, RWQCB, DTSC*

4.10 Hydrology and Water Quality

4.10.1 Environmental Setting

4.10.1.1 Regional Hydrology

Surface Water

The Project site is located in the Sacramento Valley, at the southern end of the Sacramento River hydrologic region. The climate in this region generally consists of cool, wet winters and warm, dry summers. Average annual rainfall is approximately 24 inches per year (WSC 2021; Western Region Climate Center 2020).

According to the California Department of Water Resources (DWR), the state has been subdivided into ten hydrologic regions (DWR 2021a). Biggs is located in the northcentral portion of the Sacramento River Hydrologic Region, which covers approximately 17.4 million acres (27,200 square miles) and includes all or large portions of Modoc, Siskiyou, Lassen, Shasta, Tehama, Glenn, Plumas, Butte, Colusa, Sutter, Yuba, Sierra, Nevada, Placer, Sacramento, El Dorado, Yolo, Solano, Lake, and Napa counties.

Geographically, the Sacramento River Hydrologic Region extends south from the Modoc Plateau near the Oregon border to the Sacramento-San Joaquin River Delta. The Sacramento River Hydrologic Region is the main water supply for much of California's urban and agricultural areas. Annual runoff in the Sacramento River Hydrologic Region averages about 22.4 million acre-feet (AF), which is nearly one-third of the state's total natural runoff. Major water supplies in the region are provided through surface storage reservoirs. Shasta Lake is one of the two largest surface water projects in the region. In total, the region has 43 reservoirs with a combined capacity of almost 16 million AF (WSC 2021). However, according to DWR, as of June 13, 2021, the Sacramento Hydrologic Region has received only about 46 percent of the average rainy season precipitation in 2021, through June 13, 2021. All of the major reservoirs that serve the Sacramento Hydraulic Region, the Shasta, Oroville, New Bullard's, and Folsom reservoirs, are between 34 percent and 57 percent capacity as of June 13, 2021 (DWR 2021b).

Groundwater

The South American Groundwater Basin (California DWR Basin No. 5-21.65) underlies the Project area, south of the American River. Under the Sustainable Groundwater Management Act (SGMA), the South American Basin is a high-priority groundwater basin due to declining groundwater levels but is not experiencing conditions of critical overdraft (DWR 2021c). The Groundwater Sustainability Agency (GSA) is the Sacramento Central Groundwater Authority. A Groundwater Sustainability Plan (GSP) that provides details regarding how groundwater would be managed in the basin must be submitted to the California DWR by January 31, 2022.

According to the RAC Report (Stantec 2020) free-flowing groundwater was encountered at approximately 58 to 60 feet bgs between the base of a shallow fine-grained and perched groundwater zone in all of the 22 borings completed during the 2013 Pre-Design assessment investigations The deeper groundwater unit is presumed to be associated with the top portion of hydrostratigraphic Layer B.

The groundwater in both of the aquifer zones has been affected by former rocket manufacturing and testing activities conducted many decades ago. Groundwater plumes of industrial solvents (primarily TCE) and rocket fuel by-products (perchlorate and N-Nitrosodimethylamine) occur underneath the Project site both from former (removed) on-site sources and from upgradient source areas to the northeast (Stantec 2020). The results from previous groundwater sampling reported TCE, cis-1,2-DCE and PCE as the most frequently detected VOCs in the shallow and deep groundwater samples at the Project site. The highest concentrations of VOCs were reported in the sample collected from the deeper groundwater zone at 38D-SP36-WP-D (duplicate December 11, 2020 sample) which reported TCE at 8,700 micrograms per liter (µg/L), cis-1,2-DCE at 9,500 µg/L, PCE at 73 µg/L and 1,1-DCE at 39 µg/L. This well point is located near the vicinity of the removed solvent sump associated with removed building 49-008.

4.10.1.2 Project Area Hydrology and Onsite Drainage

The Project site is located on mostly level terrain between situated at an average elevational range of 125 feet AMSL. The Project Area is located 0.5 miles south of the lower American River and the Nimbus Dam and Lake Natoma. Folsom South Canal is approximately one-third mile to the west, and Buffalo Creek is approximately 500 feet to the south. The Sacramento River is approximately 16 miles to the west. Buffalo Creek flows southwesterly south of the Project area and is largely ephemeral and intermittent, which is typical of areas that experience dry summers and cool, wet winters, as in this part of the Central Valley.

The Project Area contains two small seasonal wetlands and two manufactured ditches in the southwesternmost portion and the northeastern portion of the Project Area classified as other waters of the US (See Section 4.4.2).

Buffalo Creek is the primary receiving water for the Project, flowing east to west approximately 500 feet south of the Project, and draining into the American River. Buffalo Creek drains a 470-acre area. Buffalo Creek between the Aerojet administrative complex and the American River is an improved, unlined trapezoidal drainage and flood control channel (County of Sacramento 2008). Runoff from the Project area is conveyed through a series of drain inlets, storm drain pipes, road culverts, and unlined ditches that drain the Aerojet administrative complex. Runoff from the drainage system discharges into a channel on the west side of Nimbus Road approximately 2,400 feet south of Folsom Boulevard (Aerojet Administrative Channel) that runs along the southern Project area boundary. The runoff from Aerojet Administrative Channel drains to Buffalo Creek.

As mapped by the Federal Emergency Management Agency (FEMA, 2021) National Flood Hazard Layer, the Project site is in Flood Zone X, indicating that the site is an area of minimal flood hazard. Flood Zone X includes areas outside the Special Flood Hazard Area and higher than the elevation of the 0.2-percent-annual-chance flood (Flood Insurance Rate Maps 06067C0250H and 06067C0114H).

4.10.2 Regulatory Framework

Relevant federal, state, and local laws and regulations pertaining to the protection of groundwater quality, water and sediment quality, and protection of the public from flooding and other hydrologic hazards are discussed below.

4.10.2.1 Federal

Floodplain Development

FEMA is responsible for determining flood elevations and floodplain boundaries based on USACE studies and approved agency studies. FEMA is also responsible for distributing the Flood Insurance Rate Maps (FIRMs), which are used in the National Flood Insurance Program (NFIP). These maps identify the locations of special flood hazard areas (SFHAs).

Clean Water Act

The federal CWA was enacted with the primary purpose of restoring and maintaining the chemical, physical, and biological integrity of the Nation's waters. The USEPA has delegated responsibility for implementation of portions of the CWA, including water quality control planning and control programs such as the NPDES Program, to the State Water Resources Control Board (SWRCB) and the RWQCBs.

CWA Section 303(c)(2)(b). Section 303(c)(2)(b) of the CWA requires states to adopt water quality standards for all surface waters of the United States based on the water body's designated beneficial use. Where multiple uses exist, water quality standards must protect the most sensitive use. Water quality standards are typically numeric, although narrative criteria based upon biomonitoring methods may be employed where numerical standards cannot be established or where they are needed to supplement numeric standards. Water quality standards applicable to the Proposed Project are listed in the Basin Plan (RWQCB 2018).

CWA Section 303(d). Section 303(d) of the CWA requires that States develop a list of water bodies that do not meet water quality standards (i.e., impaired water bodies), establish priority rankings for waters on the list, and develop action plans, called TMDLs, to improve water quality.

CWA Section 401. Section 401 of the CWA requires any applicant for a federal license or permit to conduct any activity that may result in a discharge of a pollutant into Waters of the U.S. to obtain a certification that the discharge will comply with the applicable effluent limitations and water quality standards. Therefore, a Water Quality Certification under Section 401 of the CWA must accompany the USACE permit that must be issued for the Project pursuant to Section 10 of the Rivers and Harbors Act.

National Pollutant Discharge Elimination System Program

The CWA prohibits discharging "pollutants" through a "point source" into "Waters of the United States" unless they have an NPDES permit. The permit contains limits on what can be discharged, creates monitoring and reporting requirements, and implements other provisions to ensure that the discharge does not diminish water quality and/or people's health.

Safe Drinking Water Act

The Safe Drinking Water Act (SDWA) was established to protect the quality of drinking water in the U.S. This law focuses on all waters actually or potentially designed for drinking use, whether from above ground or underground sources. Pursuant to the SDWA, legally enforceable standards have been set to protect public health.

National Toxics Rule and California Toxics Rule

In 1992, pursuant to the CWA, USEPA promulgated the National Toxics Rule (NTR) criteria to establish numeric criteria for priority toxic pollutants for California. The NTR established water quality standards for 42 priority pollutants not covered at that time under California's statewide water quality regulations. In May 2000, USEPA issued the California Toxics Rule (CTR), which promulgated numeric criteria for additional priority pollutants. The CTR documentation (Volume 65, pages 31682–31719 of the Federal Register [65 FR 31682–31719], May 18, 2000), along with amendments in February 2001 "carried forward" the previously promulgated criteria of the NTR, thereby providing a single document listing of water quality criteria for 126 priority pollutants for California surface waters.

Federal Antidegradation Policy

The federal antidegradation policy is designed to protect existing uses and the level of water quality necessary to protect existing uses. The federal policy directs states to adopt a statewide policy that includes the following primary provisions (40 CFR 131.12):

1. Existing instream water uses and the level of water quality necessary to protect the existing uses shall be maintained and protected.

2. Where the quality of waters exceeds levels necessary to support propagation of fish, shellfish, and wildlife and recreation in and on the water, that quality shall be maintained and protected unless the state finds, after full satisfaction of the intergovernmental coordination and public participation provisions of the state's continuing planning process, that allowing lower water quality is necessary to accommodate important economic or social development in the area in which the waters are located.

3. Where high quality waters constitute an outstanding national resource, such as waters of national and state parks and wildlife refuges and waters of exceptional recreational or ecological significance, that water quality shall be maintained and protected.

4.10.2.1 State

Porter-Cologne Water Quality Control Act and Waste Discharge Requirements

The Porter-Cologne Water Quality Control Act is California's statutory authority for the protection of water quality. Under the Act, California must adopt water quality policies, plans, and objectives (synonymous with the term "criteria" used by USEPA) that ensure beneficial uses of State waters are reasonably protected. The Porter-Cologne Water Quality Control Act requires the nine RWQCBs to adopt water quality control plans that define the beneficial uses of the water bodies throughout the region to be protected, the water quality objectives necessary for reasonable protection of the beneficial uses, and a program of implementation for achieving the water quality objectives. In addition, the act authorizes the State Water Resources Control Board (SWRCB) and RWQCBs to issue and enforce waste discharge requirements for discharges of waste to surface waters and land. The Feather and Yuba Rivers are within the jurisdiction of the Central Valley RWQCB.

Water Quality Control Plan for the Sacramento River Basin and San Joaquin River Basin

The *Water Quality Control Plan for the Sacramento River Basin and San Joaquin River Basin* (Basin Plan) (RWQCB 2018) defines the beneficial uses, water quality objectives, implementation programs, and surveillance and monitoring programs for waters of the Sacramento River and San Joaquin River basins. The Basin Plan contains specific numeric water quality objectives for bacteria, dissolved oxygen, pH, pesticides, electrical conductivity, temperature, turbidity, and trace elements, as well as numerous narrative water quality objectives, which are applicable to certain water bodies or portions of water bodies.

State Water Resources Control Board Resolution No. 68-16: Statement of Policy with Respect to Maintaining High Quality Waters in California

The goal of SWRCB Resolution No. 68-16 ("Statement of Policy with Respect to Maintaining High Quality Waters in California") is to maintain high quality waters where they exist in the State. Resolution No. 68-16 states, in part:

1. Whenever the existing quality of water is better than the quality established in policies as of the date on which such policies become effective, such existing high quality will be maintained until it has been demonstrated to the State that any change will be consistent with maximum benefit to the people of the State, will not unreasonably affect present and anticipated beneficial use of such water and will not result in water quality less than that prescribed in the policies.

2. Any activity which produces or may produce a waste or increased volume or concentration of waste and which discharges or proposes to discharge to existing high quality waters will be required to meet waste discharge requirements which will result in the best practicable treatment or control of the discharge necessary to assure that (a) a pollution or nuisance will not occur and (b) the highest water quality consistent with maximum benefit to the people of the State will be maintained.

The SWRCB has interpreted Resolution No. 68-16 to incorporate, and be consistent with, the federal antidegradation policy (RWQCB 2016).

Municipal Regional Stormwater NPDES Permit

The Municipal Stormwater (MS4) NPDES Permitting Program requires that Permittees (i.e., cities, counties) reduce pollutants and runoff flows from new development and redevelopment into their municipal separate storm sewers (MS4) using 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 result in the capture, infiltration, and treatment of storm water runoff. The Central Valley RWQCB adopted a Regionwide MS4 Permit on June 23, 2016 under Order No. R5-2016-0040. Municipal Stormwater NPDES Permitting Programs require that a new development project or redevelopment of a project site results in no net hydromodification of the site.

Statewide National Pollutant Discharge Elimination System Storm Water Permit for General Construction Activity

The SWRCB has issued a general NPDES permit for stormwater discharges associated with construction activity of greater than one acre in size—Order 2009-0009-DWQ, as amended by Orders 2010-0014-DWQ and 2012-0006-DWQ (General Construction Permit). The General Construction Permit requires the preparation of a SWPPP that identifies and describes the BMPs to be implemented at construction sites to control pollution from stormwater runoff. Coverage is obtained by submitting an NOI, risk assessment, post-construction calculations, a site map, the SWPPP, and a signed certification statement by the legally responsible person to the SWRCB prior to construction.

Title 22 of the California Code of Regulations

Maximum contaminant levels (MCLs) that shall not be exceeded in water supplied to the public have been established in California Code of Regulations Title 22, Division 4. This section is equivalent to the federal Safe Drinking Water Act.

4.10.2.1 Local

City of Rancho Cordova Grading and Erosion Control Ordinance

The City of Rancho Cordova adopted the Sacramento County Department of Water Resources (DWR) Grading and Erosion Control Ordinance (Chapter 16.44 of the existing County code), which establishes administrative procedures, minimum standard of review, and implementation and enforcement procedures for controlling erosion, sedimentation and other pollutant runoff from new development projects. The ordinance also addresses grading, filling, land excavation, construction activities and drainage as they relate to a particular project. The ordinance applies to any development project resulting in the excavation of 350 cubic yards of soil or more. The ordinance also ensures compliance with the City's National Pollutant Discharge Elimination System (NPDES) Permit, which is issued by the California Regional Water Quality Control Board (CRWQCB). The City of Rancho Cordova is co-permittee on a NPDES Permit along with Sacramento County and the cities of Sacramento, Folsom, Galt, and Citrus Heights, and Elk Grove. The ordinance requires a separate permit for work on each site unless sites are contiguous, have the same ownership, and are included in the approved plan. The ordinance sets forth performance standards and a permit can be denied, based on the following findings:

a) The applicant has failed to provide sufficient or adequate plans, information or other data necessary to allow determinations respecting compliance with the provisions of Chapter 16.44 or Sacramento County Specifications;
b) The environmental review has not been completed, or other provisions of this code or of state law pertaining to environmental review have not been satisfied, or the activity will have significant adverse environmental impacts, which cannot be substantially mitigated. Where the activity will have significant adverse impacts, the Administrator may approve the permit in accordance with Chapter 16.44, Title 20, and CEQA (1970).

c) The proposed activity will violate provisions of Chapter 16.44, Sacramento County Specifications, or state or federal laws, and such violation cannot be resolved by the imposition of conditions pursuant to Section 16.44.170.

d) The proposed activity will adversely affect surrounding properties and public rights-of-way, the water quality of watercourses, and existing drainage (SCC 102 Section 3, 1995; SCC Section 2, 1993)

Rancho Cordova General Plan

The following General Plan policies and action items would assist in reducing surface water quality impacts of the Project:

Action NR.3.3.1: Work with affected local, state and federal agencies to determine if natural creek corridors can and should accommodate storm flows or if separate storm water conveyance structures are necessary.

Policy NR.5.3: Protect surface and ground water from major sources of pollution, including hazardous materials contamination and urban runoff.

Action NR.5.3.3: Install appropriate signage to deter the discharge of hazardous materials into storm drains.

Policy NR.5.4: Prevent contamination of the groundwater table and surface water, and remedy existing contamination to the extent practicable.

Action NR.5.4.2: Require clean-up of contaminated ground and surface water by current and/or past owners or polluters.

Policy NR.5.5: Minimize erosion to stream channels resulting from new development in urban areas.

Action NR.5.5.2: Require development within newly urbanizing areas to incorporate runoff control measures into their site design or to participate in an area-wide runoff control management effort consistent with standards developed by the Public Works Department.

Action NR.5.5.3: Encourage new development to incorporate features such as grassy swales, multi-use retention or detention basins, and integrated drainage systems to enhance water quality. Work with the Cordova Recreation and Park District to establish standards for integrating retention/detention basins into park sites and create examples of desirable and innovative natural drainage features.

Action NR.5.5.4: Establish and require the use of best management practices to protect receiving waters from the adverse effects of construction activities, sediment and urban runoff.

4.10.3 Hydrology and Water Quality (X) Environmental Checklist and Discussion

Would the Project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	☐	☐	☒	☐

Less than significant impact.

4.10.3.1 Construction Stormwater Quality

Construction would result in disturbance of more than one acre of land. Thus, compliance with the SWRCB general permit to discharge storm water associated with construction activity is required. The general permit is known as the SWRCB, Order No. 2009-0009-DWQ (as amended by Orders 2010-0014-DWQ and 2012-006-DWQ), NPDES General Permit No. CAS000002, WDRs for Discharges of Storm Water Runoff Associated with Construction Activity (General Permit). AR would be required to submit a Notice of Intent for coverage under the General Permit and prepare a Storm Water Pollution Prevention Plan (SWPPP).

The SWPPP would need to address any Project-related activities that have the potential to release pollutants, including sediment, in stormwater, such as:

- Excavation work;
- Material stockpiling;
- Waste and soil screening;
- Loading and hauling of waste and construction materials; and
- Winterization of incomplete activities.

The SWPPP must identify the Best Management Practices (BMPs) that would be implemented during construction and the final closure fieldwork to ensure that polluted stormwater runoff does not leave the site. The SWPPP would also need to include a monitoring program to document the effectiveness of the BMPs. Compliance with the SWPPP and implementation of the BMPs would prevent unacceptable degradation of surface water quality.

The City adopted the Sacramento County Department of Water Resources (DWR) Grading and Erosion Control Ordinance (Chapter 16.44 of the existing County code), which establishes administrative procedures, minimum standard of review, and implementation and enforcement procedures for controlling erosion, sedimentation and other pollutant runoff from new development projects. The ordinance also addresses grading, filling, land excavation, construction activities and drainage as they relate to a particular project. The ordinance applies to any development project resulting in the excavation of 350 cubic yards of soil or more. The ordinance also ensures compliance with the City's NPDES Permit, which is issued by the California Regional Water Quality Control Board (RWQCB). The City of Rancho

Cordova is co-permittee on a NPDES Permit along with Sacramento County and the cities of Sacramento, Folsom, Galt, and Citrus Heights, and Elk Grove. The ordinance requires a separate permit for work on each site unless sites are contiguous, have the same ownership, and are included in the approved plan.

4.10.3.2 Stormwater Quality-Post Construction

Developed or redeveloped impervious surfaces that are equal or in excess of 1.0 acre (e.g., building rooftops, flat works, parking areas, or other disturbed areas for all phases of the work), shall comply with the following requirements of the City's Grading and Erosion Control Ordinance:

- The improvement plans shall incorporate all applicable post construction stormwater quality measures; including source control, treatment control, low impact development, hydromodification management, and full capture trash control measures into the site improvement plans in conformance with the most recent version of the *Stormwater Quality Design Manual for the Sacramento Region*. The applicant shall prepare and submit a Post-Construction Stormwater Quality Control Plan that includes details and sizing calculations of all the proposed post construction stormwater quality measures. In addition, a maintenance covenant is required for all proposed post construction stormwater quality measures, as detailed in Appendix B of the *Stormwater Quality Design Manual for the Sacramento Region. (Prior to approval of improvement plans.)*

The Project's conceptual site layout would result in an increase in impervious surfaces from development of 1.48 million square feet of buildings and associated paved parking lots and streets. In compliance with the City's Grading and Erosion Control Ordinance and the City's overarching National Pollutant Discharge Elimination System (NPDES) Municipal Stormwater Permit (MS4), unlined stormwater retention basins would be constructed on the property to capture and treat storm water runoff. As shown on Figure 2-2, drainage and conveyance facilities that flow into unlined ditches and channels adjacent to the property would be constructed as part of the Project to eventually collect storm water that is captured during storm events and treated on the property. A Storm Drainage Evaluation for the Project was prepared in Appendix E (MacKay and Somps 2021) to demonstrate that the Project would result in no net hydromodification of the Project site and that storm water would be treated.

Compliance with the NPDES requirements and the City's Grading and Erosion Control Ordinance described above would reduce construction and post-construction water quality impacts associated with implementation of the Proposed Project to a **less than significant impact.**

Would the Project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	☐	☐	☒	☐

Less than significant impact.

Future development within the Project Area would receive water from the City of Folsom's municipal water supply. The City of Folsom's primary source of potable water supply for the Project would be from surface waters (Folsom Reservoir). Due to the proximity near the edge of groundwater basins, and low yield of the groundwater aquifer underlying the City, groundwater is not a significant water supply.

Non-potable industrial-use water and water used during Project construction would be supplied from the Aerojet industrial water supply system. That system currently has an available excess capacity for short term water demand of up to 1.5 million gallons per day. The Aerojet industrial water supply system receives treated groundwater from the Aerojet groundwater extraction and treatment system AB (GET) wells. Pumping of these wells would occur for several decades to comply with regulatory orders for groundwater cleanup. The GSA for the South American Groundwater Basin must submit a GSP that provides details regarding how groundwater would be managed in the basin by January 1, 2022. A GSP for this groundwater basin is not currently posted on the DWR SGMA website. While the specific contents of the GSP are unknown at this time, the regulatorily-required pumping by Aerojet for groundwater cleanup would need to be included in any GSP prepared for the basin. Thus, temporary use of excess water from the Aerojet industrial water supply system for project would have no impact on available groundwater supplies and would not impede sustainable management of the groundwater basin.

As shown on Figure 2-2, the Project's conceptual site layout would result in an increase in impervious surfaces from development of 1.48 million square feet of buildings and associated paved parking lots and streets. Unlined stormwater retention basins, drainage and conveyance facilities that flow into unlined ditches and channels would be constructed as part of the Project. As a result of routing the stormwater runoff from the impervious areas, there would be no substantial reduction in groundwater recharge as a result of the project. There would be **a less than significant impact**.

Would the Project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner that would:				
i) result in substantial erosion or siltation on- or off-site;	☐	☐	☒	☐
ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite;	☐	☐	☒	☐

Would the Project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
iii) 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; or	☐	☐	☒	☐
iv) impede or redirect flood flows?	☐	☐	☐	☒

Less than significant impact.

i-iii) The Aerojet Administrative Channel for stormwater conveyance from the Aerojet Administration area to the west of the Project is located just outside the southern Project boundary, and flows into Buffalo Creek.

Future construction activities within the Project Area would result in soil disturbances and increase impervious surfaces on the Project site. The drainage patterns on the Project Site would be altered due to construction of new onsite and offsite stormwater drainage facilities, including several stormwater detention basins and stormwater basin overflow channels that flow into the Aerojet Administrative Channel, as described in the project description, and shown on Figures 2-2 and 2-4. A Storm Drain Evaluation for the Project is shown in Appendix E. Prior to submittal of Final Subdivision Map and improvement plans to the City, the project applicant would prepare and submit a detailed final drainage study based upon the final design of the Project that includes but is not limited to: a pre- and post-project drainage analysis of the project and project impacts, identification of offsite project impacts or required offsite improvements, delineation of existing and expected post project 100-year floodplain, identification of needed FEMA map revisions (if applicable), and identification of proposed connections to the City's Storm Drainage System with adequate supporting calculations. The drainage study for the Project would conform to the requirements of the Sacramento City/County Drainage Manual (Volume 2), County of Sacramento Improvement Standards (Section 9), and all other applicable standards.

The Project would incorporate several measures that would prevent erosion, siltation, or flooding. For those activities that disturb one-acre or more of land, an NPDES Construction General Permit would be required prior to the start of construction. To comply with the requirements of the NPDES Construction General Permit, these projects would be required to file a Notice Of Intent with the State of California and submit a SWPPP defining BMPs for construction and post-construction-related control of the Proposed Project site runoff and sediment transport. Requirements for the SWPPP include incorporation of both erosion and sediment control BMPs. SWPPPs generally include the following applicable elements:

- Diversion of offsite runoff away from the construction area,
- Prompt revegetation of proposed landscaped areas,
- Perimeter straw wattles or silt fences and/or temporary basins to trap sediment before it leaves the site,

- Regular sprinkling of exposed soils to control dust during construction during the dry season,
- Installation of a minor retention basin(s) to alleviate discharge of increased flows,
- Specifications for construction waste handling and disposal,
- Erosion control measures maintained throughout the construction period,
- Preparation of stabilized construction entrances to avoid trucks from imprinting debris on city roadways,
- Contained wash out and vehicle maintenance areas,
- Training of subcontractors on general construction area housekeeping,
- Construction scheduling to minimize soil disturbance during the wet weather season, and
- Regular maintenance and storm event monitoring.

While additional runoff may occur from Project development of impervious surfaces, that additional runoff would be managed in engineered detention basins and outlet channels that would convey the water to unlined drainage channels where it would percolate to the subsurface, without flooding any onsite or offsite facilities.

The stormwater detention and conveyance facilities would be designed with capacities that meet or exceed the regulatory requirements for runoff rates and volumes. These facilities would not impede or redirect flood flows on the Project site or in other offsite areas not designed to retain the stormwater.

As discussed above, the Project would result in **less-than-significant impacts** related to substantial erosion or siltation on- or offsite; substantial increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite; contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff.

iv) FEMA flood hazard maps 06067C0250H and 06067C0114 indicate that the entire Project Area is in unshaded Zone X. The Project site is not located within a flood zone. Therefore, implementation of The Proposed Project would have **no impact** related to impeding or redirecting flood flows.

Would the Project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	☐	☐	☒	☐

Less than significant impact.

The Project site is not located in a flood hazard area, based on Federal Emergency Management Agency (FEMA 2021), so it is not subject to inundation by flooding.

The Project is not located near the ocean, so it is not subject to inundation by tsunami.

There are no open water bodies, such as ponds or lakes, adjacent to or on the Project site.

The project area is not located within the 100-year floodplain of the American River; however, it is located downstream of a major dam (Folsom Dam), which is 4 miles to the northeast. The Project area would likely be inundated in the event Folsom Dam fails (County of Sacramento 2008). Although Folsom Dam has a low probability of failing, Folsom Reservoir does not currently have storage or release capacity for flood occurrences at a greater interval than a 100-year recurrence level. If a flood from Folsom Dam were to inundate the Project area, there would be a low risk that pollutants would be released, because the planned Project facilities are not expected to store or generate large quantities of chemicals and pollutants.

Therefore, the project would not expose people or structures to a significant loss, injury, or death involving flooding as a result of the failure of a dam. Impacts would be considered **less than significant**, and no mitigation is required.

Would the Project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	☐	☐	☐	☒

No impact.

The Central Valley RWQCB has adopted a Water Quality Control Plan (Basin Plan) for the Sacramento and San Joaquin Rivers to identify and protect beneficial uses of surface waters in the region (California RWQCB 2018). The Basin Plan sets forth beneficial uses and numeric water quality objectives for surface water in the project vicinity. Beneficial uses serve as the basis for determining the water quality criteria needed to protect or enhance the uses. In general, beneficial uses are those uses, users, or activities that benefit from the presence of the water and could be adversely affected if water quality were degraded. Beneficial use designation and water quality objectives are reviewed and modified, as necessary, at least once every three years. Existing beneficial uses of the receiving waters within the project vicinity are defined for Lake Natoma and the American River as:

- Municipal and domestic water supply
- Irrigation water for agriculture
- Hydropower
- Water contact recreation
- Non-contact water recreation
- Warm-water freshwater habitat

- Cold-water freshwater habitat
- Fish spawning
- Wildlife habitat

The Basin Plan defines specific water quality objectives necessary to protect and maintain the beneficial uses of Lake Natoma and the lower American River (California RWQCB 2018.

Section 303(d) of the Clean Water Act requires the identification of water bodies that do not meet, or are not expected to meet, water quality standards (i.e., impaired water bodies). The affected water body, and associated pollutant or stressor, is then prioritized in the 303(d) List. The Clean Water Act further requires the development of a Total Maximum Daily Load (TMDL) for each listing. In 2008, California began integrating the 303(d) List of Impaired Waters and the 305(b) Water Quality Assessment Report into a single report (Integrated Report). The 2016 Section 303(d) Integrated Report indicates that the American River from Nimbus Dam to its confluence with the Sacramento River is impaired by pesticides, PCBs, mercury, and toxicity from unknown sources (State Water Resources Control Board 2016). TMDLs have not been developed for these pollutants.

The water quality of Buffalo Creek reflects seasonal periods of little or no flow and the channelized nature of the drainage system, and it typically does not show evidence of oil and grease or other urban pollutants (County of Sacramento 2008). Buffalo Creek is also not listed on the State Water Resources Control Board's Section 303(d) List of impaired Water Bodies. Project construction and operations would not, involve pollutants for which the American River is listed as impaired, and thus, would not conflict with Basin Plan water quality objectives.

As discussed above, industrial and construction water needed for the project would be sourced from the Aerojet industrial water supply system. The industrial water supply system receives water from the Aerojet GET AB Facility. That system currently has an excess capacity of 1.5 million gallons per day (GPD). Operation of the GET facility would occur for several decades to comply with regulatory orders and requirements for groundwater cleanup at the Aerojet facility. Thus, operation of the GET facility and the water supply system would need to be included in any water quality control plans and sustainable groundwater management plans that address the area of the project. Operation of the GET facility and the industrial water supply system would not be affected by the Project.

Based on the above analysis there would be **no impact** related to obstruction or implementation of any water quality control plan or sustainable groundwater management plan.

4.10.4 Mitigation Measures

No significant impacts were identified, and no mitigation measures are required.

4.11 Land Use and Planning

4.11.1 Environmental Setting

4.11.1.1 Project Site and Surrounding Uses

As discussed above in Section 2 Project Description, the approximately 105-acre Project site is located within the City of Rancho Cordova on the former Aerojet campus, at the southwest corner of the Folsom Boulevard/Nimbus Road Intersection, south of the Highway 50 Hazel Avenue exit (see Figure 1.1-1). The Project Site is bounded on the north by Folsom Boulevard, on the east by Nimbus Road, and on the south and west by largely undeveloped land. Regional access is provided by Highway 50, and site access is provided via the Hazel Avenue interchange, Hazel Avenue, and Folsom Boulevard.

The Hazel Avenue interchange project would elevate Hazel Avenue above Folsom Boulevard and the light-rail tracks and create a jug handle road to provide circulation between Hazel Avenue and Folsom Boulevard. The jug handle would intersect Folsom Boulevard west of the proposed Hazel Avenue overcrossing and intersect Hazel Avenue at the future Atlanta Street extension into Easton Place, located south of Folsom Boulevard. As a result of the interchange project, the Hazel Avenue/Folsom Boulevard Intersection would be grade separated and turning movements between these two streets would shift to the jug handle. In addition, Hazel Avenue would be widened and extended south to the future Easton Valley Parkway.

The project vicinity is a semi-suburban rural area surrounded primarily by undeveloped lands with some industrial and commercial development. Suburban residential areas are located to the north across Highway 50, and primarily rural lands with some industrial development, mainly associated with current and former Aerojet operations, are to the south, east, and west of the Project site. This includes the Easton Project-Easton Place & Glenborough at Easton (Glenborough Project) planned for mixed-use development located immediately east of the Project site within unincorporated Sacramento County jurisdiction.

4.11.2 Regulatory Framework

4.11.2.1 City of Rancho Cordova General Plan

The City of Rancho Cordova General Plan was adopted June 26, 2006 (City of Rancho Cordova 2006a). The General Plan is the fundamental document governing land use development in the incorporated areas of the City. The Project site is located within the Aerojet SPA and is zoned light industrial. The northern portion of the Project site consists of formerly developed industrial areas, which includes paved areas and foundations of several warehouses historically used by Aerojet and now removed. A total of five vacant industrial buildings and one active industrial building remains on the site.

The following General Plan Land Use Element policies apply to the proposed Project:

Policy LU.1.3: Maintain a strong jobs-housing ratio, with a diverse job base and corresponding housing stock, within the Planning Area. Improve the relationship and proximity of jobs to housing and commercial services

Policy LU.1.4: Promote high quality, efficient, and cohesive land utilization that minimizes negative impacts (e.g., traffic congestion and visual blight) and environmental hazards (e.g. flood, soil instability) on adjacent neighborhoods and infrastructure and preserve existing and future residential neighborhoods from encroachment of incompatible activities and land uses.

Policy LU.2.2: Promote new development and redevelopment in accordance with the building blocks concepts of neighborhoods, villages, and districts.

Policy LU.2.3: Encourage the clustering of similar uses into areas or districts that have common needs and that are compatible with one another, in order to maximize their efficiency and identity for Rancho Cordova

Policy LU.5.1: Improve the character and quality of existing development through the revitalization of blighted and underutilized development.

Policy LU.6.4: Revitalize Folsom Boulevard consistent with the Folsom Boulevard *Planning Area.*

4.11.3 Land Use and Planning (XI) Environmental Checklist and Discussion

Would the Project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a) Physically divide an established community?	☐	☐	☐	☒

No impact.

The project area is undergoing redevelopment, including the planned US-50/Hazel Avenue Interchange Improvement Project. The proposed tentative map has been designed to complement this planned transportation improvement. For example, as discussed above, the tentative map accommodates Jug Handle Road which ensures future access to the elevated Hazel Avenue and connectivity with the surrounding community. Therefore, the Project would not physically divide an established community and there would be **no impact** in this area.

Would the Project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	☐	☐	☐	☒

No impact.

The Project as proposed is consistent with the Aerojet SPA and existing light industrial zoning. Further, the Project is guided by, and would not conflict with, those General Plan Land Use Element policies listed above. **No impact** would occur.

4.11.4 Mitigation Measures

No significant impacts were identified, and no mitigation measures are required.

4.12 Mineral Resources

4.12.1 Environmental Setting

During the Gold Rush Era, Folsom Gold Mining District was mined mainly for gold by drift mining, small-scale surface placer mining, and ground sluicing. By the mid-1940s, bucket-line dredges operated at the Folsom Gold Mining District and dredged approximately 60 percent of the Aerojet property, including portions of the Project area (County of Sacramento 2008). The dredge tailings, evidenced by this past activity, consist of cobbles, coarse gravel, and sand mostly devoid of soil fines. Presently, no mining activity takes place in the project area. The area is not located within an Aggregate Resource Area or Resource Conservation Area as identified by the Sacramento County General Plan Land Use Diagram (County of Sacramento 2008) nor are any important mineral resources known to be located on the project area.

Neither the City, Mineral Resources Data System, nor the California DOC Division of Mine Reclamation (DMR), identify the Project Area as a mineral resource zone (DOC 2015; Rancho Cordova 2006b).

4.12.2 Regulatory Framework

4.12.2.1 State

The state-mandated Surface Mining and Reclamation Act of 1975 (SMARA) requires the identification and classification of mineral resources in areas within the State subject to urban development or other irreversible land uses that could otherwise prevent the extraction of mineral resources. These designations categorize land using the following Mineral Resource Zone classifications:

MRZ-1: Areas where available geologic information indicates that little likelihood exists for the presence of significant mineral resources.

MRZ-2: Areas where adequate information indicates that mineral deposits are present, or where it is judged that a high likelihood for their presence exists. This zone shall be applied to known mineral deposits or where well-developed lines of reasoning, based upon economic- geologic principles and adequate data, demonstrate that the likelihood for occurrence of significant mineral deposits is high.

MRZ-3: Areas containing mineral occurrences of undetermined mineral resource significance.

MRZ-4: Areas where available information is inadequate for assignment to any other MRZ category. (DOC 2015

4.12.3 Mineral Resources (XII) Environmental Checklist and Discussion

Would the Project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	☐	☐	☐	☒

No impact.

While the Project site is located in a region known to contain high value aggregate resources, according to the Rancho Cordova General Plan Figure 4.8-1, Mineral Resource Zones and Aggregate Operations Within the General Plan Planning Area, the Project site is not located within a mapped Mineral Resource Zone. Furthermore, the site does not accommodate existing mining operations. The fact that the Project site was previously developed and currently supports five existing buildings and foundations from former buildings further reduces its potential for use as a mineral extraction site. Therefore, Project development would not result in the loss of availability of a known mineral resource and there would be **no impact**.

Would the Project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
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.

As discussed under response a) above, the Project site is not identified as a Mineral Resource Zone by the Rancho Cordova General Plan or as a mineral resource recovery site by City or DMR. There would be **no impact** to designated locally-important mineral resource recovery sites.

4.12.4 Mitigation Measures

No significant impacts were identified, and no mitigation measures are required.

4.13 Noise

This section addresses noise and groundborne vibration issues present or with the potential to occur in the Project Area, potential direct and indirect Project impacts on sensitive receptors, and mitigation measures to mitigate impacts identified as potentially significant. This assessment is based on the *Noise Assessment for the Easton Research Park West Project* prepared by ECORP (2021e) which is included with this document as *Appendix D*.

4.13.1 Environmental Setting

4.13.1.1 Fundamentals of Sound and Environmental Noise

Addition of Decibels

The decibel (dB) scale is logarithmic, not linear; therefore, sound levels cannot be added or subtracted through ordinary arithmetic. Two sound levels 10 dB apart differ in acoustic energy by a factor of 10. When the standard logarithmic decibel is A-weighted (dBA), an increase of 10 dBA is generally perceived as a doubling in loudness. For example, a 70-dBA sound is half as loud as an 80-dBA sound and twice as loud as a 60-dBA sound. When two identical sources are each producing sound of the same loudness, the resulting sound level at a given distance would be 3 dB higher than one source under the same conditions (Federal Transit Administration [FTA] 2018). For example, a 65-dB source of sound, such as a truck, when joined by another 65-dB source results in a sound amplitude of 68 dB, not 130 dB (i.e., doubling the source strength increases the sound pressure by 3 dB). Under the dB scale, three sources of equal loudness together would produce an increase of 5 dB.

Sound Propagation and Attenuation

Noise can be generated by a number of sources, including mobile sources such as automobiles, trucks and airplanes, and stationary sources such as construction sites, machinery, and industrial operations. Sound spreads (propagates) uniformly outward in a spherical pattern, and the sound level decreases (attenuates) at a rate of approximately 6 dB (dBA) for each doubling of distance from a stationary or point source (Federal Highway Administration [FHWA] 2011). Sound from a line source, such as a highway, propagates outward in a cylindrical pattern, often referred to as cylindrical spreading. Sound levels attenuate at a rate of approximately 3 dBA for each doubling of distance from a line source, such as a roadway, depending on ground surface characteristics (FHWA 2006. No excess attenuation is assumed for hard surfaces like a parking lot or a body of water. Soft surfaces, such as soft dirt or grass, can absorb sound, so an excess ground-attenuation value of 1.5 dBA per doubling of distance is normally assumed. For line sources, an overall attenuation rate of three dB per doubling of distance is assumed (FHWA 2011).

Noise levels may also be reduced by intervening structures; generally, a single row of detached buildings between the receptor and the noise source reduces the noise level by about 5 dBA (FHWA 2006), while a solid wall or berm generally reduces noise levels by 10 to 20 dBA (FHWA 2011). However, noise barriers or

enclosures specifically designed to reduce site-specific construction noise can provide a sound reduction of 35 dBA or greater (Western Electro-Acoustic Laboratory, Inc. 2000). To achieve the most potent noise-reducing effect, a noise enclosure/barrier must physically fit in the available space, must completely break the "line of sight" between the noise source and the receptors, must be free of degrading holes or gaps, and must not be flanked by nearby reflective surfaces. Noise barriers must be sizable enough to cover the entire noise source and extend length-wise and vertically as far as feasibly possible to be most effective. The limiting factor for a noise barrier is not the component of noise transmitted through the material, but rather the amount of noise flanking around and over the barrier. In general, barriers contribute to decreasing noise levels only when the structure breaks the line of sight between the source and the receiver.

The manner in which older structures in California were constructed generally provides a reduction of exterior-to-interior noise levels of about 20 to 25 dBA with closed windows (Caltrans 2002). The exterior-to-interior reduction of newer structures is generally 30 dBA or more (Harris Miller, Miller & Hanson Inc. [HMMH] 2006). Generally, in exterior noise environments ranging from 60 dBA Community Noise Equivalent Level (CNEL) to 65 dBA CNEL, interior noise levels can typically be maintained below 45 dBA, a typically residential interior noise standard, with the incorporation of an adequate forced air mechanical ventilation system in each residential building, and standard thermal-pane residential windows/doors with a minimum rating of Sound Transmission Class (STC) 28. (STC is an integer rating of how well a building partition attenuates airborne sound. In the U.S., it is widely used to rate interior partitions, ceilings, floors, doors, windows, and exterior wall configurations.) In exterior noise environments of 65 dBA CNEL or greater, a combination of forced-air mechanical ventilation and sound-rated construction methods is often required to meet the interior noise level limit. Attaining the necessary noise reduction from exterior to interior spaces is readily achievable in noise environments less than 75 dBA CNEL with proper wall construction techniques following California Building Code methods, the selections of proper windows and doors, and the incorporation of forced-air mechanical ventilation systems.

4.13.1.2 Noise Descriptors

The decibel scale alone does not adequately characterize how humans perceive noise. The dominant frequencies of a sound have a substantial effect on the human response to that sound. Several rating scales have been developed to analyze the adverse effect of community noise on people. Because environmental noise fluctuates over time, these scales consider that the effect of noise on people is largely dependent on the total acoustical energy content of the noise, as well as the time of day when the noise occurs. The noise descriptors most often encountered when dealing with traffic, community, and environmental noise include level (in L_{dn}/CNEL). The L_{eq} is a measure of ambient noise, while the L_{dn} and CNEL are measures of community noise. Each is applicable to this analysis and defined as follows:

- **Equivalent Noise Level (L_{eq})** is the average acoustic energy content of noise for a stated period of time. Thus, the L_{eq} of a time-varying noise and that of a steady noise are the same if they deliver the same acoustic energy to the ear during exposure. For evaluating community impacts, this rating scale does not vary, regardless of whether the noise occurs during the day or the night.

- **Day-Night Average (L_{dn})** is a 24-hour average L_{eq} with a 10-dBA "weighting" added to noise during the hours of 10:00 p.m. to 7:00 a.m. to account for noise sensitivity in the nighttime. The logarithmic effect of these additions is that a 60 dBA 24-hour L_{eq} would result in a measurement of 66.4 dBA L_{dn}.
- **Community Noise Equivalent Level (CNEL)** is a 24-hour average L_{eq} with a 5-dBA weighting during the hours of 7:00 p.m. to 10:00 p.m. and a 10-dBA weighting added to noise during the hours of 10:00 p.m. to 7:00 a.m. to account for noise sensitivity in the evening and nighttime, respectively.

The A weighted decibel sound level scale gives greater weight to the frequencies of sound to which the human ear is most sensitive. Because sound levels can vary markedly over a short period of time, a method for describing either the average character of the sound or the statistical behavior of the variations must be utilized. Most commonly, environmental sounds are described in terms of an average level that has the same acoustical energy as the summation of all the time-varying events.

The scientific instrument used to measure noise is the sound level meter. Sound level meters can accurately measure environmental noise levels to within approximately 1 dBA. Various computer models are used to predict environmental noise levels from sources, such as roadways and airports. The accuracy of the predicted models depends on the distance between the receptor and the noise source. Close to the noise source, the models are accurate to within approximately 1 to 2 dBA.

4.13.1.3 Human Response to Noise

The human response to environmental noise is subjective and varies considerably from individual to individual. Noise in the community has often been cited as a health problem, not in terms of actual physiological damage, such as hearing impairment, but in terms of inhibiting general well-being and contributing to undue stress and annoyance. The health effects of noise in the community arise from interference with human activities, including sleep, speech, recreation, and tasks that demand concentration or coordination. Hearing loss can occur at the highest noise intensity levels.

Noise environments and consequences of human activities are usually well represented by median noise levels during the day or night or over a 24-hour period. Environmental noise levels are generally considered low when the CNEL is below 60 dBA, moderate in the 60- to 70-dBA range, and high above 70 dBA. Examples of low daytime levels are isolated, natural settings with noise levels as low as 20 dBA and quiet, suburban, residential streets with noise levels around 40 dBA. Noise levels above 45 dBA at night can disrupt sleep. Examples of moderate-level noise environments are urban residential or semi-commercial areas (typically 55 to 60 dBA) and commercial locations (typically 60 dBA). People may consider louder environments adverse, but most would accept the higher levels associated with noisier urban residential or residential-commercial areas (60 to 75 dBA), or dense urban or industrial areas (65 to 80 dBA). Regarding increases in dBA noise levels, the following relationships should be noted in understanding this analysis:

- Except in carefully controlled laboratory experiments, a change of 1 dBA cannot be perceived by humans.

- Outside of the laboratory, a 3-dBA change is considered a just-perceivable difference.
- A change in level of at least 5 dBA is required before any noticeable change in community response would be expected.
- A 10-dBA change is subjectively heard as an approximate doubling in loudness and would almost certainly cause an adverse change in community response.

4.13.1.4 Effects of Noise on People

Hearing Loss

While physical damage to the ear from an intense noise impulse is rare, a degradation of auditory acuity can occur even within a community noise environment. Hearing loss occurs mainly due to chronic exposure to excessive noise but may be due to a single event such as an explosion. Natural hearing loss associated with aging may also be accelerated from chronic exposure to loud noise.

The Occupational Safety and Health Administration has a noise exposure standard that is set at the noise threshold where hearing loss may occur from long-term exposures. The maximum allowable level is 90 dBA averaged over eight hours. If the noise is above 90 dBA, the allowable exposure time is correspondingly shorter.

Annoyance

Attitude surveys are used for measuring the annoyance felt in a community for noises intruding into homes or affecting outdoor activity areas. In these surveys, it was determined that causes for annoyance include interference with speech, radio and television, house vibrations, and interference with sleep and rest. The L_{dn} as a measure of noise has been found to provide a valid correlation of noise level and the percentage of people annoyed. People have been asked to judge the annoyance caused by aircraft noise and ground transportation noise. There continues to be disagreement about the relative annoyance of these different sources.

4.13.2 Environmental Groundborne Vibration Fundamentals

Sources of earthborne vibrations include natural phenomena (e.g., earthquakes, volcanic eruptions, sea waves, landslides) or manmade causes (explosions, machinery, traffic, trains, construction equipment, etc.). Vibration sources may be continuous (e.g., factory machinery) or transient (e.g., explosions).

Ground vibration consists of rapidly fluctuating motions or waves with an average motion of zero. Several different methods are typically used to quantify vibration amplitude. One is the peak particle velocity (PPV); another is the root mean square (RMS) velocity. The PPV is defined as the maximum instantaneous positive or negative peak of the vibration wave. The RMS velocity is defined as the average of the squared amplitude of the signal. The PPV and RMS vibration velocity amplitudes are used to evaluate human response to vibration.

PPV is generally accepted as the most appropriate descriptor for evaluating the potential for building damage. For human response, however, an average vibration amplitude is more appropriate because it

takes time for the human body to respond to the excitation (the human body responds to an average vibration amplitude, not a peak amplitude). Because the average particle velocity over time is zero, the RMS amplitude is typically used to assess human response. The RMS value is the average of the amplitude squared over time, typically a one second period (ECORP 2021e).

Ground vibration can be a concern in instances where buildings shake, and substantial rumblings occur. However, it is unusual for vibration from typical urban sources such as buses and heavy trucks to be perceptible. For instance, heavy-duty trucks generally generate groundborne vibration velocity levels of 0.006 PPV at 50 feet under typical circumstances, which as identified in Table 2-2 is considered very unlikely to cause damage to buildings of any type. Common sources for groundborne vibration are planes, trains, and construction activities such as earth-moving which requires the use of heavy-duty earth moving equipment.

4.13.3 Noise-Sensitive Land Uses

Noise-sensitive land uses are generally considered to include those uses where noise exposure could result in health-related risks to individuals, as well as places where quiet is an essential element of their intended purpose. Residential dwellings are of primary concern because of the potential for increased and prolonged exposure of individuals to both interior and exterior noise levels. Additional land uses such as parks, historic sites, cemeteries, and recreation areas are considered sensitive to increases in exterior noise levels. Schools, churches, hotels, libraries, and other places where low interior noise levels are essential are also considered noise-sensitive land uses.

Noise-sensitive land uses are generally considered to include those uses where noise exposure could result in health-related risks to individuals, as well as places where quiet is an essential element of their intended purpose. Residential dwellings are of primary concern because of the potential for increased and prolonged exposure of individuals to both interior and exterior noise levels. Additional land uses such as parks, historic sites, cemeteries, and recreation areas are considered sensitive to increases in exterior noise levels. Schools, churches, hotels, libraries, and other places where low interior noise levels are essential are also considered noise-sensitive land uses.

The Project Site is generally surrounded by commercial and industrial development, with a residential mobile home park (Twilight RV and Mobile Home Park) located northeast of the Project Site boundary. Potential residential land uses are currently approved for development directly east of and adjacent to the Project Site, beyond Nimbus Road (soon to be Hazel Avenue once the *Hazel Avenue/US-50 Interchange Project* construction is completed). Surrounding land uses include retail, commercial space, a gas station, restaurants, recreation (Monster Mini Golf), residential (mobile home park), and transient lodging (Comfort Inn and Suites) uses to the north beyond Folsom Boulevard and the railroad traversing parallel to the Project Site's northern boundary; Schnitzer Steel Recycling Center and a furniture retail store to the west; undeveloped land to the south; and undeveloped land to the east beyond Nimbus Road (soon to be Hazel Avenue) with a handful of parking lots, an Aerojet industrial facility, and a car dealership beyond. The nearest existing noise-sensitive receptors to the Project Site include the Comfort Inn and Suites, located immediately north of the Project Site beyond Folsom Boulevard and the Sacramento Regional Transit Railroad (SRTRR); and the mobile home park, located approximately 691 feet northeast of the

Project Site. Additionally, future noise sensitive receptors include residences planned for development in the approved Easton Project -Easton Place and Glenborough at Easton Land Use Master Plan, located approximately 98 feet east of the Project Site beyond Nimbus Road/Hazel Avenue (or 176 feet distant in areas designed as the future Hazel Avenue *Ultimate* [modified] roadway scenario [MacKay and Somps 2021]).

4.13.3.1 Existing Ambient Noise Environment

The City of Rancho Cordova and the Project vicinity are impacted by various noise sources that vary widely for several reasons, such as changes in traffic volumes, seasonal activities, population density, or environmental conditions. It is subject to typical urban noise such as noise generated by traffic, heavy machinery, and day-to-day outdoor activities. Mobile sources of noise, especially cars and trucks traversing Folsom Boulevard and US-50, are the most common source of noise in the Project vicinity. Industrial land uses in the vicinity are also substantial contributors of noise, such as the Schnitzer Steel Recycling Center east of the Project Site. Other sources of noise are the various land users (i.e., residential, commercial, institutional, and recreational and parks activities) throughout the Project vicinity that generate stationary-source noise.

According to the Rancho Cordova General Plan Environmental Impact Report (City of Rancho Cordova 2006c), the roadway segment on Folsom Boulevard between Sunrise Boulevard and Hazel Avenue, which traverses the Project Site's northern boundary, has an average daily traffic count of 13,300 vehicles. According to the FHWA Highway Traffic Noise Prediction Model (FHWA-RD-77-108), which calculates the average noise level at specific locations based on traffic volumes, average speeds, roadway geometry, and site environmental conditions; this amount of roadway traffic on Folsom Boulevard generates an ambient noise level of 64 dBA L_{dn} at 100 feet from the centerline.

Vehicular noise varies with the volume, speed, and type of traffic. Slower traffic produces less noise than fast-moving traffic. Trucks typically generate more noise than cars. Additionally, infrequent or intermittent noise is associated with vehicles including sirens, vehicle alarms, slamming of doors, garbage and construction vehicle activity, and honking of horns. These noises are combined with typical urban noise and are regulated by a variety of agencies.

The Project Site is affected by existing railway noise. The SRTRR railway corridor traversing the northern boundary of the Project Site extends from the Sacramento Valley Station junction in Downtown Sacramento to the Historic Downtown Folsom Station in Folsom. The SRTRR is a light rail transit line used primarily to transit passengers going between Sacramento and Folsom, with numerous stops in between. According to the *City of Rancho Cordova General Plan Environmental Impact Report* Noise Element (2006a), this railway generates day-night noise levels of 60 dBA L_{dn} at a distance of 270 feet from the at-grade intersection and 67 dBA L_{dn} at a distance of 100 feet from the at-grade intersection. Project operations would largely occur over 100 feet from this railway at the nearest proposed building.

The Project Site is located outside of any airport land use plan. Furthermore, the Project site is located beyond two miles from any airport or airstrip. The Sacramento Mather Air Force Base is the closest airport, located approximately six miles southwest of the Project Site. Thus, the ambient noise environment of the Project area is not heavily influenced by aircraft noise.

The American National Standards Institute (ANSI) Standard 12.9-2013/Part 3 "Quantities and Procedures for Description and Measurement of Environmental Sound – Part 3: Short-Term Measurements with an Observer Present" (2013) provides a table of approximate background sound levels in L_{dn}, daytime L_{eq}, and nighttime L_{eq}, based on land use and population density. The ANSI standard estimation divides land uses into six distinct categories. Descriptions of these land use categories, along with the typical daytime and nighttime levels, are provided in Table 3-1 of Appendix D. At times, one could reasonably expect the occurrence of periods that are both louder and quieter than the levels listed in Table 3-1 in Appendix D. ANSI notes, "95% prediction interval [confidence interval] is on the order of ±10 dB." The majority of the Project area would be considered ambient noise Category 2 or 3.

4.13.4 Regulatory Framework

4.13.4.1 Federal

Occupational Safety and Health Act of 1970

OSHA regulates onsite noise levels and protects workers from occupational noise exposure. To protect hearing, worker noise exposure is limited to 90 decibels with A-weighting (dBA) over an eight-hour work shift (29 Code of Regulations 1910.95). Employers are required to develop a hearing conservation program when employees are exposed to noise levels exceeding 85 dBA. These programs include provision of hearing protection devices and testing employees for hearing loss on a periodic basis.

Federal Interagency Committee on Noise (FICON)

The 2000 FICON findings provide guidance as to the significance of changes in ambient noise levels due to transportation noise sources. FICON recommendations are based on studies that relate aircraft and traffic noise levels to the percentage of persons highly annoyed by the noise. FICON's measure of substantial increase for transportation noise exposure is as follows:

- If the existing ambient noise levels at existing noise-sensitive land uses (e.g. residential, etc.) are less than 60 dBA CNEL and the Project creates a readily perceptible 5 dBA CNEL or greater Project-related noise level increase and the resulting noise level would exceed acceptable exterior noise standards; or
- If the existing noise levels range from 60 to 65 dBA CNEL and the Project creates a barely perceptible 3 dBA CNEL or greater Project-related noise level increase and the resulting noise level would exceed acceptable exterior noise standards; or
- If the existing noise levels already exceed 65 dBA CNEL, and the Project creates a community noise level increase of greater than 1.5 dBA CNEL.

4.13.4.2 State

State of California General Plan Guidelines

The State of California regulates vehicular and freeway noise affecting noise-sensitive land uses, sets standards for sound transmission and occupational noise control, and identifies noise insulation standards

and airport noise/land-use compatibility criteria. The State of California General Plan Guidelines, published by the Office of Planning and Research (2017, also provides guidance for the acceptability of projects within specific CNEL/L_{dn} contours. The guidelines also present adjustment factors that may be used in order to arrive at noise acceptability standards that reflect the noise control goals of the community, the particular community's sensitivity to noise, and the community's assessment of the relative importance of noise pollution.

State OPR Noise Element Guidelines

The State OPR Noise Element Guidelines include recommended exterior and interior noise level standards for local jurisdictions to identify and prevent the creation of incompatible land uses due to noise. The Noise Element Guidelines contain a land use compatibility table that describes the compatibility of various land uses with a range of environmental noise levels in terms of the CNEL.

4.13.4.3 Local

Rancho Cordova General Plan Noise Element

The goal of the Noise Element of the General Plan is to identify the major sources of noise within the City and discuss the City's role in ensuring comfortable and safe noise levels throughout the community. By identifying noise-sensitive land uses and establishing compatibility guidelines for land use and noise, noise considerations would influence the general distribution, location, and intensity of future land use. The result is that effective land use planning and mitigation can alleviate the majority of noise problems. The Rancho Cordova General Plan Noise Element includes the following goals, policies, and actions regarding noise that are applicable to the Proposed Project:

Goal N-1: *Ensure that all new development will be free of noise disturbances.*

Policy N-1.1: Establish standards and policies consistent with those in Tables N-1 [shown here as Table 4.13-1] to govern maximum sound levels in new development.

Policy N-1.2: Ensure that the indoor and outdoor areas of new projects will be located, constructed, and/or shielded from noise sources in compliance with the City's noise standards to the maximum extent feasible.

Policy N.1.3: Ensure that proposed non-residential land uses likely to exceed the City's standards do not create noise disturbances in existing noise-sensitive areas.

Policy N.1.4: Mitigate noise created by proposed non-transportation noise sources to comply with the City's noise standards to the maximum extent feasible.

Policy N.1.6: Ensure that comfortable noise levels and adequate privacy are maintained in higher density development.

Policy N-1.7: To the extent feasible and appropriate, the City shall require the use of temporary construction noise control measures for public and private projects that may

include the use of temporary noise barriers, temporary relocation of noise-sensitive land uses or other appropriate measures.

Table 4.13-1. City of Rancho Cordova Noise Level Performance Standards for New Projects Affected by or Including Non-Transportation Noise Sources

Stationary Noise Source	Noise Level Descriptor	Daytime Maximum (7:00 a.m. to 10:00 p.m.)	Nighttime Maximum (10:00 p.m. to 7:00 a.m.)
Typical	Hourly L_{eq}, dB	55	45
Tonal, impulsive, repetitive, or consist primarily of speech or music	Hourly L_{eq}, dB	50	40

Source: City of Rancho Cordova General Plan Noise Element, 2006
Notes: The City may impose noise level standards which are more or less restrictive than those specified above based upon determination of existing low or high ambient noise levels.

Policy N.1.1: Establish standards and policies consistent with those in Tables N-1 and N-2 [shown here as Tables 4.13-1 and 4.13-2] to govern maximum sound levels in new development.

Policy N.1.5: Mitigate noise created by the construction of new transportation noise sources (such as new roadways or new light rail service) to the maximum extent feasible to comply with the City's standards.

Policy N.1.6: Ensure that comfortable noise levels and adequate privacy are maintained in higher density development.

Policy N.2.4: Emphasize site planning and project design when noise mitigation measures are required.

Table 4.13-2. City of Rancho Cordova Noise Level Performance Standards for Maximum Transportation Noise Exposure

Land Use	Outdoor Activity Areas[1] L_{dn}/CNEL, dB	Interior Spaces	
		L_{dn}/CNEL, dB	L_{eq}, dB[2]
All Residential	60[3]	45	NA
Residential subject to noise from railroad tracks, aircraft overflights, or similar noise sources which produce clearly identifiable, discrete noise events (e.g., the passing of a single train)	60[3]	40[5]	NA
Transient Lodging – Motels, Hotels	60[4]	45	NA

Table 4.13-2. City of Rancho Cordova Noise Level Performance Standards for Maximum Transportation Noise Exposure

Land Use	Outdoor Activity Areas[1] L_{dn}/CNEL, dB	Interior Spaces	
		L_{dn}/CNEL, dB	L_{eq}, dB[2]
Hospitals and Nursing Homes	60[3]	45	NA
Theaters and Auditoriums, Music Halls	NA	NA	35
Churches, Meeting Halls,	60[3]	NA	40
Office Buildings	NA	NA	45
Schools, Libraries, Museums	NA	NA	45
Playgrounds, Neighborhood Parks	70	NA	NA

Source: City of Rancho Cordova General Plan Noise Element, 2006
Notes:
NA: Not Applicable;
1. Where the location of outdoor activity areas is unknown, the exterior noise level standard shall be applied to the property line of the receiving land use.
2. As determined for a typical worst-case hour during periods of use.
3. Where it is not possible to reduce noise in outdoor activity areas to 60 dB Ldn/CNEL or less using a practical application of the best-available noise reduction measures, an exterior noise level of up to 65 dB Ldn/CNEL may be allowed provided that available exterior noise level reduction measures have been implemented and interior noise levels are in compliance with this table.
4. In the case of hotel/motel facilities or other transient lodging, outdoor activity areas such as pool areas may not be included in the project design. In these cases, only the interior noise level criterion will apply.
5. The intent of this noise standard is to provide increase protection against sleep disturbance for residences located near railroad tracks.

Rancho Cordova Municipal Code

The City's regulations with respect to noise are included in Chapter 6, *Health and Sanitation*, of the City Code. Section 6.68.090, *Noise Control - Exemptions*, of Chapter 6 states that exemptions from City noise standards include noise sources associated with construction, repair, remodeling, demolition, paving or grading of any real property, provided said activities do not take place between the hours of 8:00 p.m. and 6:00 a.m. on weekdays and on Fridays commencing at 8:00 p.m. through and including 7:00 a.m. on Saturday; Saturdays commencing at 8:00 p.m. through and including 7:00 a.m. on the next following Sunday; and on each Sunday after the hour of 8:00 p.m. Provided, however, when an unforeseen or unavoidable condition occurs during a construction project and the nature of the project necessitates that work in process be continued until a specific phase is completed, the contractor or owner shall be allowed to continue work after 8:00 p.m. and to operate machinery and equipment necessary until completion of the specific work in progress can be brought to conclusion under conditions which would not jeopardize inspection acceptance or create undue financial hardships for the contractor or owner.

For all construction activity conducted outside of the previously discussed exempt hours, the following standards apply:

Chapter 6 – Noise Control

Sec. 6.68.070. - Exterior Noise Standards.

A. The following noise standards, unless otherwise specifically indicated in this chapter, shall apply to all properties within a designated noise area:

Table 4.13-3. City of Rancho Cordova Exterior Noise Standards

Noise Area	City Zoning Districts	Time Period	Exterior Noise Standard
1	RE-1, RD-1, RE-2, RD-2, RE-3, RD-3, RD-4, R-1-A, RD-5, R-2, RD-10, R-2A, RD-20, R-3, RD-30, RD-40, RM-1, RM-2, A-1-B, AR-1, A-2, AR-2, A-5, AR-5	7:00 a.m. to 10:00 p.m. (Daytime) 10:00 p.m. to 7:00 a.m. (Nighttime)	55 dBA (L_{eq}) 50 dBA (L_{eq})

Sacramento County General Plan Noise Element

While the Project Site is located under the jurisdiction of the City of Rancho Cordova, there are residential land uses approved for future development in the Project vicinity but within unincorporated areas of Sacramento County (Easton/Glenborough Place future development site) and thus within the jurisdiction of the County of Sacramento. The Noise Element of the County of Sacramento General Plan provides a basis for comprehensive local policies to control and abate environmental noise and to protect the citizens of unincorporated Sacramento County from excessive noise exposure. Fundamental goals of the Noise Element include providing sufficient information concerning the community noise environment so that noise may be effectively considered in the land use planning process, developing strategies for abating excessive noise exposure through cost-effective mitigation measures in combination with appropriate zoning to avoid incompatible land uses, to protect those existing regions of the unincorporated County whose noise environments are deemed acceptable and also those locations throughout the community are deemed "noise sensitive", and to protect existing noise-producing commercial and industrial uses in the unincorporated County from encroachment by noise-sensitive land uses. Per Policy NO-8, *Construction Noise*, noise associated with construction activities must adhere to the County Code requirements, specifically Section 6.68.090(e) which addresses construction noise within the County. Per Table 2 [shown here as Table 4.12-4] of the County General Plan, the maximum allowable exterior Daytime/Nighttime median noise standard as experienced by residential land uses is 55/50 dBA, respectively. The Policy NO-1 provides a not-to-be-exceeded standard of 60 dB L_{dn}/CNEL for new transportation noise sources at residential outdoor activity areas. However, if the best available noise-reduction technology cannot achieve the 60 dB L_{dn}/CNEL standard, then an exterior noise level of 65 dB L_{dn}/CNEL may be allowed in outdoor activity areas.

The Sacramento County General Plan Noise Element includes the following goals, policies, and actions regarding noise that are applicable to the Project vicinity:

Goal 1: *To protect the existing and future citizens of Sacramento County from the harmful effects of exposure to excessive noise. More specifically, to protect existing noise-sensitive land uses from new uses that would generate noise levels which are incompatible with those uses,*

and to discourage new noise-sensitive land uses from being developed near sources of high noise levels.

Goal 2: *To protect the economic base of Sacramento County by preventing the encroachment of noise-sensitive land uses into areas affected by existing noise-producing uses. More specifically, to recognize that noise is an inherent by-product of many land uses and to prevent new noise-sensitive land uses from being developed in areas affected by existing noise-producing uses.*

Goal 4: *To provide sufficient noise exposure information so that existing and potential future noise impacts may be effectively addressed in the land use planning and project review processes.*

The Sacramento County General Plan Noise Element includes the following goals, policies, and actions regarding noise associated with traffic noise that are applicable to the Project vicinity:

Traffic and Railroad Noise Sources

NO-1: The noise level standards for noise-sensitive areas of new uses affected by traffic or railroad noise sources in Sacramento County are shown by Table 1 (shown here as Table 4.12-4). Where the noise level standards of Table 1 (shown here as Table 4.12-4) are predicted to be exceeded at new uses proposed within Sacramento County which are affected by traffic or railroad noise, appropriate noise mitigation measures shall be included in the project design to reduce projected noise levels to a state of compliance with the Table 1 (shown here as Table 4.12-4) standards.

The Sacramento County General Plan Noise Element includes the following goals, policies, and actions regarding non-transportation noise applicable to the Project vicinity:

Non-Transportation Noise Sources

NO-5 The interior and exterior noise level standards for noise-sensitive areas of new uses affected by existing non-transportation noise sources in Sacramento County are shown by Table 2 [shown here as Table 4.12-5]. Where the noise level standards of Table 2 are predicted to be exceeded at a proposed noise-sensitive area due to existing non-transportation noise sources, appropriate noise mitigation measures shall be included in the project design to reduce projected noise levels to a state of compliance with the Table 2 standards within sensitive areas.

NO-6 Where a project would consist of or include non-transportation noise sources, the noise generation of those sources shall be mitigated so as not exceed the interior and exterior noise level standards of Table 2 [shown here as Table 4.12-5] at existing noise-sensitive areas in the project vicinity.

NO-7 The "last use there" shall be responsible for noise mitigation. However, if a noise-generating use is proposed adjacent to lands zoned for uses which may have sensitivity to noise, then the noise generating use shall be responsible for mitigating its noise generation to a state of

compliance with the Table 2 [shown here as Table 4.12-5] standards at the property line of the generating use in anticipation of the future neighboring development.

Table 4.13-4. County of Sacramento Noise Standards for New Uses Affected by Traffic and Railroad Noise

New Land Use	Sensitive[1] Outdoor Area - L_{dn}	Sensitive Interior[2] Area – L_{dn}	Notes
All Residential	65	45	5
Transient Lodging – Motels, Hotels	65	45	3, 5
Hospitals and Nursing Homes	65	45	3, 4, 5
Theaters and Auditoriums	NA	35	3
Churches, Meeting Halls, Schools, Libraries, etc.	65	40	3
Office Buildings	65	45	3
Commercial Buildings	NA	50	3
Playgrounds, Neighborhood Parks	70	NA	3
Industrial	65	50	3

Source: Sacramento County General Plan Noise Element, 2006
Notes:
NA: Not Applicable;
1. Sensitive areas are defined in acoustic terminology section.
2. Interior noise level standards are applied within noise-sensitive areas of the various land uses, with windows and doors in the closed positions.
3. Where there are no sensitive exterior spaces proposed for these uses, only the interior noise level standard shall apply.
4. Hospitals are often noise-generating uses. The exterior noise level standards for hospitals are applicable only at clearly identified areas designated for outdoor relaxation by either hospital staff or patients.
5. If this use is affected by railroad noise, a maximum (L_{max}) noise level standard of 70 dB shall be applied to all sleeping rooms to reduce the potential for sleep disturbance during nighttime train passages.

Table 4.13-5. County of Sacramento Non-Transportation Noise Standards

Receiving Land Use	Community Noise Exposure (Median L_{50}, or L_{eq} dB)		
	Outdoor Area[2]		Interior[3]
	Daytime	Nighttime	Day and Night
All Residential	55	50	35
Transient Lodging – Motels, Hotels	55	NA	35
Hospitals and Nursing Homes	55	NA	35
Theaters and Auditoriums	NA	NA	30

Table 4.13-5. County of Sacramento Non-Transportation Noise Standards

Receiving Land Use	Community Noise Exposure (Median L_{50}, or L_{eq} dB)		
	Outdoor Area[2]		Interior[3]
	Daytime	Nighttime	Day and Night
Churches, Meeting Halls, Schools, Libraries, etc.	55	NA	35
Office Buildings	60	NA	45
Commercial Buildings	NA	NA	45
Playgrounds, Neighborhood Parks	65	NA	NA
Industrial	60	NA	50

Source: Sacramento County General Plan Noise Element, 2006
Notes:
NA: Not Applicable;
1. The Table 2 [shown here as Table 4.13-5] standards shall be reduced by 5 dB for sounds consisting primarily of speech or music, and for recurring impulsive sounds. If the existing ambient noise level exceeds the standards of Table 2 [shown here as Table 4.13-5], then the noise level standards shall be increased at 5 dB increments to encompass the ambient.
2. Sensitive areas are defined acoustic terminology section.
3. Interior noise level standards are applied within noise-sensitive areas of the various land uses, with windows and doors in the closed positions.
4. Outdoor activity areas of transient lodging facilities are not commonly used during nighttime hours.
5. Hospitals are often noise-generating uses. The exterior noise level standards for hospitals are applicable only at clearly identified areas designated for outdoor relaxation by either hospital staff or patients.
6. The outdoor activity areas of these uses (if any), are not typically utilized during nighttime hours.
7. Where median (L50) noise level data is not available for a particular noise source, average (Leq) values may be substituted for the standards of this table provided the noise source in question operates for at least 30 minutes of an hour. If the source in question operates less than 30 minutes per hour, then the maximum noise level standards shown would apply.

Sacramento County Municipal Code

The County's regulations with respect to noise are included in Chapter 6, Health and Sanitation, of the County Code. Section 6.68.090, *Noise Control - Exemptions*, of Chapter 6 states that exemptions from County noise standards include noise sources associated with construction, repair, remodeling, demolition, paving or grading of any real property, provided said activities do not take place between the hours of 8:00 p.m. and 6:00 a.m. on weekdays and Fridays commencing at 8:00 p.m. through and including 7:00 a.m. on Saturday; Saturdays commencing at 8:00 p.m. through and including 7:00 a.m. on the next following Sunday and on each Sunday after the hour of 8:00 p.m. Provided, however, when an unforeseen or unavoidable condition occurs during a construction project and the nature of the project necessitates that work in process be continued until a specific phase is completed, the contractor or owner shall be allowed to continue work after 8:00 p.m. and to operate machinery and equipment necessary until completion of the specific work in progress can be brought to conclusion under conditions

which would not jeopardize inspection acceptance or create undue financial hardships for the contractor or owner.

For all construction activity conducted outside of the previously discussed exempted hours, the following standards apply:

Sec. 6.68.070. - Exterior Noise Standards.

The following noise standards, unless otherwise specifically indicated in this article, shall apply to all properties within a designated noise area:

Table 4.13-6. County of Sacramento Exterior Noise Standards

Noise Area	City Zoning Districts	Time Period	Exterior Noise Standard
1	RE-1, RD-1, RE-2, RD-2, RE-3, RD-3, RD-4, R-1-A, RD-5, R-2, RD-10, R-2A, RD-20, R-3, RD-30, RD-40, RM-1, RM-2, A-1-B, AR-1, A-2, AR-2, A-5, AR-5	7:00 a.m. to 10:00 p.m. (Daytime) 10:00 p.m. to 7:00 a.m. (Nighttime)	55 dBA (L_{eq}) 50 dBA (L_{eq})

4.13.5 Noise (XIII) Environmental Checklist and Discussion

Would the Project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a) Result in generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	☐	☒	☐	☐

Less than significant with mitigation incorporated.

4.13.5.1 Construction Noise Impacts

Onsite Construction Noise

Onsite construction noise associated with the Proposed Project would be temporary and would vary depending on the nature of the activities being performed. Noise generated would primarily be associated with the operation of off-road equipment for onsite construction activities as well as construction vehicle traffic on area roadways and those activities required in the offsite stormwater drainage and sewer connection infrastructure component of the Project. Construction noise typically occurs intermittently and varies depending on the nature or phase of construction (e.g., land clearing, grading, excavation, paving). Noise generated by construction equipment, including earth movers, material handlers, and portable generators, can reach high levels. Typical operating cycles for these types

of construction equipment may involve one or two minutes of full power operation followed by three to four minutes at lower power settings. Other primary sources of acoustical disturbance would be random incidents, which would last less than one minute (such as dropping large pieces of equipment or the hydraulic movement of machinery lifts). During onsite construction, exterior noise levels could negatively affect sensitive land uses in the vicinity of the construction site.

The nearest noise-sensitive receptors to the Project Site consist of the Comfort Inn and Suites, located approximately 140 feet north of the Project Site beyond the Gold Line Railway and Folsom Boulevard; and future residential buildings associated with the Glenborough and Easton Place Land Use Master Plan, which would be located approximately 98 feet east of the Project Site and beyond Hazel Avenue. As previously discussed, the approved *Hazel Avenue/U.S. 50 Interchange Project* is anticipated to expand the vehicle access to the area, resulting in the widening of Hazel Avenue to either a 98 feet (4-lane arterial) or 176 feet (6-lane *Ultimate* thoroughfare [modified]) right-of-way. For conservative purposes, the closer distance of 98 feet was applied in this analysis. The next-nearest residence (existing) sits approximately 691 feet northeast of the Project Site across Folsom Boulevard at the Twilight RV and Mobile Home Park.

It is acknowledged that the majority of construction equipment is not situated at any one location during construction activities, but rather spread throughout the Project Site and at various distances from sensitive receptors. Therefore, this analysis employs FTA guidance for calculating construction noise, which recommends measuring construction noise produced by all construction equipment from the center of the Project site (FTA 2018), which in this case is located approximately 1,000 feet from the property line at the nearest noise-sensitive receptor (future residents of Glenborough and Easton Place) for the demolition and grading phases. For building construction, paving and architectural coating, the Project Site center varies between 375 and 2,600 feet distant for each phase (see Table 5-1 and Attachment A for individual phase distances to receptors). As previously described, the City and County Code exempts construction activities from noise standards when conducted during the hours of 6:00 a.m. and 8:00 p.m. on Mondays through Fridays, and between the hours of 7:00 a.m. and 8:00 p.m. on Saturdays and Sundays.

To estimate the worst-case onsite construction noise levels that may occur at the nearest noise-sensitive receptors in the Project vicinity, the construction equipment noise levels were calculated using the RCNM for the construction process and compared against the National Institute for Occupational Safety & Health (NIOSH) construction-related noise level threshold of 85 dBA and the City and County nighttime standards of 55 and 50 dBA for construction activities conducted outside of exempted hours.

Due to the anticipated phasing of building construction consisting of the construction of two buildings per phase and associated infrastructure and parking, each phase was modeled with a site center centralized between the two buildings and construction noise-generated is evaluated for each sensitive receptor distance closest to each individual Project construction phase site centers. Additionally, because noise associated with the offsite underground infrastructure work required during the stormwater drainage and sewage connection component of the Project would occur over 4,000 feet from the nearest noise sensitive receptor, impacts associated with this component are addressed qualitatively. The anticipated short-term construction noise levels generated for the necessary construction equipment are presented in Table 4.13-7.

As shown in Table 4.13-7, at no time would construction noise exceed the NIOSH standard of 85 dBA intended to prevent physical damage to the ear. However, construction, if conducted during the non-exempt nighttime hours, would exceed the City and County nighttime exterior noise thresholds of 55 dBA during the hours of 8:00 p.m. and 10:00 p.m. and 50 dBA during the hours of 10:00 p.m. and 6:00 a.m. at the nearest future residential receptors, located 176 feet from construction activities, and thus would result in an inconsistency with the applicable noise standard.

Mitigation is required to reduce construction noise as experienced by noise-sensitive receptors to levels below these thresholds. Noise barriers or enclosures can provide a sound reduction of 35 dBA or greater (Western Electro-Acoustic Laboratory, Inc. 2000). To be effective, a noise enclosure/barrier must physically fit in the available space, must completely break the line of sight between the noise source and the receptors, must be free of degrading holes or gaps, and must not be flanked by nearby reflective surfaces. Noise barriers must be sizable enough to cover the entire noise source and extend lengthwise and vertically as far as feasibly possible to be most effective. The limiting factor for a noise barrier is not the component of noise transmitted through the material, but rather the amount of noise flanking around and over the barrier. In the case of Project construction, an enclosure/barrier would only be necessary at the area of the construction site where noise producing activities are being performed.

As such, implementing mitigation measure **NOI-1** is required to reduce impacts **to less than significant levels with mitigation incorporated** for construction activities conducted after 8:00 p.m. and before 6:00 a.m. on weekdays and between 8:00 p.m. and 7:00 a.m. on weekends.

For construction activities associated with the offsite stormwater and sewage infrastructure component of the Project, individual construction equipment would not exceed City or County nighttime standards given its distance from sensitive receptors being over 4,000 feet.

Table 4.13-7. Construction Average (dBA) Noise Levels at Nearest Receptor							
Equipment	**Estimated Exterior Construction Noise Level @ Nearest Residence (dBA L_{eq})**	**NIOSH Construction Noise Standards (dBA L_{eq})**	**Exceeds NIOSH Standard at Nearest Sensitive Receptor?**	**City and County Nighttime Construction Noise Standards (dBA L_{eq})**			
				8:00 p.m. – 10:00 p.m. Daily	**Exceeds Standard?**	**10:00 p.m. – 6:00 a.m. Daily (10:00 p.m. – 7:00 a.m. Weekends)**	**Exceeds Standard?**
Demolition @ 1,000 Feet Distant							
Combined Demolition Equipment (3 Excavators, 1 Concrete/Industrial Saw, 2 Rubber Tired Dozers)	**60.4**	*85*	**No**	*55*	**Yes**	*50*	**Yes**
Grading @ 1,000 Feet Distant							
Combined Grading Equipment (1 Grader, 1 Rubber Tired Dozer, 2 Tractor/Loader/Backhoes,2 Scrapers)	**61.5**	*85*	**No**	*55*	**Yes**	*50*	**Yes**
Phase 1 – Building Construction, Paving, Architectural Coating @ 2,600 Feet Distant							
Combined Phase 1 Equipment (1 Crane, 3 Forklifts, 1 Generator, 3 Tractor/Loader/Backhoes, 1 Welder Torch, 1 Roller, 1 Paving Equipment, 1 Air Compressor)	**55.1**	*85*	**No**	*55*	**Yes**	*50*	**Yes**

Table 4.13-7. Construction Average (dBA) Noise Levels at Nearest Receptor							
Equipment	**Estimated Exterior Construction Noise Level @ Nearest Residence (dBA L_{eq})**	**NIOSH Construction Noise Standards (dBA L_{eq})**	**Exceeds NIOSH Standard at Nearest Sensitive Receptor?**	**City and County Nighttime Construction Noise Standards (dBA L_{eq})**			
				8:00 p.m. – 10:00 p.m. Daily	**Exceeds Standard?**	**10:00 p.m. – 6:00 a.m. Daily (10:00 p.m. – 7:00 a.m. Weekends)**	**Exceeds Standard?**
Phase 2 – Building Construction, Paving, Architectural Coating @ 1,486 Feet Distant							
Combined Phase 2 Equipment (1 Crane, 3 Forklifts, 1 Generator, 3 Tractor/Loader/Backhoes, 1 Welder Torch, 1 Roller, 1 Paving Equipment, 1 Air Compressor)	**59.9**	*85*	**No**	*55*	**Yes**	*50*	**Yes**
Phase 3 – Building Construction, Paving, Architectural Coating @ 930 Feet Distant							
Combined Phase 3 Equipment (1 Crane, 3 Forklifts, 1 Generator, 3 Tractor/Loader/Backhoes, 1 Welder Torch, 1 Roller, 1 Paving Equipment, 1 Air Compressor)	**64.0**	*85*	**No**	*55*	**Yes**	*50*	**Yes**

Table 4.13-7. Construction Average (dBA) Noise Levels at Nearest Receptor							
Equipment	**Estimated Exterior Construction Noise Level @ Nearest Residence (dBA L_{eq})**	**NIOSH Construction Noise Standards (dBA L_{eq})**	**Exceeds NIOSH Standard at Nearest Sensitive Receptor?**	**City and County Nighttime Construction Noise Standards (dBA L_{eq})**			
				8:00 p.m. – 10:00 p.m. Daily	**Exceeds Standard?**	**10:00 p.m. – 6:00 a.m. Daily (10:00 p.m. – 7:00 a.m. Weekends)**	**Exceeds Standard?**
Phase 4 – Building Construction, Paving, Architectural Coating @375 Feet Distant							
Combined Phase 4 Equipment (1 Crane, 3 Forklifts, 1 Generator, 3 Tractor/Loader/Backhoes, 1 Welder Torch, 1 Roller, 1 Paving Equipment, 1 Air Compressor)	**71.9**	*85*	**No**	*55*	**Yes**	*50*	**Yes**

Source: Construction noise levels were calculated by ECORP Consulting, Inc. using the FHWA RCNM (FHWA 2006). Refer to Attachment A for Model Data Outputs.

Notes: Construction equipment used during construction derived from CalEEMod 2016.3.2. CalEEMod is designed to calculate air pollutant emissions from construction activity and contains default construction equipment and usage parameters for typical construction projects based on several construction surveys conducted in order to identify such parameters. The distance to the nearest sensitive receptor was calculated from the center of the Project site (or center of Project phase) consistent with FTA (2018) recommendations. Building construction, paving and architectural coating are assumed to occur simultaneously.

Offsite Construction Worker and Material Haul Truck Traffic Noise

Project construction would result in additional traffic on adjacent roadways over the time period that construction occurs. The Project is expected to generate approximately 4,534 trips (worker, vendor, and material hauling trips combined) over the course of the Project's anticipated buildout period. According to the Caltrans Technical Noise Supplement to the Traffic Noise Analysis Protocol (2013), doubling of traffic on a roadway is required to result in an increase of 3 dB (outside of the laboratory, a 3-dBA change is considered a just-perceivable difference). As stated in the *Local Transportation Analysis* (Fehr & Peers 2021, Appendix F), 100 percent of Project construction traffic is expected to exit onto Nimbus Road and head north toward Folsom Boulevard. The roadway segment of Folsom Boulevard, west of Hazel Avenue (Proposed Project roadway segment), experiences approximately 18,400 vehicles per day, while the roadway section of Folsom Boulevard east of Hazel Avenue to Aerojet Road experiences approximately 16,600 vehicles per day. The majority of Project traffic is expected to also use US-50 to and from the Project Site. According to the Caltrans 2019 Traffic Counts (Caltrans 2020c), the roadway segment of US-50 traversing near the Project Area experiences traffic counts between 130,600 to 139,000 trips daily. Project construction would not instigate traffic trips at rates great enough to consistently double traffic on Project vicinity roadways, like Folsom Boulevard, and therefore generate a perceptible noise level increase. Thus, noise from offsite construction traffic would be a **less than significant impact.**

Operational Noise Impacts

As previously described, noise-sensitive land uses are locations where people reside or where the presence of unwanted sound could adversely affect the use of the land. Residences, schools, hospitals, guest lodging, libraries, and some passive recreation areas would each be considered noise sensitive and may warrant unique measures for protection from intruding noise.

The nearest noise-sensitive receptors to the Project Site include the Comfort Inn and Suites (existing) located immediately north of the Project Site beyond Folsom Boulevard and the Gold Line light rail; and future residential receptors included in the approved Easton Place/Glenborough & Easton Place Land Use Master Plan, located approximately 98 feet east of the Project Site beyond Nimbus Road/Hazel Avenue (or 176 feet distant in areas designed as the future Hazel Avenue *Ultimate* [modified] roadway scenario [MacKay and Somps 2021]).

Project Operational Offsite Traffic Noise

Project operations would result in additional traffic on adjacent roadways, thereby increasing vehicular noise in the Project area. The Project's contribution to traffic noise levels throughout the Project vicinity (i.e., vicinity roadway segments that traverse noise sensitive residential land uses) were calculated using the FHWA's Highway Noise Prediction Model (FHWA-RD-77-108) and based on the traffic volumes identified by Fehr & Peers (2021). The total number of operational trips generated by the Project are expected to reach 2,080 daily. Table 4.13-8 shows the calculated offsite roadway noise levels under existing traffic levels compared to existing traffic levels plus the Project. The calculated noise levels as a result of the Project at affected sensitive land uses are compared to the noise standards promulgated by the City and County (see Tables 4.13-2 and 4.13-4 above).

Specifically, for all residences within the City limits (Twilight Mobile Home Park), the following exterior noise standard shall apply pursuant to the City of Rancho Cordova's Noise Element:

- Where it is not possible to reduce noise in outdoor activity areas to the 60 dB Ldn/CNEL standard or less using a practical application of the best-available noise reduction measures, an exterior noise level of up to 65 dB L_{dn}/CNEL may be allowed provided that available exterior noise level reduction measures have been implemented and interior noise levels are in compliance with Table 4.13-2 in Section 4.13.4.2 of this analysis.

For all transient lodging (Comfort Inn and Suites north of the Project Site beyond Folsom Boulevard) within the City limits, the following interior noise standard shall apply pursuant to the City of Rancho Cordova's Noise Element:

- In the case of hotel/motel facilities or other transient lodging, outdoor activity areas such as pool areas may not be included in the project design. In these cases, only the interior noise level criterion of 45 dB L_{dn}/CNEL shall apply.

For all residences (existing and future) located within County limits, the following exterior noise standard shall apply pursuant to Sacramento County's Noise Element:

- For all residential land uses affected by traffic and railroad noise, an exterior noise level of 65 dBA L_{dn}/CNEL shall apply.

As previously described, neither the City nor the County regulate traffic related noise levels for new Projects where the existing conditions already exceed the applicable standards. In the case that existing traffic noise already exceeds the applicable standard at a sensitive receptor under existing conditions, FICON's measure of substantial increase for transportation noise exposure would be employed, as described in Section 4.13.4.1 above. FICON's measure of substantial increase for transportation noise exposure is as follows:

- If the existing ambient noise levels at existing noise-sensitive land uses (e.g. residential, etc.) are less than 60 dBA CNEL and the Project creates a readily perceptible 5 dBA CNEL or greater Project-related noise level increase and the resulting noise level would exceed acceptable exterior noise standards; or
- If the existing noise levels range from 60 to 65 dBA CNEL and the Project creates a barely perceptible 3 dBA CNEL or greater Project-related noise level increase and the resulting noise level would exceed acceptable exterior noise standards; or
- If the existing noise levels already exceed 65 dBA CNEL, and the Project creates a community noise level increase of greater than 1.5 dBA CNEL

Table 4.13-8 shows the calculated offsite roadway noise levels under existing traffic levels compared to existing traffic levels plus the Project.

Table 4.13-8. Existing Plus Project Conditions - Predicted Traffic Noise Levels

Roadway Segment	Surrounding Uses	CNEL at 100 feet from Centerline of Roadway		dBA Increase	Noise Standard (dBA CNEL)	Exceed Standard ?
		Existing Conditions	Existing + Project Conditions			
Hazel Avenue						
North of Tributary Point Drive	Residential	64.4	**64.5**	+0.1	65	**No**
South of Folsom Boulevard	Residential	43.1	**49.6**	+6.5	60	**No**
Highway 50						
East of Hazel Avenue	Residential	67.4	**67.4**	0.0	>1.5	**No**
West of Hazel Avenue	Residential	65.9	**65.9**	0.0	65	**No**
Folsom Boulevard						
East of Hazel Avenue	Residential	59.8	**59.8**	0.0	60 (City) 65 (County)	**No**
West of Hazel Avenue	Residential/ Transient Lodging	57.6 (37.6 interior)	**57.6** **(37.6 interior)**	0.0	65/45 (interior)	**No**
Tributary Point Drive						
East of Hazel Avenue	Residential	54.2	**54.2**	0.0	60	**No**

Source: Traffic noise levels were calculated by ECORP Consulting using the FHWA's Highway Noise Prediction Model (FHWA-RD-77-108) with California Vehicle Noise Emission Levels in conjunction with the trip generation rate identified by Fehr Peers 2021. Refer to Attachment B for traffic noise modeling assumptions and results.

Notes: A total of 3 intersections were analyzed in the Local Transportation Analysis; however, all roadway segments that impact sensitive receptors were included for the purposes of this analysis.

As shown in Table 4.13-8, no roadway segment would experience traffic noise beyond the City or County significance standards as a result of the Project. In the case for residences located along US-50, which are already experiencing noise levels exceeding the 65 dBA threshold, FICON's significance threshold of a maximum 1.5 dBA CNEL increase over existing conditions is applied. With regards to the Comfort Inn and Suites located adjacent to the Project's northern boundary beyond Folsom Boulevard, only the interior noise levels are addressed as hotel parking lots are not considered sensitive land uses. The manner in which older structures in California were constructed generally provides a reduction of exterior-to-interior noise levels of about 20 to 25 dBA with closed windows (Caltrans 2002). The exterior-to-interior reduction of newer structures is generally 30 dBA or more (HMMH 2006). Thus, the interior noise experienced within the adjacent hotel would be at least 20 dBA less than that experienced outside, resulting in interior noise

levels well below the 40 dBA interior noise standard for transient lodging land uses [57.6 dBA – 20 = 37.6 dBA]. Thus, offsite operational traffic noise would be a **less than significant impact**.

Operational Stationary Noise

Noise in our daily environment fluctuates over time. Some noise levels occur in regular patterns, others are random. Warehouse campuses, such as that proposed by the Project, are typically associated with excessive, ongoing operations-related noise that would lead to substantial permanent increases in ambient noise levels. Specifically, the sound of idling trucks and backup beepers would be a substantial source of noise in the Project vicinity. Additional operational stationary noise generated by the Project would come from voices and warehouse truck activities as drivers and employees move in and out of the parking lot. Parking lot noise would be the focus of the operational noise analysis due to their proximity to the existing residences.

The City of Rancho Cordova's stationary source noise regulations are contained in Policy N.1.1 and presented in Table N-1 [shown here as Table 4.13-1] *Noise Level Performance Standards for Stationary Noise Exposure*. Table N-1 shows a typical hourly L_{eq} standard of 55 dB for daytime noise levels, and a nighttime standard of 45 dB for new projects that are affected by or include non-transportation noise sources. Noise-sensitive receptors affected by these standards include the Twilight RV and Mobile Home Park residences.

The County of Sacramento's stationary source noise regulations are contained in Table 2 [shown here as Table 4.13-5] *Non-Transportation Noise Standards* of the County General Plan. Table 2 shows an exterior Daytime/Nighttime median noise standard of 55/50 dBA, respectively, as experienced by residential land uses. Noise-sensitive receptors affected by these County stationary noise source standards include the future residences to be located at the Easton/Glenborough development site.

As previously described, the nearest noise sensitive land use considered in this analysis would be the future residences of Easton/Glenborough Place, to be located adjacent to the Project Site beyond the future Hazel Avenue roadway expansion project. There are also noise-sensitive receptors within the mobile home park, located 687 feet northeast of the Project Site boundary. Thus, the Project would be subject to a 55 dBA exterior noise standard during daytime operations for both City- and County- affected land uses; and a 50 dBA exterior standard during Project nighttime operations at the future adjacent residential land uses of Easton/Glenborough Place; and a 45 dB nighttime noise standard for the mobile home park residential land use.

The most intense land use which could potentially occur at the site was modeled using the SoundPLAN 3D noise model, which accounts for the operation of eight warehouse buildings, with 1,486,000 sf of total warehouse campus space and associated parking lot activities. As previously stated, The SoundPLAN 3D noise model predicts noise propagation from a noise source based on the location, noise level, and frequency spectra of the noise sources as well as the geometry and reflective properties of the local terrain, buildings and barriers. Primary Project noise sources include semi-trucks idling and maneuvering, the use of backup beepers, and standard parking lot and warehouse campus activities. The actual future development on the site would likely be less intensive and therefore would generate less noise then presented in this analysis.

The results of this model can be found in Attachment C of Appendix D. The most dominant noise sources for these locations would consist of backup beepers, trucks maneuvering within the designated internal parking areas, trucks leaving the warehouse campus, and any idling vehicles during drop-off or pickup waiting periods. Additional noise sources anticipated for these locations are the employee parking areas and their associated activities (car doors opening and closing, music, people talking, internal circulation, etc.). A reference measurement was taken, on June 23, 2021 by ECORP Consulting, Inc., of a food distribution warehouse for noise levels associated with truck maneuvering activities near loading docks (see Attachment C for all reference measurements inputted into the SoundPLAN model to represent the noise sources within the Project Site). Placement of all noise sources, for modeling purposes, were based off the proposed Project Site plan and the Easton/Glenborough Place Land Use Master Plan.

Table 4.13-9 shows the predicted Project noise levels at five locations in the Project vicinity, as predicted by SoundPLAN. Also, see Figure 4 in Appendix D for a visual representation of Project noise propagation. Locations 1 and 2 represent noise levels at the Project-side of the hotel and the residences located at the mobile home park, respectively. Locations 3-5 represents the future residences of the approved Easton/Glenborough Place development site, located approximately 100 feet east of the Project Site beyond the future Hazel Avenue.

Table 4.13-9. Modeled Operational Noise Levels

Site Location	Location	Modeled Operational Noise Attributed to the Project (L_{eq} dBA)	City and County Daytime Standards (dBA L_{eq})
1	**Comfort Inn & Suites –** Directly North of Project Site Across Folsom Boulevard Level 1 Level 2 Level 3	 52.2 dBA 50.3 dBA 42.7 dBA	*55 dBA*
2	**Nearest Existing Sensitive Receptor** – Residences to the northeast at the Twilight Mobile Home Park, Beyond Folsom Boulevard	28.0 dBA	*55 dBA*
3	**Future Sensitive Receptors -** Residences of Easton/Glenborough Place, Across Future Hazel Avenue at the Folsom Boulevard/Hazel Avenue Intersection	48.0 dBA	*55 dBA*
4	**Future Nearest Sensitive Receptor -** Residences of Easton/Glenborough Place, Across Future Hazel Avenue between Folsom Boulevard and the future Hazel Avenue/Jughandle Road Intersection	49.3 dBA	*55 dBA*
5	**Future Sensitive Receptors -** Residences of Easton/Glenborough Place, Across Future Hazel Avenue at the Hazel Avenue/Jughandle Road Intersection	43.5 dBA	*55 dBA*

Source: Stationary source noise levels were modeled by ECORP using SoundPLAN 3D noise model. Refer to Attachment C for noise modeling assumptions and results.

As shown in Table 4.13-9, Project noise generated onsite would propagate to 28.0 dBA at the nearest existing residential receptors and to 49.3 dBA at the nearest future noise-sensitive receptors included in the approved Easton Project- Easton Place and Glenborough at Easton development project. Therefore, the Project would not surpass the City or County noise standards at these nearest sensitive receptors, and Project impacts from operational stationary noise would be **less than significant**.

Would the Project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
b) Result in generation of excessive groundborne vibration or groundborne noise levels?	☐	☐	☒	☐

Less than significant impact.

Construction-Generated Vibration

Excessive groundborne vibration impacts result from continuously occurring vibration levels. Once operational, the Project would not be a source of groundborne vibration. Increases in groundborne vibration levels attributable to the Proposed Project would be primarily associated with short-term, construction-related activities. Construction on the Project site would have the potential to result in varying degrees of temporary groundborne vibration, depending on the specific construction equipment used and the operations involved. Ground vibration generated by construction equipment spreads through the ground and diminishes in magnitude with increases in distance.

Construction-related ground vibration is normally associated with impact equipment such as pile drivers, jackhammers, and the operation of some heavy-duty construction equipment, such as dozers and trucks. Pile drivers are not anticipated to be necessary for Project construction in the case of the Proposed Project. Vibration decreases rapidly with distance and it is acknowledged that construction activities would occur throughout the Project site and would not be concentrated at the point closest to sensitive receptors. Groundborne vibration levels associated with construction equipment are summarized in Table 4.13-10.

Table 4.13.10. Representative Vibration Source Levels for Construction Equipment

Equipment Type	Peak Particle Velocity at 20 Feet (inches per second)
Vibratory Roller	0.210
Large Bulldozer/Caisson Drilling	0.124
Loaded Trucks	0.106
Rock Breaker	0.115
Jackhammer	0.049
Small Bulldozer/Tractor	0.004

Table 4.13.10. Representative Vibration Source Levels for Construction Equipment	
Equipment Type	**Peak Particle Velocity at 20 Feet (inches per second)**

Source: FTA 2018; Caltrans 2020a

It is acknowledged that construction activities would occur throughout the Project site and would not be concentrated at the point closest to the nearest structure. The nearest structure of concern to the construction site would be the residences to be located east of and adjacent to the Project Site, beyond future Hazel Avenue, with the closest physical building to be located approximately 98 feet away from the Project site boundary.

Based on the representative vibration levels presented for various construction equipment types in Table 4.13-10 and the construction vibration assessment methodology published by the FTA (2018), it is possible to estimate the potential Project construction vibration levels at the nearest offsite structure, located 188 feet distant from the center of the Project site. The FTA provides the following equation:

$$[PPVequip = PPVref \times (25/D)^{1.5}].$$

Table 4.13-11 presents the expected Project related vibration levels at a distance of 98 feet.

Table 4.13-11. Project Construction Vibration Levels at 98 Feet							
Receiver PPV Levels (in/sec)[1]					**Peak Vibration**	**Threshold**	**Exceed Threshold**
Large Bulldozer/ Caisson Drilling/ Hoe Ram	**Loaded Trucks**	**Jack Hammer**	**Small Bulldozer/ Tractor**	**Vibratory Roller**			
0.016	0.014	0.008	0.000	0.027	**0.027**	*0.20*	**No**

Notes: [1]Based on the Vibration Source Levels of Construction Equipment included on Table 4.12-10 (FTA 2018). Distance to the nearest structure of concern is approximately 98 feet measured from Project Site boundary.

As shown, groundborne vibrations attenuate rapidly from the source due to geometric spreading and material damping. Geometric spreading occurs because the energy is radiated from the source and spreads over an increasingly large distance while material damping is a property of the friction loss which occurs during the passage of a vibration wave. As shown in Table 4.13-11, the nearest structures at 98 feet distant from the center of the construction site would not experience groundborne levels in exceedance of the recommended standard, even in the rare case that vibratory roller equipment is used. In addition, Project operations would not include the use of any stationary equipment that would result in excessive groundborne vibration levels. Thus, impacts resulting from generation of excessive groundborne vibration or groundborne noise levels are **less than significant**.

Would the Project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
c) For a project located within the vicinity of a private airstrip or 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 Project site is located approximately 6.12 miles northeast of the Mather Air Force Base, located in the western part of the City; and 9.60 miles east of the Sacramento McClellan Airport, located in northern Sacramento. Although aircraft flight patterns may cover the Project site, noise from aircraft is not a significant issue in the City. The Project Site is greater than two miles of the airports' noise contours (Airport Land Use Commission 1992). Aircraft noise does not significantly impact the City and the Proposed Project would not expose people visiting or working on the Project site to excess airport noise levels.

For this reason, **no impact** would occur.

4.13.6 Mitigation Measures

NOI-1: **Nighttime construction noise impacts.** In the case that construction occurs between the hours of 8:00 p.m. and 6:00 a.m. on weekdays and between 8:00 p.m. and 7:00 a.m. on weekends, a temporary noise barrier or enclosure shall be positioned between construction equipment and all residences within 2,600 feet of construction activities in a manner that breaks the line of sight between the construction equipment and these residences, to the extent feasible. The temporary noise barrier shall have a sound transmission class (STC) of 25 or greater in accordance with American Society for Testing and Materials Test Method E90, or at least 2 pounds per square foot to ensure adequate transmission loss characteristics. The temporary noise barrier can consist of a solid plywood fence at least 7/16-inch in thickness and/or flexible sound curtains, such as an 18-ounce tarp or a 2-inch-thick fiberglass blanket, attached to chain link fencing or some other support structure. The length, height, and location of the temporary noise barrier shall be adequate to assure proper acoustical performance. Specifically, the barrier must completely break the line of sight between construction equipment and all residential properties less than 2,600 feet of construction activity, must be free of degrading holes or gaps, and must not be flanked by nearby reflective surfaces. All noise control barrier walls shall be designed to preclude structural failure due to such factors as winds, shear, shallow soil failure, earthquakes, and erosion.

In order to qualify as a noise-sensitive receptor at the time of construction, such residential dwellings would be required to physically house individuals during the time Project construction activities occur.

4.14 Population and Housing

4.14.1 Environmental Setting

According to the California Department of Finance (May 2021), which provides estimated population and housing unit demographics by year throughout the State, the City of Rancho Cordova's 2021 estimated population is 79,662. No housing exists or is planned on the Project site.

4.14.2 Regulatory Framework

There are no relevant local, State, or federal regulations applicable to population and housing given that no housing exists or is planned on the Project site.

4.14.3 Population and Housing (XIV) Environmental Checklist and Discussion

Would the Project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a) Induce substantial unplanned 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)?	☐	☐	☒	☐

Less than significant impact.

The Proposed Project does not include the construction of any new homes; however, it does include a proposed tentative map that if approved would lead to development of light industrial and warehouse uses that would create a limited number of new jobs. While the addition of new employment opportunities could increase the City's population, it is anticipated that the majority of new employees would likely be existing residents of the City or surrounding area. As such, the proposed Project is unlikely to result in a demand for new housing. The impact is **less than significant**.

Would the Project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
b) Displace substantial numbers of people or existing housing, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒

No impact.

No persons or residences would be displaced or removed as a result of the Proposed Project, and the Project would have **no impact** in this area.

4.14.4 Mitigation Measures

No significant impacts were identified, and no mitigation measures are required.

4.15 Public Services

4.15.1 Environmental Setting

Public services include fire protection, police protection, parks and recreation, and schools. Generally, impacts in these areas are related to an increase in population from a residential development. Levels of service are generally based on a service-to-population ratio, except for fire protection, which is usually based on a response time.

4.15.1.1 Police Services

The Rancho Cordova Police Department (RCPD) provides law enforcement services within the City limits via contract with the Sacramento County Sheriff's Department (SCSD). The RCPD is located at 2897 Kilgore Road in the City of Rancho Cordova. According to the Rancho Cordova General Plan, the RCPD is comprised of approximately 55 sworn officers and 7 non-sworn staff who are dedicated to serving the City of Rancho Cordova. RCPD enforces State statutes, as well as City codes and ordinances. Any calls for service occurring outside of the City's boundaries, but within the unincorporated area of Sacramento County, are handled by SCSD. Any traffic complaints, concerns or collisions occurring outside the City's boundaries, but within the unincorporated area of Sacramento County, are handled by the California Highway Patrol

4.15.1.2 Fire Services

The Sacramento Metropolitan Fire District (SMFD) provides fire protection services, fire suppression, inspection, plan checking, emergency transportation and medical services, public education, advanced life support, and rescue services to the City of Rancho Cordova. SMFD encompasses approximately 417 square miles in the southern portion of Sacramento County and includes both urban and rural areas. SMFD is the largest district in the County of Sacramento and the seventh largest local fire agency in the State of California. SMFD has 42 fire stations with approximately 673 paid personnel on its staff. The nearest fire station to the Project site is Station 63 located at 12395 Folsom Boulevard. The District includes 39 engine companies, 5 truck companies, 12 medic transportation units, 8 historical fire apparatus, 5 crash/rescue units, and various watercraft response units. In the Rancho Cordova General Plan Planning Area, SMFD currently has seven fire stations. With the recent addition of the seventh station, the SMFD expanded its personnel base within the Planning Area to approximately 108 employees, which includes 90 line personnel, 8 chief officers and 10 other support related personnel. (City of Rancho Cordova 2006b).

4.15.1.3 Schools

The Folsom Cordova Unified School District (FCUSD) boundaries cover the majority of the General Plan Planning Area. FCUSD encompasses Sunrise Boulevard North Planning Area, Sunrise Boulevard South Planning, Westborough Planning Area, Rio Del Oro Planning Area, Aerojet Planning Area, Glenborough Planning Area and portions of Folsom Boulevard Planning Area, Grant Line West Planning Area, Mather Planning Area, Jackson Planning Area, East Planning Area, and Countryside/Lincoln Village Planning Area.

FCUSD encompasses approximately 98 miles in eastern Sacramento County and includes a portion of the Cities of Rancho Cordova and Folsom, and a small parcel (in the American River Canyon) located near the unincorporated community of Orangevale. The district is made up of 30 schools, with 19 elementary schools, four middle schools, two high schools, plus continuation high schools, adult education and other service centers. Based on current facilities, the FCUSD has a capacity of approximately 18,265 students. Most schools in the Planning Area are below capacity allowing for more students. On a district level, FCUSD is operating at or near capacity for elementary and high schools. The school district has experienced considerable growth in the past few years.

4.15.1.4 Parks

The Cordova Recreation and Park District (CRPD) has the primary responsibility for providing and maintaining recreation facilities and services within the City. CRPD owns and maintains 18 neighborhood parks, 6 community parks, 4 community swimming pools, the Cordova Community Center at Hagan Community Park on Chase Drive, the Cordova Senior Center on Routier Road, Mather Sports Complex, the Cordova Public Shooting Center on Douglas Road, and the Cordova Golf Course on Jackson Road.

4.15.1.5 Other Public Facilities

Other local public facilities found in Rancho Cordova include facilities such as libraries and city administration and operations buildings.

4.15.2 Regulatory Framework

There are no relevant local, State, or federal regulations applicable to the Project given that the Project will not result in an increase in population from a residential development.

4.15.3 Public Services (XV) Environmental Checklist and Discussion

Would the Project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a) 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?	☐	☐	☐	☒

a) Fire and Police Protection – Less than significant impact.

Schools, Parks and Other Public Facilities – No impact.

4.15.3.1 Fire Protection

Development of the Project site would result in a need for fire protection services to respond to any potential incidents that may occur at the site. However, the Project site is located in a developed part of the City that currently receives fire service. While the proposed light industrial and warehouse use could potentially require services, it would not result in the need for new fire personnel or facilities, as services can adequately be provided by existing personnel out of existing facilities. Therefore, this impact is **less than significant**.

4.15.3.2 Police Services

Development of the Project site could potentially result in a need for police protection services to respond to any potential incidents that may occur at the site. However, the Project site is located in a developed part of the City that currently receives police service. While the proposed light industrial and warehouse use could require services, it would not result in the need for new police personnel or facilities, as services can adequately be provided by existing personnel out of existing facilities. Therefore, this impact is **less than significant.**

4.15.3.3 Schools

The proposed Project does not propose any housing and would not include any other components that would result in an increased demand for schools. As such, there would be no need for additional facilities to maintain acceptable service ratios for schools. **No impact** would occur.

4.15.3.4 Parks

The proposed Project does not propose any housing or population that would require additional recreational facilities and would not include any other components that would result in an increased demand for parks. As such, there would be no need for additional facilities to maintain acceptable service ratios for parks. **No impact** would occur.

4.15.3.5 Other Public Facilities

The proposed Project does not propose any housing or population that would require additional demand on other public services, such as libraries or city buildings. As such, there would be no need for additional facilities to maintain acceptable service ratios. **No impact** would occur.

4.15.4 Mitigation Measures

No significant impacts were identified, and no mitigation measures are required.

4.16 Recreation

4.16.1 Environmental Setting

Recreational opportunities for both youth and adults are varied in Rancho Cordova. A well-rounded variety of programs and activities is available to Rancho Cordova residents at City, school, and private recreational facilities. The CRPD has the primary responsibility for providing and maintaining recreation facilities and services within the city. Existing park facilities are described above in Section 4.14.1.4 Parks.

4.16.2 Regulatory Framework

There are no relevant local, State, or federal regulations applicable to the Project given that the Project does not include or allow for the creation of recreational facilities.

4.16.3 Recreation (XVI) Materials Checklist

Would the Project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a) 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 deterioration of parkland infrastructure is partly related to use level which is driven by the local population and recreation demand. Given that the Proposed Project would not result in a significant or direct population increase, the Project would not generate increase recreational facility use that would lead to premature deterioration facilities. Therefore, the proposed Project would not increase the use of park and recreational facilities resulting in substantial physical deterioration. There would be **no impact**.

Would the Project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
b) Include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment?	☐	☐	☐	☒

No impact.

The Proposed Project does not include or allow for the creation of recreational facilities. As such, the Proposed Project would have no impact due to construction and expansion of recreational facilities. **No impact** would result.

4.16.4 Mitigation Measures

No significant impacts were identified, and no mitigation measures are required.

4.17 Transportation

As a result of Senate Bill (SB) 743, the City updated its transportation evaluation of land development projects to address the required shift from a Level of Service (LOS) analysis to a vehicle miles travelled (VMT) analysis for CEQA transportation impacts.

The City provides VMT screening criteria for development projects based on project characteristics and/or project location. Projects may be screened out of VMT impacts using project size, VMT efficiency maps, transit availability, and provision of affordable housing. A project that meets at least one of the VMT screening criteria would have a less than significant VMT impact. The Project is located within 1/2-mile of

the Sacramento Regional Transit Gold Line Hazel light rail station. Therefore, the project is screened from VMT analysis.

4.17.1 Environmental Setting

Sacramento Regional Transit

Sacramento Regional Transit is the public transit service provider in Rancho Cordova, the County of Sacramento, and the City of Sacramento. They currently operate a fleet of buses and a light rail network with facilities and services in the City of Rancho Cordova. Sacramento Regional Transit is the primary transit operator in the study area, operating both light rail transit and bus transit service. The Project Site is located west of the Hazel Light Rail Station along the Gold Line light-rail service, which operates between Downtown Sacramento and Folsom. The Gold Line light-rail service operates from 5:00 AM to 11:30 PM on weekdays, with shorter service windows on weekends and holidays. While the Gold Line operates with 15-minute headways during weekday peak hours west of the Sunrise station, it operates with 30-minute headways in the study area at the Hazel Light Rail Station. The light rail stations include park-and-ride facilities and bike racks. The project is about a 1,200-foot walk to the Hazel Light Rail Station, measured from the southwest corner of the Hazel Avenue/Folsom Boulevard intersection.

SacRT's Hazel Express (Route 109) commuter bus also operates in the study area. The Hazel Express is an express commuter route that connects Oak Avenue in Orangevale to Downtown Sacramento. This route operates at 30-minute intervals during the AM and PM peak hours only, with AM peak hour travel toward Downtown Sacramento and PM peak hour travel toward Orangevale. The closest bus stop to the Project Site serving this route is at Hazel Avenue and Gold County Boulevard, which is about a half-mile walk from the Project Site measured from the southwest corner of the Hazel Avenue/Folsom Boulevard intersection. The Rancho Cordova Transit Master Plan. designates the City's preferred transit system and is an implementing plan of the General Plan.

Bicycle/Pedestrian System

Class II bike lane facilities (designated with appropriate signing and striping) exist along Folsom Boulevard near the Project site. The Jedediah Smith Memorial Trail provides north-south bicycle and pedestrian access over US-50 to Folsom Boulevard near the Aerojet Road off-ramp. Sidewalks are present along Folsom Boulevard and at the Folsom boulevard/Hazel Avenue intersection at the northeastern corner of the Project. At Hazel Avenue/Folsom Boulevard Intersection, crosswalks with push-button pedestrian activation are present on north, east, and west legs. The Rancho Cordova Pedestrian Master Plan establishes polices, programs, and projects to improve the pedestrian system with the City of Rancho Cordova.

Hazel Avenue/U.S. Route 50 (US-50) Interchange Project

The County of Sacramento (County), in cooperation with Caltrans and the City of Rancho Cordova, is proposing the Hazel Avenue/U.S. Route 50 (US-50) Interchange Project to modify the existing interchange, and extend and grade-separate Hazel Avenue over Folsom Boulevard and the Sacramento Placerville Transportation Corridor Joint Powers Authority rail corridor. The project also includes:

- Construction of a portion of an eastbound auxiliary lane on US-50 from Hazel Avenue to the Folsom Boulevard Overcrossing, also known as the Natoma Overhead.
- The modification of the existing Aerojet Road off-ramp from US-50.
- Reconstruction of the US-50 westbound loop on-ramp.
- Reconstruction of the US-50 eastbound diagonal off-ramp, and both eastbound on-ramps.
- Eastbound US-50 on- and off-ramp auxiliary lanes, from west of the Hazel Avenue eastbound off-ramp, and from the loop on-ramp extending to the Folsom Boulevard interchange.
- Roadway and pedestrian improvements constructed along approximately 2,300 feet of Folsom Boulevard. Improvements include sidewalks, street lighting, and landscaping along the north side of Folsom Boulevard, and landscaping and lighting along the south.

Under Alternative 1, a jug handle road would provide circulation between Hazel Avenue and Folsom Boulevard. The jug handle would intersect Folsom Boulevard west of the proposed Hazel Avenue overcrossing and intersect Hazel Avenue at the future Atlanta Street extension into Easton Place, located south of Folsom Boulevard. As a result of the interchange project, the study intersection of Hazel Avenue/Folsom Boulevard would be grade separated and turning movements between these two streets would shift to the jug handle. The Hazel Avenue interchange project documentation also indicates that Hazel Avenue would be widened and extended south to the future Easton Valley Parkway.

The primary purpose of the proposed project is to modify the existing interchange to reduce congestion, improve traffic operations, accommodate travel demand due to planned and approved developments, and improve safety of all modes of travel, including bicycles and pedestrians. Project documentation in the form of a Draft Environmental Impact Report/Environmental Assessment was prepared for this project in compliance with both the CEQA and National Environmental Policy Act [(NEPA) Caltrans and County of Sacramento 2020]. The County is the lead agency under CEQA, and Caltrans is the lead agency under NEPA. This project is needed for the following reasons:

- Existing and forecasted traffic operations and congestion are below acceptable operating standards at the Hazel Avenue/US-50 interchange.
- Planned and approved developments identified by the adopted Sacramento County General Plan and the SACOG's Regional Transportation Plan, including the increased traffic volumes associated with the proposed Easton Project, would increase the traffic volumes at the Hazel Avenue/US-50 interchange beyond acceptable operating standards.
- Implementation of mitigation identified in the Easton Project Final Environmental Impact Report (EIR) (County of Sacramento 2008) is required in order to accommodate the increased traffic volumes associated with that development. The Easton Project mitigation includes reconstruction of the Hazel Avenue/US-50 interchange as well as grade separation of Hazel Avenue over Folsom Boulevard and the light rail tracks. The Easton Project would contribute its fair share of funding to the improvements.

The Transportation and Traffic analysis section of Draft EIR/EA for this project concluded that: In 2022 the Hazel Avenue/Folsom Boulevard intersection (Intersection #4) would be removed. A new street, Jughandle Road, would intersect Folsom Boulevard west of Hazel Avenue and Hazel Avenue south of Folsom Boulevard, creating two new intersections. Both new intersections would operate at an acceptable LOS under all build alternatives.

4.17.2 Regulatory Framework

4.17.2.1 Regional Transportation Plans

The City's General Plan Circulation Element relates closely to several other plans and programs, including the following:

Sacramento Area Council of Governments (SACOG) Blueprint Plan.

SACOG adopted its Preferred Blueprint Scenario in December 2004, which is a regional vision to accommodate the projected growth and long-term needs of the region over the next 50 years. The Blueprint Plan is intended to guide land use and transportation choices as the region's population is projected to grow from its current population of 2 million to over 3.8 million and the amount of jobs is projected to double to nearly 1.9 million by 2050.

Regional Metropolitan Transportation Plan (MTP)

The MTP is a 23-year long-range plan for transportation improvements in the greater six-county Sacramento region. The MTP establishes goals, policies, programs, and projects that would meet the mobility needs of the Sacramento region. SACOG is the metropolitan planning organization responsible for developing the MTP every three years.

4.17.2.2 City of Rancho Cordova 2006 General Plan

Regional access to the Project site is provided by US-50, a major eight-lane highway that serves local, regional, and interstate commuters, spanning west from downtown Sacramento and east to South Lake Tahoe. Access to the Project site from the north is via Hazel Avenue. Folsom boulevard, a major east-west arterial, borders the Project site to the north and runs west to Sacramento and East to Folsom and continues northeast around Folsom Lake to Auburn. The entrance to the southern portion of the Project property is controlled through Aerojet access gates and a guard station. Access to the site must be prearranged and authorized by appropriate Aerojet personnel.

The City of Rancho Cordova General Plan contains the following transportation goals and policies related to construction and operation of commercial and industrial development, which may result from the Proposed Project:

Policy C.1.2: Seek to maintain operations on all roadways and intersections at Level of Service D or better at all times, including peak travel times, unless maintaining this Level of Service would, in the City's judgment, be infeasible and/or conflict with the achievement of other goals. Congestion in excess of Level of Service D may be

accepted in these cases, provided that provisions are made to improve traffic flow and/or promote non-vehicular transportation as part of a development project or a City-initiated project. Please see Policy C.1.3 for additional policy guidance related to this issue.

Policy C.1.4: Discourage the creation of private roadways, except when the roadways are constructed to public roadway standards and private maintenance is assured, or are used in an affordable residential development.

Policy C.1.5: Design the circulation system serving the City's industrial areas to safely accommodate heavy truck traffic.

Policy C.1.9: In an effort to reduce automobile traffic and congestion and increase use of other travel modes, support the use of trip reduction programs.

Goal C.2: Establish an extensive, complete, smooth, interconnected, and continuous pedestrian and bicycle network that is a safe and attractive option for local or regional trips or recreation and that connects to the City's neighborhoods, parks and schools, employment areas, and retail centers.

Policy C.2.5: Provide safe and convenient bicycle access to all parts of the community.

Policy C.2.8: Promote bicycling and walking as a safe and attractive activity. Educate all road users to share the road and interact safely.

- Action C.2.8.5 - Provide signage, alternative routes, etc. during construction activities affecting bikeways to ensure the safety of cyclists.
- Action C.2.3.2 – Require and site pedestrian crossings of major roads at key intersections and at locations that provide priority and efficiency to the pedestrian, even at the expense of improved vehicular circulation.
- Action C.2.3.3 – Ensure safe, efficient pedestrian connections are made between the sidewalk, parking areas, and entrances to stores, offices, and other uses as part of development design review.

Goal C.3: : Establish a viable transit system that connects all parts of the City and links with regional destinations.

Policy C.3.3: Promote the integration of transit facilities into new development.

- Action C.3.3.1 – Require new development and redevelopment to include public transit stations, especially light rail stations, and to promote pedestrian activity and connection between public transit and retail, office, and residential uses.

Policy C.3.4: Promote the establishment and use of employee shuttles that help reduce trips on City roads.

- Action C.3.4.1 – Encourage and accept employee shuttles as a viable mitigation measure for trip reduction when proposed development cannot otherwise mitigate potential impacts to City streets.

Goal C.4: Accept and support other transportation modes of benefit to the City, including air and rail transit.

Policy C.5.2: Require proposed new development projects to analyze their contribution to increased traffic and to implement improvements necessary to address their impact on facilities not covered by a fee program.

Policy C.5.3: Assess fees sufficient to cover the fair share portion of all new development impacts on the local and regional transportation system.

4.17.3 Transportation (XVII) Environmental Checklist and Discussion

Would the Project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a) Conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?	☐	☐	☒	☐

Less than significant.

The Project development as a warehousing campus qualifies as a light industrial land use consistent with the land use designations used for the project property in the Rancho Cordova General Circulation Element, SACOG Blueprint Plan and MTP. The Project would not alter any of the roadways and intersections contained in the General Plan circulation element, and accommodates elements and features included in the Hazel Avenue/US Route 50 Interchange Project such as Jughandle Road and a partial widening of Hazel Avenue south of Folsom Boulevard to two lanes while maintaining right-of-way for the ultimate 6-lane Hazel Avenue Widening.

The Project would not conflict with the City of Rancho Cordova Bicycle Master Plan, as it would not disrupt the existing Class II bicycle paths along Folsom Boulevard, and is not in an area shown for future bicycle paths/trails in the Plan. The Plan shows a future bicycle path on Easton Valley Parkway south of the Project site. This Project does not include construction of Easton Valley Parkway accept at the intersection of Hazel Avenue.

Would the Project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
b) Conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?	☐	☐	☒	☐

Less than significant impact.

SB 743 was signed into law in 2013, with the intent to better align CEQA practices with statewide sustainability goals related to efficient land use, greater multimodal choices, and greenhouse gas reductions. The provisions of SB 743 became effective Statewide on July 1, 2020. Under SB 743, impacts would be determined by changes to Vehicle Miles Traveled (VMT). VMT measures the number and length of vehicle trips made on a daily basis. VMT is a useful indicator of overall land use and transportation efficiency, where the most efficient system is one that minimizes VMT by encouraging shorter vehicle trip lengths, more walking and biking, or increased carpooling and transit.

Because of SB 743, for a CEQA analysis, determining the potential for exceeding a City's LOS thresholds transportation/traffic impacts is no longer valid and VMT thresholds are used instead. The City's VMT screening criteria for development projects based on project characteristics and/or project location. Projects may be screened out of VMT impacts using project size, VMT efficiency maps, transit availability, and provision of affordable housing. A project that meets at least one of the VMT screening criteria would have a less than significant VMT impact. The Project is located within 1/2-mile of the Sacramento Regional Transit Gold Line Hazel light rail station. Therefore, the project is screened from VMT analysis. Thus, this impact would be **less than significant**.

Would the Project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	☐	☐	☒	☐

Less than significant impact.

The Project is close to a potentially dangerous intersection at the new Jughandle Road where it meets Folsom Boulevard in close proximity to the Hazel Avenue/Folsom Boulevard signalized intersection. However, the proposed Hazel Avenue/U.S. Route 50 (US-50) Interchange Project would modify the existing interchange, to improve the safety of the interchange as well as movement of traffic through the area. Therefore, impacts would be **less than significant**.

Would the Project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
d) Result in inadequate emergency access?	☐	☐	☒	☐

Less than significant impact.

Access to the Project site is provided via Folsom Boulevard and Hazel Avenue, just south of US-50, that would provide adequate emergency access upon Project completion. Development of the Project site would include the construction additional driveway entrances/exits off Folsom Boulevard and the extended Hazel Avenue at Atlanta Street and Easton Valley Parkway. These entrances/exists would provide emergency access redundancy. A **less than significant impact** would occur.

4.17.4 Mitigation Measures

No mitigation measures are required.

4.18 Tribal Cultural Resources

This section describes the affected environment and regulatory setting for Tribal Cultural Resources (TCRs) in the Project Area. The following analysis of the potential environmental impacts related to TCRs is derived primarily from the following sources:

- California NAHC Sacred Lands File Search, January 29, 2020;
- Confidential Cultural Resources Inventory and Evaluation Report for Easton Research Park West (ECORP 2020a), and Confidential Addendum Cultural Resources Inventory, Integrity Assessment, and Finding of Effect for the Easton Research Park West Project Offsite Improvements (ECORP 2021 – Appendix C);
- Ethnographic overviews of the Nisenan (Beals 1933; Kroeber 1925; Littlejohn 1928; Wilson and Towne 1978).
- Confidential AB-52 tribal consultation record between the City of Rancho Cordova and Shingle Springs Band of Miwok Indians(Appendix C).

4.18.1 Environmental Setting

4.18.1.1 Ethnographic, Religious, and Cultural Context

The following information is drawn from ECORP 2020 and ECORP 2021.

Prior to the arrival of European-Americans in the region, the project was part of a territory occupied by the Penutian-speaking Nisenan. As a language group, Nisenan (meaning "from among us" or "of our side") are generally divided into three groups based on dialect differences: the Northern Hill (mountain) Nisenan in the Yuba River drainage; the Valley Nisenan along the Sacramento River; and the Southern Hill (foothills) Nisenan along the American River.

The ethnographic Nisenan lived in family or household groups that were combined into distinct village or hamlet groups, each largely composed of members of the same extended family. These family lineage groups were important political and economic units that combined to form tribelets. Tribelet populations of Valley Nisenan were as large as 500 persons, while foothill and mountain tribelets ranged between 100 and 300 persons. Each tribelet had a chief or headman who exercised political control over all villages within it. Villages typically included family dwellings, acorn granaries, a sweathouse, and a dance house, owned by the chief. The role of chief seems to have been an advisory role with little direct authority, but with the support of the shaman and the elders, the word of the chief became virtually the law. The office of tribelet chief was hereditary, and tribelets assumed the name of the head village where the chief resided.

Nisenan practiced seasonal migration, moving from one area or elevation to another to harvest plants, fish, and hunt game across different ecosystems nearby each other. During most of the year, Nisenan usually lived in permanent villages located below about 2,500 feet that generally had a southern exposure, were surrounded by an open area, and were located above, but close to watercourses.

The availability of resources influenced the location of Nisenan permanent villages, since they acquired a proportion of their food resources from the general surrounding area. During the summer, small base camps were established at higher altitudes in proximity to a water source, from which they would venture out to acquire natural, faunal, and plant resources.

Communally organized Nisenan task groups exploited a wide variety of resources. Communal hunting drives were set up to obtain deer, quail, rabbits, and grasshoppers. Bears were hunted in the winter when their hides were at their best condition. Runs of salmon in the spring and fall provided a regular supply of fish, while other fish such as suckers, pike, whitefish, and trout were obtained with snares, fish traps, or with various fish poisons such as soaproot. Birds were caught with nooses or large nets and were also occasionally shot with bow and arrow. Game was prepared by roasting, baking, or drying. In addition, salt was obtained from a spring near modern-day Rocklin.

Acorns were gathered in the fall and stored in granaries for use during the rest of the year. Although acorns were the staple of the Nisenan diet, they also harvested a variety of roots which were eaten raw, steamed, baked, or dried and processed into flour cakes to be stored for winter use. Buckeye, pine nuts, hazelnuts, and other edible nuts further supplemented the diet. Key resources such as acorns, salmon, and deer were ritually managed through ceremonies to assure a successful harvest that could feed everyone in the village.

Trade was important with goods traveling from the coast and valleys up into the Sierra Nevada and beyond to the east. Coastal items like shell beads, salmon, salt, and foothill pine nuts were traded for resources from the mountains and farther inland, such as bows and arrows, deer skins, and sugar pine nuts. In addition, obsidian was imported from the north.

Nisenan built residential dwellings, ceremonial structures, semi-subterranean sweat lodges, and menstruation huts. The typical hill and mountain dwelling was the conical bark house made by overlapping three or four layers of bark with no interior support. A thatched house was used at lower elevations, consisting of a conical framework of poles that was covered by brush, grass, or tules. Semi-

subterranean earth lodge roundhouses were also built by hill and mountain groups and used for ceremonial gatherings, assemblies, local feasts, and for housing visitors.

Flaked- and groundstone tools were common among the Nisenan and included knives, arrow and spear points, club heads, arrow straighteners, scrapers, rough cobble and shaped pestles, bedrock mortars, grinding stones (metates), pipes, charms, and short spears. Beals (1933) also noted that certain colored stone points were considered lucky and could be traded for four or five other projectile points. In addition, obsidian was highly valued and imported. Littlejohn (1928) also noted that soapstone was used for bowl mortars, although informants of Wilson and Towne (1978) claimed that neither they nor their ancestors made mortars.

Wood was used for a variety of tools and weapons, including both simple and sinew-backed bows, arrow shafts and points, looped stirring sticks, flat-bladed mush paddles, pipes, and hide preparation tools. Cordage was made from plant material and was used to construct fishing nets and braided and twined tumplines. Soaproot brushes were commonly used during grinding activities to collect meal or flour. Specialized food processing and cooking techniques included the grinding and leaching of ground acorn and buckeye meal; burning of *umbelliferae*, a plant with cabbage-like leaves, to obtain salt; and roasting various foods in earth ovens. Both foothill and valley groups used the bedrock mortar and pestle (both rough cobble and shaped) to grind acorns, pine nuts, seeds, other plant foods, and meat. A soaproot brush was used to sweep ground meal into mortar cups and collect flour. Fist-sized heated stones were used to cook or warm liquid-based foods such as acorn gruel and pine nut meal. Whole acorns were stored in granaries, and pine nuts were stored in large pine bough covered caches.

Nisenan groups managed many wild plants, primarily by controlled burning, which removed underbrush and encouraged growth of edible grasses, seed producing plants, and other useful plant resources. The use of fire as an aid in hunting is also frequently mentioned in the ethnographic literature relating to the Nisenan. In the lower foothills in the Valley oak zone, herbaceous vegetation was annually burned by the Nisenan to remove and limit its growth while facilitating the growth of oaks for harvesting acorns. The annual fires destroyed seedlings but did not harm established oak trees. Beals (1933) also noted that the Nisenan regularly burned the land, primarily for the purpose of driving game, and consequently created much more open stands of timber than currently exist in the area.

Nisenan used baskets for a variety of tasks, including storage, cooking, serving and processing foods, traps, cradles, hats, cages, seed beaters, and winnowing trays. Basket making methods included both twining and coiling, and baskets were decorated with a variety of materials and designs. Other woven artifacts include tule matting and netting made of milkweed, sage fibers, or wild hemp.

The Spanish arrived on the Central California coast in 1769, but early contact was not centered around Nisenan territory. There are no records of Nisenan groups being removed to the missions. They did, however, receive escapees from the missions, as well as pressure of displaced Miwok populations on their southern borders. The first known occupation by European-Americans was marked by American and Hudson Bay Company fur trappers in the late 1820s establishing camps in Nisenan territories.

In 1833 a deadly epidemic (probably malaria) swept through the Sacramento Valley and had a devastating effect on Nisenan populations. Entire villages were lost and surviving Nisenan retreated into the hills. An

estimated 75 percent of their population was wiped out, and only a handful were left to face the gold miners and settlers who were soon to follow. John Sutter settled in Nisenan territory in 1839, and through force and persuasion he coerced most of the remaining Valley Nisenan to be on peaceful terms.

The mountain Nisenan groups encountered Europeans in their territory but were not adversely affected by the epidemics and early settlers. The discovery of gold, however, led to their territory being overrun within a matter of a few years. James Marshall's 1848 gold discovery was in the middle of Nisenan territory, and thousands of miners were soon living in the area. This dynamic led to widespread killing, destruction, and persecution of the Nisenan and their culture. The few survivors were relegated to working in agriculture, logging, ranching, or domestic pursuits. A native culture resurgence occurred around 1870 with influence from the Ghost Dance revival, but by 1890s the movement had all but ended in dissolution.

The turn of the twentieth century was fraught with deplorable conditions for the surviving Nisenan populations, marked by low educational attainment, high unemployment, poor housing and sanitation, and prevalence of alcoholism. The 1960 U.S. census (California State Advisory Commission of Indian Affairs 1966 as cited in Wilson and Towne 1978) reported 1,321 Native Americans resided in the counties originally held as Nisenan territory, but none had tribal affiliation. Sacramento County listed 802 Native Americans, of which only four were known descendants of the Valley Nisenan. El Dorado, Placer, Yuba, and Nevada counties had several Nisenan families in the 1970s who are descended from mountain groups and could speak the language and retained knowledge of traditional lifeways.

Despite enduring the countless hardships and marginalization, modern descendant groups still practice Nisenan customs. Many modern Native American populations participate in pan-Indian activities and celebrations. Nisenan descendants continue to be active in social movements and organizations that seek to improve the Native American situation and thrive in the dominant America culture.

4.18.2 Regulatory Framework

4.18.2.1 Assembly Bill 52

In 2015, AB 52 amended CEQA to require that: 1) a lead agency provide notice to those California Native American tribes that requested notice of projects proposed by the lead agency; and 2) for any tribe that responded to the notice within 30 days of receipt with a request for consultation, the lead agency must consult with the tribe. Topics that may be addressed during consultation include TCRs, the potential significance of project impacts, type of environmental document that should be prepared, and possible mitigation measures and project alternatives.

Pursuant to AB 52, Section 21073 of the PRC defines California Native American tribes as "a Native American tribe located in California that is on the contact list maintained by the NAHC for the purposes of Chapter 905 of the Statutes of 2004." This includes both federally and non-federally recognized tribes.

Section 21074(a) of the PRC defines TCRs for the purpose of CEQA as:

1) Sites, features, places, cultural landscapes (geographically defined in terms of the size and scope), sacred places, and objects with cultural value to a California Native American tribe that are either of the following:

   a. included or determined to be eligible for inclusion in the California Register of Historical Resources; and/or
   b. included in a local register of historical resources as defined in subdivision (k) of Section 5020.1; and/or
   c. 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 Section 5024.1. In applying the criteria set forth in subdivision (c) of Section 5024.1 for the purposes of this paragraph, the lead agency shall consider the significance of the resource to a California Native American tribe.

Because criteria a and b also meet the definition of a Historical Resource under CEQA, a TCR may also require additional consideration as a Historical Resource. TCRs may or may not exhibit archaeological, cultural, or physical indicators.

Recognizing that California tribes are experts in their tribal cultural resources and heritage, AB 52 requires that CEQA lead agencies provide tribes that requested notification an opportunity to consult at the commencement of the CEQA process to identify TCRs. Furthermore, because a significant effect on a TCR is considered a significant impact on the environment under CEQA, consultation is used to develop appropriate avoidance, impact minimization, and mitigation measures.

In accordance with Section 21082.3(c)(1) of the PRC, "… information, including, but not limited to, the location, description, and use of the tribal cultural resources, that is submitted by a California Native American tribe during the environmental review process shall not be included in the environmental document or otherwise disclosed by the lead agency or any other public agency to the public, consistent with subdivision (r) of Section 6254 of, and Section 6254.10 of, the Government Code, and subdivision (d) of Section 15120 of Title 14 of the CCR, without the prior consent of the tribe that provided the information." Therefore, the details of tribal consultation summarized herein are provided in a confidential administrative record (Appendix C) and not available for public disclosure without written permission from the tribes.

4.18.3 Tribal Consultation

At the time the City was ready to initiate CEQA review, it had received written requests to receive project notices from the four following California Native American Tribes, which identified themselves as being traditionally and culturally affiliated with the lands subject to the City's jurisdiction:

- Ione Band of Miwok Indians
- Wilton Rancheria
- Shingle Springs Band of Miwok Indians

- United Auburn Indian Community of Auburn Rancheria (UAIC)

On June 1, 2021, the City determined that they had a complete project description and was ready to begin review under CEQA. The City sent initial notification letters on June 1, 2021 to each of the four tribes with project information and an invitation to consult on the Project. The City requested responses to the offer to consult within 30 days of the receipt of the letter. Shingle Springs Band of Miwok Indians, Wilton Rancheria, and UAIC responded to the initial letter. There was no response from the Ione Band of Miwok Indians. The resulting correspondence and consultation are described below, and documented in confidential Appendix C.

4.18.3.1 United Auburn Indian Community of Auburn Rancheria

On June 2, 2021, UAIC responded stating the tribe was able to determine there were no known TCRs in the Project Area, however there may be a possibility of unknown TCRs buried subsurface. The tribe requested the City employ standard mitigation for unanticipated discoveries. The tribe asked the City how deep ground disturbance was expected for the Project, and when the environmental document would be circulated. The City informed the tribe on July 3, 20201 that the depth of excavation would be less than 15 feet, the environmental document is expected to be an IS/MND and that they tribe would be included on the circulation list. They also provided a link to the cultural report. The tribe did not request formal consultation.

4.18.3.2 Wilton Rancheria

On June 25, 2021, Wilton Rancheria responded to the City requesting additional information about the ground disturbing activity on the project. The tribe was concerned about unearthing any cultural-related and wanted to discuss measures for avoidance. On June 28, the City provided the requested information to the tribe and asked whether the tribe would like to engage in formal consultation. No response was received. On July 14, the City sent a follow-up email to the tribe asking if the tribe had any additional requests. No response was received. Because the tribe did not request consultation under AB 52, no additional consultation was required.

4.18.3.3 Shingle Springs Band of Miwok Indians

On June 2, 2021, the Shingle Springs Band of Miwok Indians requested formal consultation on the Project. The City initiated consultation on June 24, 2021. A consultation meeting was held on July 9, 2021, at which time the tribe the tribe informed the City about a known TCR in the area. The tribe and the City discussed the precise project location, the extent of ground disturbance, and the potential of the Project to impact a known TCR near the Project Area. Because the area containing the TCR, thought to be north of Highway 50, as well as the majority of the Project Area, had been developed, it is unknown if a subsurface component of the TCR extends into the Project Area. The tribe discussed potential mitigation measures, including having a Native American monitor inspect the exposed soils after initial ground disturbance to look for signs of any buried resources, and protocols for unanticipated discoveries. On July 19, 2021, the City sent the draft mitigation measures to the tribe with the intention of closing consultation with agreement. The tribe did not object to the mitigation measures. On July 29, 2021, the City sent the tribe a formal letter concluding consultation in agreement.

4.18.3.4 Tribal Cultural Resources

Information about potential impacts to TCRs was drawn from:

1) the results of a search of the Sacred Lands File of the NAHC;
2) existing ethnographic information about pre-contact lifeways and settlement patterns;
3) information on archaeological site records obtained from surveys of the Project area and the California Historical Recourse Information System; and
4) the tribal consultation record under AB-52 for the Project.

Sacred Lands File Search

A search of the NAHC Sacred Lands File was requested for the Project Area on January 24, 2021. The NAHC responded on January 29, 2021 that the sacred lands file search was negative, which means that there is no information on file identifying sacred lands in the Project Area. The NAHC included a list of suggested tribal representatives to contact who may have more information. The Ione Band of Miwok Indians, Wilton Rancheria, Shingle Springs Band of Miwok Indians, and the United Auburn Indian Community were on the list of contacts; all of these were offered an opportunity to consult, as summarized above.

Ethnographic Information

The ethnographic information reviewed for the Project included ethnographic maps. The *Handbook of North American Indians* (Wilson and Towne 1978) lists the nearest Native American village of the Northern Pomo as *Yoduk,* which is located on the northern side of the American River approximately three miles northwest of the Project Area. No villages were mapped in the Project Area vicinity.

Archaeological Site Records

The entire project area was subjected to an archaeological survey and records search review. Records showed that two Native American sites had been recorded within 0.5 mile of the Project Area, and no sites have been recorded within the Project Area.

Tribal Consultation Results

Three out of four tribes contacted expressed concerns about the potential of the Project to unearth buried TCRs. The Shingle Springs Band of Miwok Indians indicated a known TCR exists the vicinity of the Project Area, and there is potential that the TCR has a subsurface component that extends into the Project Area.

4.18.4 Tribal Cultural Resources (XVIII) Environmental Checklist and Discussion

Would the Project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a) 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:				
i) 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	☐	☐	☐	☒
ii) 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 Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American Tribe.	☐	☒	☐	☐

i) No impact. The entire project area was subjected to an archaeological survey and records search review. Records showed that two Native American sites had been recorded within 0.5 mile of the Project Area, and no sites have been recorded within the Project Area. Therefore, no listed sites or sites eligible for occur in the Project area. Therefore, there would be **no impact**.

ii) Less than significant with mitigation incorporated.

Tribal consultation resulted in the Shingle Springs Rancheria revealing knowledge of a TCR in the vicinity of the Project Area. Because the TCR is in an area that has been developed and paved, the full extent of the TCR is unknown, although it is believed to be north of US-50 and outside of the Project Area. The Project Area has also been heavily developed; therefore, there is a possibility that a subsurface component of the TCR extends into the Project Area. Following initial exposure of subsurface soils, an inspection of the soil by a tribal monitor would confirm whether there is a subsurface component of the TCR is present. There is potential for project construction to unearth elements of the known TCR and additional unanticipated TCRs during construction, due to the highly sensitive nature of the area. Therefore,

implementation of **TCR-01** and **TCR-02** would reduce project impacts to known and unanticipated TCRs in the Project Area **to less than significant levels with mitigation incorporated.**

There have been no human remains discovered on the property during any archaeological investigations. However, the potential exists for project construction to unearth human remains. Implementation of mitigation measure **CUL-2** would assure that any discovery of human remains within the Project Area would be subject to these procedural requirements. Implementation of this mitigation measure would also reduce impacts associated with the discovery/disturbance of human remains to **less than significant levels with mitigation incorporated**.

4.18.5 Mitigation Measures

TCR-1: **Tribal Inspections of Subsurface Soils.** To accommodate any necessary security clearance, no less than five working days before the start of construction, the contractor shall notify the Shingle Springs Band of Miwok Indians about the start date of ground disturbing activities. The tribe will be given the opportunity to send a tribal monitor to inspect the subsurface soils once during the first five days of ground disturbing activity on the project. Should the tribe choose not to send a monitor to perform the inspection within the first five days, work can continue as long as the notice was provided and documented.

Timing/Implementation: *Prior to and during Project construction*

Enforcement/Monitoring: *City of Rancho Cordova, Project Applicant construction contractor, tribal monitor*

TCR-2: **Implement Measures to Protect Unanticipated Tribal Cultural Resources Discoveries.** If subsurface deposits believed to be cultural in origin are discovered during construction, all work must halt within 100 feet of the discovery. The construction foreman will notify the City, which shall notify the Shingle Springs Band of Miwok Indians and a qualified professional archaeologist. A representative from the tribe will be afforded a reasonable opportunity to visit the discovery location to determine whether or not it is a tribal cultural resource. The following actions shall apply, depending on the nature of the find:

- If the Shingle Springs Band of Miwok Indians determines that the find does not represent a tribal cultural resource, and the qualified professional archaeologist determines that the find does not represent a potential historical resource, and the City concurs, then work may resume immediately, and no further action is required.
- If the Shingle Springs Band of Miwok Indians determines that the find represents a tribal cultural resource, as defined in PRC Section 21074(a) though (c) of the CEQA Guidelines, the City shall consult with the tribe on appropriate treatment measures. Work may not resume within the no-work radius until the City, through consultation as appropriate, determines that the treatment measures have been completed to its satisfaction.
- If the find includes human remains, or remains that are potentially human, the construction supervisor shall ensure reasonable protection measures are taken to

protect the discovery from disturbance (AB 2641) and shall immediately notify the City and the Sacramento County Coroner (per § 7050.5 of the Health and Safety Code). The provisions of § 7050.5 of the California Health and Safety Code, § 5097.98 of the California PRC, and AB 2641 will be implemented. If the Coroner determines the remains are Native American and not the result of a crime scene, the Coroner will notify the NAHC within 24 hours. The NAHC will designate a Native American Most Likely Descendant (MLD) for the discovery (§ 5097.98 of the PRC). The designated MLD will have 48 hours from the time access to the property is granted to make recommendations concerning treatment of the remains. If the landowner does not agree with the recommendations of the MLD, the NAHC can mediate (§ 5097.94 of the PRC). If no agreement is reached, the landowner must rebury the remains where they will not be further disturbed (§ 5097.98 of the PRC). This will also include either recording the site with the NAHC or the appropriate Information Center; using an open space or conservation zoning designation or easement; or recording a reinternment document with Sacramento County (AB 2641). Work may not resume within the no-work radius until the City, through consultation as appropriate, determines that the treatment measures have been completed to its satisfaction.

Timing/Implementation:	*During Project construction*
Enforcement/Monitoring:	*City of Rancho Cordova, Project Applicant construction contractor, Shingle Springs Band of Miwok Indians, County Coroner*

4.19 Utilities and Service Systems

4.19.1 Environmental Setting

4.19.1.1 Water Service

Potable water for current and former development and operations on the Project site is provided by the City of Folsom Environmental and Water Resources Division. The City of Folsom obtains its surface water supply directly from a diversion point in Folsom Reservoir. Water service for the Project would be provided based on a 2007 Agreement between the City and Aerojet for the City to provide water on Aerojet properties, and additional agreements between Folsom and Golden State Water Company that discuss a future change of the CPUC service territory in the future from Folsom to GSWC. A Will Serve Letter from the City of Folsom confirming that the Project area is within the Folsom Water Service Area is contained in Appendix F of this document. As of 2020, the City of Folsom serves about 20,000 acre feet per year to a water service area population of approximately 69,500 through nearly 22,000 metered connections. The City of Folsom adopted its 2020 Urban Water Management Plan (UWMP) on June 8, 2021 (Water Systems Consulting [WSC] 2021). The 2020 UWMP also includes a Water Shortage Contingency Plan, in compliance with California Water Code Section 10632. For areas south of the American River, the City of Folsom takes deliveries from the Natoma Pipeline, a 42- inch steel pressure

pipe that originates at Folsom Dam. The Natoma Pipeline splits into two separate lines: one line to the Folsom Prison water treatment plant, and one line to the Folsom water treatment plant.

The City of Rancho Cordova is not a water provider and is being served by two private water companies (Golden State Water and California American Water) and two public agencies (Sacramento County Water Agency and City of Folsom Water District). According to the City of Rancho Cordova's online Water District Map (Rancho Cordova 2021b), the Project site is within the City of Folsom Water District service area.

4.19.1.2 Wastewater

The City does not own or operate any wastewater treatment facilities. The City collects wastewater within its service area and discharges all wastewater flows to Sacramento Area Sewer District/Sacramento Regional County Sanitation District (SASD/SRCSD) conveyance facilities. City flows are conveyed 30 miles away and are treated at SRCSD's wastewater treatment plant (WWTP) which is located in the City of Elk Grove. Currently, the SRCSD's WWTP provides secondary treatment consisting of mechanical screening, aerated grit removal, primary settling, activated sludge aeration with pure oxygen, and secondary clarification followed by disinfection. Currently the SRCSD's WWTP is being upgraded to a tertiary system, which would include nutrient removal, filtration, and additional disinfections, to meet the 2010 mandates imposed by the state. Treated wastewater is discharged into the Sacramento River. A portion of wastewater is treated to recycled water standards but is not used within City's water service area. Improvements currently being constructed to the Sacramento Regional WWTP would bring the wastewater treatment capacity to 181 million gallons per day. There are existing SASD and SRCSD wastewater collection facilities located in Folsom Boulevard, as shown on preliminary sanitary sewer connection plans for the Project, (see Section 2.1.1 Project Description).

4.19.1.3 Storm Drainage

The City Planning Area contains both natural waterways and constructed features (e.g., channel, siphons, overchutes, detention basins) that convey drainage. Flows in the City primarily drain in a southwest direction into existing natural waterways. Major drainage/flood control features in the City Planning Area include detention basins, channels, levees along the American River and Folsom Dam. Overall drainage in the City is adequate, with only localized flooding during storm events. There is an existing stormwater conveyance channel located immediately south of the Project site. This unlined channel was engineered to collect all of the stormwater runoff from the Aerojet Administration Campus located on lands east of the Project site and route them into nearby Buffalo Creek.

4.19.1.4 Solid Waste

Solid waste generated from the Project Area is ultimately disposed of at three facilities: the Kiefer Road Landfill, the Forward Landfill, and the Lockwood Regional Landfill in Nevada. The Kiefer Road Landfill is located at 12701 Kiefer Boulevard, near the intersection of Kiefer Boulevard and Grant Line Road. The Kiefer Road Landfill comprises approximately 660 acres and is the only landfill within Sacramento County that is permitted to accept non-hazardous solid waste and treated medical waste for disposal. The Kiefer Road Landfill is classified as a major landfill, which is defined as a facility that receives more than 50,000

tons of solid waste per year and is the only facility in Sacramento County that accepts solid waste from the public. Kiefer landfill currently has 117 million cubic yards (58 million tons) total capacity and is divided into 11 modules. To date, Kiefer has placed approximately 40 million cubic yards of waste into Modules 1-3, leaving 77 million cubic yards (38 million tons) of available capacity. The maximum tons per day (tpd) allowed at the Kiefer Road Landfill is 10,815 tpd, with an average intake of 6,362 tpd. Currently, the Kiefer Road landfill is operating below permitted capacity and would have capacity for the next 30 to 40 years based on current disposal rates (City of Rancho Cordova 2006b).

The Forward Landfill is a Class I, II, and III landfill, which accepts hazardous wastes, variance wastes, designated wastes, in addition to non-hazardous solid waste and treated medical waste. The Forward Landfill encompasses 567 acres in San Joaquin County and is located at 9999 South Austin Road in City of Manteca, which is approximately 60 miles south of the Planning Area. The maximum permitted capacity of this landfill is 8,668 tons per day, with an average intake of 791 tpd, with an ultimate permitted capacity of 50 million cubic yards. This landfill is permitted through 2020 and has approximately 40 million cubic yards of remaining capacity (Rancho Cordova 2006b).

The Lockwood Regional Landfill is a Class I landfill on approximately 1,535 acres, located approximately 10 miles east of Reno-Sparks in Storey County Nevada, and is made up entirely of imported wastes. Lockwood, which is owned and operated by Refuse Inc., provides disposal capacity for much of western Nevada, including Washoe, Storey, Lyon, Douglas and part of Churchill County. In addition, Lockwood receives waste from several areas in California, including the Lake Tahoe Basin, the Sierra foothills and portions of Sacramento County. The landfill receives approximately 4,000 tons per day (TPD) of solid waste with nearly 1,200 TPD (30%) coming from California. This facility has an existing maximum permitted capacity of 200 million tons; however, there are proposals that would triple the existing size of the landfill. This facility has a current permitted capacity for the next 40 years or through 2045 (City of Rancho Cordova 2006b).

4.19.1.5 Electricity/Natural Gas Services

Electricity for the Project would be supplied by SMUD, and natural Gas would be provided by PG&E. Refer to Section 4.6. Energy.

4.19.1.6 Telecommunications

Telecommunication would be through existing company and personal cell phones. No new telecommunication facilities would be required to serve the Project.

4.19.2 Regulatory Framework

4.19.2.1 State

California Integrated Waste Management Act

The California Integrated Waste Management Act of 1989 (AB 939) requires every city and county in the State to prepare a Source Reduction and Recycling Element to its Solid Waste Management Plan that identifies how each jurisdiction will meet the mandatory State waste diversion goals of 25 percent by 1995

and 50 percent by 2000. The purpose of AB 939 is to "reduce, recycle, and re-use solid waste generated in the State to the maximum extent feasible." The term "integrated waste management" refers to the use of a variety of waste management practices to safely and effectively handle the municipal solid waste stream with the least adverse impact on human health and the environment. The Act has established a waste management hierarchy, as follows: Source Reduction; Recycling; Composting; Transformation; and Disposal. The City provides for the source reduction through the collection of greenwaste and recycling as part of the waste disposal program, which is provided by BFI Waste Disposal of Sacramento.

California Integrated Waste Management Board Model Ordinance

Subsequent to the Integrated Waste Management Act, additional legislation was passed to assist local jurisdictions in accomplishing the goals of AB 939. The California Solid Waste Re-use and Recycling Access Act of 1991 (§42900-42911 of the Public Resources Code) directs the California Integrated Waste Management Board (CIWMB) to draft a "model ordinance" (which Sacramento County has adopted) relating to adequate areas for collecting and loading recyclable materials in development projects. The model ordinance is used by the County as the basis for imposing recycling conditions on new development projects and on existing projects that add 30 percent or more to their existing floor area. The model ordinance requires that any new development project, for which an application is submitted on or after September 1, 1994, include "adequate, accessible, and convenient areas for collecting and loading recyclable materials." For subdivisions of single-family detached homes, recycling areas are required to serve only the needs of the home within that subdivision.

4.19.2.2 Local

Sacramento Regional County Sanitation District

the Sacramento Regional County Sanitation District (SRCSD) provides public wastewater treatment, and disposal in the unincorporated and urbanized portions of Sacramento County under the direction of the County of Sacramento's Water Quality Division. SRCSD has prepared the following documents to guide the development of wastewater facilities in Sacramento County:

- Regional 2020 Master Plan - The Sacramento Wastewater Treatment Plant Master Plan (2020 Master Plan) for the SRWTP provides a phased program of recommended wastewater treatment facilities and management programs to accommodate planned growth and to meet existing and anticipated regulatory requirements through the year 2020. The 2020 Master Plan addresses both public health and environmental protection issues while ensuring reliable service at affordable rates for SRCSD customers. The key goals of the 2020 Master Plan are to provide sufficient capacity to meet growth projections and an orderly expansion of SRWTP facilities, to comply with applicable water quality standards, and to provide for the most cost-effective facilities and programs from a watershed perspective.

New regulations and policies will have a significant influence of the operation of the wastewater treatment plant. The discharge permit adopted by SRWTP in 2000 contains new, more stringent requirements at both the state and federal levels that are designed to restrict discharges of toxic pollutants into surface waters. Water recycling will become an important compliance strategy. Innovative biosolids recycling

technologies may be implemented. The allowable total maximum daily loads of pollutants discharged into the Sacramento River as well as prohibitions on elevated temperature of discharges into the Sacramento River will be future concerns.

County Sanitation District 1

In 1999, CSD-1 agreed to prepare its own studies, separate from that of SRCSD, which is known as CSD-1 Sewerage Facilities Expansion Master Plan and CSD-1 Rehabilitation Master Plan.

- County Sanitation District 1 Sewerage Facilities Expansion Master Plan - The overall goal of the CSD-1 Sewerage Facilities Master Plan (Master Plan) is to estimate the future capital improvement needs of the CSD-1 trunk sewer system, both in capacity relief projects for the existing system and expansion projects to serve newly developed areas. This plan provides for sewerage facilities and relief sewers to address future development within CSD-1's service area and to minimize the risk from potential sewer overflows that could occur during storm events. This plan also addresses the financial aspects of the CSD-1 Trunk Expansion Program.

Rancho Cordova 2006 General Plan

The following General Plan Policies and associated Action Items applicable to the Project are included in the Infrastructure, Services, and Finance Element, Land Use Element, and Natural Resources Element of the General Plan.

Action ISF.2.1.2: Adopt a phasing plan for the development of public facilities in a logical manner that encourages the orderly development of roadways, water and sewer, and other public facilities.

Action ISF.2.1.4: Work with utility providers to coordinate the installation or upgrading of utilities and eliminate multiple trenching of city streets.

Action ISF.2.3.2: Require new development to fund its fair share portion of its impacts to all public infrastructure and facilities.

Action ISF.2.4.1: Require all development projects, excluding subdivisions, to adhere to the following provisions:

- An assured water supply and delivery system shall be available at the time of project approval. The water agency providing service to the project may provide several alternative methods of supply and/or delivery, provided that each is capable individually of providing water to the project.

- All required water infrastructure for the project shall be in place at the time of project approval, or shall be assured through the use of bonds or other sureties to the City's satisfaction. Water infrastructure may be phased to coincide with the phased development of large-scale projects.

Action ISF.2.4.2: Require all subdivision developments to adhere to the following provisions, to the extent permitted by state law:

- Proposed water supply and delivery systems shall be identified at the time of tentative map approval to the satisfaction of the City. The water agency providing service to the project may provide several alternative methods of supply and/or delivery, provided that each is capable individually of providing water to the project.
- The agency providing water service to the subdivision shall demonstrate prior to the approval of the Final Map that sufficient capacity shall be available to accommodate the subdivision plus existing development, and other approved projects in the same service area, and other projects which have received commitments for water service.
- Offsite and onsite water infrastructure sufficient to provide adequate water to the subdivision shall be in place prior to the approval of the Final Map or their financing shall be assured to the satisfaction of the City, consistent with the requirements of the Subdivision Map Act.
- Offsite and onsite water distribution systems required to serve the subdivision shall be in place and contain water at sufficient quantity and pressure prior to the issuance of any building permits. Model homes may be exempted from this policy as determined appropriate by the City, and subject to approval by the City.

Policy ISF.2.5: Ensure that water flow and pressure are provided at sufficient levels to meet domestic, commercial, industrial, and firefighting needs.

Policy ISF.2.6: Ensure that sewage conveyance and treatment capacity are available in time to meet the demand created by new development, or are guaranteed to be built by bonds or other sureties.

Action ISF.2.7.1: Coordinate with utility agencies to underground, strategically place, and screen equipment to the maximum extent feasible.

Action ISF.2.6.1: Require all subdivision developments to adhere to the following provisions, to the extent permitted by state law:

- Sewage/wastewater treatment capacity shall be available at the time of tentative map approval.
- The agency providing sewer service to the subdivision shall demonstrate prior to the approval of the Final Map by the City that sufficient capacity shall be available to accommodate the subdivision plus existing development, and other proposed or approved projects which have received sewage treatment capacity commitment.

- Onsite and offsite sewage conveyance systems required to serve the subdivision shall be in place prior to the approval of the Final Map, or their financing shall be assured to the satisfaction of the City, consistent with the requirements of the Subdivision Map Act.

- Sewage conveyance systems within the subdivision shall be in place and connected to the sewage disposal system prior to the issuance of any building permits. Model homes may be exempted from this policy as determined appropriate by the City, and subject to approval by the City

Policy NR.8.2: Encourage all companies that do business in Rancho Cordova to recycle and reuse construction scraps, demolition materials, concrete, industrial waste, and green waste.

Policy NR.8.4: Encourage the use of recycled materials and source reduction (also known as waste prevention) by governmental agencies and local businesses.

Action NR.8.5.1: Implement the State's source reduction and recycling element (required by the California Integrated Waste Management Act) and the household hazardous waste element (required by PRC 41500-41510).

4.19.3 Utilities and Service Systems (XIX) Environmental Checklist and Discussion

Would the Project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	☐	☒	☐	☐

Less than significant with mitigation incorporated.

4.19.3.1 Water

Development of the Project would include constructing utility infrastructure both on and off site, including potable water connections to Aerojet's existing water conveyance pipelines along Aerojet Road, two sanitary sewer connections to existing Sacramento Area Sewer District/Sacramento Regional County Sanitation District (SASD/SRCSD) pipelines within Folsom Boulevard, and constructing a new stormwater drainage channel leading approximately 1,800 feet southwest from the southwest corner of the Project site and draining into the existing Aerojet Administration Drainage Channel. These known offsite areas of utility expansion are included in the Project Description and study areas analyzed for this project based on preliminary utility maps and the conceptual site layout (See Section 2.1 and Figures 2-1 through 2-4). The

Project would also involve relocation of several buried PG&E natural gas pipelines on the Project site, as indicated on the Tentative Subdivision Map (Figure 2-1).

A new underground potable water pipeline would be required heading east approximately 2,500 feet from between Lots 2 and 8 of the Project along the future Atlanta Street alignment thorough the proposed Easton Place/Glenborough development, and connecting to the existing potable water line at Aerojet Road, as shown in Figure 2-4 of the project description. The pipeline would be located in impact areas already evaluated as part of the Easton Place/Glenborough development. Thus, the new water facilities for the Project would not have any new or additional impacts that have not been addressed in previous environmental evaluations and City of Folsom water planning documents.

This CEQA analysis has identified potentially significant impacts to natural resources related to the Project's utility improvements, such as filling Waters of the US from the new storm drainage channel outfall into the Aerojet Administration Channel, that may require mitigation measures **BIO-2** through **BIO-11** as described in Section 4.4, to reduce impacts to less than significant levels. Therefore, this impact is **less than significant with mitigation incorporated.**

Would the Project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?	☐	☒	☐	☐

Less than significant with mitigation incorporated.

As stated in Item a) above, water for the Project would be provided by the City of Folsom. Water service would be provided based on a 2007 Agreement between the City and Aerojet for the City to provide water on Aerojet properties and additional agreements with Golden State Water Company, which holds certain water rights jointly with the City of Folsom. The City of Folsom's Will Serve Letter confirming that the Project is within the City's Water Service Area is contained in Appendix F.

The City of Folsom adopted its 2020 UWMP on June 8, 2021 (WSC 2021). The 2020 UWMP also includes a Water Shortage Contingency Plan, in compliance with California Water Code Section 10632. The 2020 UWMP provides future demand factors for new customers[3]. The demand factor for future commercial and industrial customers is 2.5 acre-feet per year per acre. The Project would cover 105.5 acres. Thus, the future Project water demand would be approximately 265 acre-feet per year[4].

[3] See Table 4-7 of the 2020 UWMP.

[4] An acre-foot is the volume of water that would cover an area of one acre with a foot of water. It is equivalent to approximately 326,000 gallons.

The 2020 UWMP provides an assessment of Water Service Reliability for normal year, single dry year, and multiple dry year scenarios, for up to five consecutive dry years[5]. For normal year conditions, the available water supply for the City of Folsom exceeds demand by over 17,800 acre-feet in 2025 and by up to 12,800 acre-feet in 2045. Under single dry year and five consecutive dry year scenarios, the water supply is projected to exceed demand by 16,000 acre-feet and 12,000 acre-feet, respectively, in 2025, and by 11,000 acre-feet and 7,000 acre-feet per year, respectively, in 2045. Therefore, although the 2020 UWMP does not specifically include the water demand from the new Project within its analysis of anticipated future development, the 2020 UWMP demonstrates that the City of Folsom would have more than sufficient water supplies available to serve the approximate 265 acre-feet per year demand from the Project during normal, dry, and multiple dry years.

The Will Serve letter indicates that future coordination with the City of Folsom is required during final design of the Project to determine any final required infrastructure improvements to deliver the water to the Project from the City of Folsom. Therefore, mitigation measure UTIL-1 is required to ensure proper coordination with the City of Folsom to determine those final infrastructure requirements and to coordinate their implementation. Implementing mitigation measure **UTIL-1** would ensure that Project impacts on water supply would be **less than significant impact with mitigation incorporated.**

Would the Project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
c) 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?	☐	☐	☒	☐

Less than significant impact.

Typical estimates of employee water use for sanitary purposes include 3 gallons per flush and as much as 1.3 gallons per hand washing. If it is assumed that each employee uses the restroom five times per shift (i.e., at the beginning of the shift, during the first break period, during the lunch period, during the second break period, and at the end of the shift), then the total daily sanitary water use per employee would be 21.5 gallons per day[6].

Based on the traffic analysis conducted by Fehr & Peers, the approximate 1.486 million square feet of warehouse space could have 1,100 to 2,400 employees. Thus, daily sanitary water use and wastewater generation would be 23,650 gallons to 51,600 gallons.

[5] See Tables 7-4, 7-5, and 7-6 in Section 7.1.3 of the 2020 UWMP.

[6] This analysis only considers the quantity of water that could be discharged to the sanitary sewer. Therefore, potable water use by employees and landscape water use are not considered.

Improvements currently being constructed to the Sacramento Regional WWTP would bring the wastewater treatment capacity to 181 million gallons per day. The current wastewater influent is estimated to be 124 million gallons per day (SRCSD 2021). The 23,560 gallons per day to 51,600 gallons per day of wastewater generated by the Project is a small fraction of the 57 million gallon per day excess capacity of the Sacramento Regional WWTP (i.e., 0.04 percent to 0.09 percent, respectively). Thus, this impact is **less than significant**.

Would the Project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	☐	☐	☒	☐

Less than significant impact.

According to CalRecycle (2021), the estimated solid waste generation rates for employees is 11.0 pounds per employee per day. Based on this information and an anticipated range of 1,100 to 2,400 employees at full operation of the Project, the Project would produce approximately 12,100 to 26,400 pounds per day (lbs/day) or 80.3 tons annually.

As shown above, Kiefer landfill has a capacity of 38 million tons, and accepts up to 10,815 tons/day. The Project would generate approximately 6-13 tons/day, representing 0.001 percent of the daily maximum tons accepted at the landfill. This conservative calculation assumes that all of the Project's waste would be disposed at Kiefer Landfill, when it is likely that a portion of it would be disposed at other disposal sites, such as those listed above. The minor amount of solid waste that would be generated by the Proposed Project would not result in a determination of insufficient capacity. As such, this is a **less than significant impact**.

Would the Project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	☐	☐	☒	☐

Less than significant impact.

Buildout of the Project would involve the demolition of existing structures, concrete foundations, and pavement. However, a large percentage of construction and demolition (C&D) debris can be recycled.

The City of Rancho Cordova's Ordinance No. 20-2008 (Rancho Cordova 2008) requires that at least 50 percent of all material generated during a large construction and/or demolition project be diverted from landfilling (i.e., recycled or reused). The proposed project would comply with this ordinance, and all other

local, State, and federal statutes and regulations related to solid waste. Therefore, with implementation of this program, buildout of the project would result in a **less than significant impact** regarding solid waste impacts due to construction and demolition activities.

4.19.4 Mitigation Measures

UTIL-1: **Water Service Availability.** The City of Rancho Cordova will coordinate with the City of Folsom and the Project Applicant to include any of The City of Folsom's standard and required conditions of approval regarding the review of construction documents for the water system and connections when submitted.

Timing/Implementation: *Prior to submittal of improvement plans*

Enforcement/Monitoring: *City of Folsom, City of Rancho Cordova, Project Applicant*

4.20 Wildfire

4.20.1 Environmental Setting

The risk of wildfire is related to a variety of parameters, including fuel loading (vegetation), fire weather (e.g., winds, temperatures, humidity levels and fuel moisture contents), and topography (degree of slope). Steep slopes contribute to fire hazard by intensifying the effects of wind and making fire suppression difficult. Fuels such as grass are highly flammable because they have a high surface area-to-mass ratio and require less heat to reach the ignition point, while fuels such as trees have a lower surface area-to-mass ratio and require more heat to reach the ignition point.

The Project Area is relatively flat and dominated by vacant semi-rural, partially developed land within grassland habitat with scattered oak trees and forbs.

The Project site is not located within a heavily wooded area, nor is it surrounded by wildlands or forests. According to the Fire Hazard Severity Zones in State Responsibility Area map published by CAL FIRE (2021) the nearest Very High Fire Hazard Severity Zones are approximately 11 miles to the east, in Cameron Park and Sprekelsville of El Dorado County. the Project site is located in a Moderate Fire Hazard Severity Zone in Sacramento County (CAL FIRE 2007).

4.20.2 Regulatory Framework

There are no relevant local, State, or federal regulations applicable to wildfire resources given that the Project site is not in an area designated by CAL FIRE as a state responsibility area or a FHSZ.

4.20.3 Wildfire (XX) Environmental Checklist and Discussion

If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the Project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?	☐	☐	☐	☒

No impact.

The Project site is not in an area designated by CAL FIRE as a FHSZ. Furthermore, no Very High FHSZs are located nearby. Also, the Project site is not located in a state responsibility area (CAL FIRE 2007). The Project would have **no impact** in this area.

If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the Project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	☐	☐	☐	☒

No impact.

The Project site is not in an area designated by CAL FIRE as a FHSZ. Furthermore, no Very High FHSZs are located nearby. Also, the Project site is not located in a state responsibility area (CAL FIRE 2009). The Project would have **no impact** in this area.

If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the Project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	☐	☐	☐	☒

No impact.

The Project site is not in an area designated by CAL FIRE as a FHSZ. Furthermore, no Very High FHSZs are located nearby. Also, the Project site is not located in a state responsibility area (CAL FIRE 2009). The Project would have **no impact** in this area.

If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the Project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	☐	☐	☐	☒

No impact.

The Project site is not in an area designated by CAL FIRE as a FHSZ. Furthermore, no Very High FHSZs are located nearby. Also, the Project site is not located in a state responsibility area (CAL FIRE 2007. The Project would have **no impact** in this area.

4.20.4 Mitigation Measures

No significant impacts were identified, and no mitigation measures are required.

4.21 Mandatory Findings of Significance

4.21.1 Mandatory Findings of Significance (XXI) Environmental Checklist and Discussion

Does the Project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a) Have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially 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 incorporated.

Section 4.5 Cultural Resources and Section 4.18 Tribal Cultural Resources describe how the Project would have potential impact cultural resources and tribal cultural resources. However, with implementation of Mitigation Measures **CUL-1 and CUL-2**, this potential impact would be reduced to a level that is considered less than significant.

Section 4.4 Biological Resources describes how the Proposed Project has the potential to impact special-status animals including Vernal Pool Fairy Shrimp and Vernal Pool Tadpole Shrimp, Valley Elderberry

Longhorn Beetle, western spadefoot toad, pallid bat, and protected birds. Section 4.4 also describes how the Project has the potential to impact seasonal wetlands and other Waters of the US (ditches). With implementation of mitigation measures BIO-10 **and** BIO-11 these potential impacts to biological resources will be reduced to a less than significant level.

Section 4.7 Geology and Soils describes how future development of the site may result in the potential to impact paleontological or other geologically sensitive resources. Mitigation measure **GEO-1** would also reduce this impact to **less than significant with mitigation incorporated**.

Does the Project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
b) 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 with mitigation incorporated.

Implementation of the Proposed Project, in conjunction with other approved or pending projects in the region, has the potential to result in cumulatively considerable impacts to the physical environment. However, implementation of Project-specific mitigation measures for the other issue areas addressed in this document, would ensure that the Project's contribution to cumulative impacts in the area remain less than considerable. Therefore, cumulative impacts are considered **less than significant with mitigation incorporated.**

Does the Project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
c) Have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?	☐	☒	☐	☐

Less than significant with mitigation incorporated.

Section 4.8 Greenhouse Gas Emissions describe how the Project operations could generate greenhouse gas emissions exceeding significance thresholds for adverse effects. However, with implementation of Mitigation Measure **GHG-1** this potential impact would be reduced to a level that is considered less than significant. Section 4.9 Hazards and Hazardous Materials describes the potential for adverse impacts to future workers at the Project site from subsurface contamination. Mitigation measure **HAZ-1** would reduce this impact to a less than significant level. Section 4.12 Noise describes potential significant impacts from nighttime construction that would be reduced to less than significant level with

implementation of mitigation measure **NOI-1**. Mitigation measure **UTIL-1** would ensure that any required water service infrastructure improvements for the Project would be coordinated between the City of Rancho Cordova, the City of Folsom, and the applicant. With implementation of all of these measures, impacts would be reduced to **less than significant levels with mitigation incorporated.**

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LIST OF APPENDICES

Appendix A - Air Quality and Greenhouse Gas Assessment, Easton Research Park West Project – ECORP Consulting, Inc. July 2021

Appendix B – Biological Resources Assessment, Easton Research Park West Project – ECORP Consulting, Inc. DRAFT

Appendix C - **Confidential** Addendum Cultural Resources Inventory, Integrity Assessment, and Finding of Effect for the Easton Research Park West Project Offsite Improvements, Sacramento County California – ECORP Consulting, Inc. July 28, 2021 and Tribal Cultural Resources Notification and Consultation Conclusion Letter

Appendix D - Noise Impact Assessment Easton Research Park West Project – ECORP Consulting, Inc. July 2021

Appendix E – Storm Drain Evaluation

Appendix F - City of Folsom Will Serve Letter for Water Service

Access Appendices by clicking the paper clip icon on the left side of your screen.

ATTACHMENT B

Notice of Intent

PLANNING DEPARTMENT
2729 Prospect Park Drive | Rancho Cordova, CA 95670
Phone: (916) 851-8750 | Fax: (916) 851-8762

CITY OF RANCHO CORDOVA, PLANNING DEPARTMENT

NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

DATE: September 28, 2021

TO: Responsible Agencies, Interested Parties, and Organizations

SUBJECT: **Easton Research Park West Tentative Subdivision Map Project — CITY OF RANCHO CORDOVA, SACRAMENTO COUNTY**

The City of Rancho Cordova Planning Department (City) is the California Environmental Quality Act (CEQA) Lead Agency for the proposed Easton Research Park West Tentative Subdivision Map Project (Proposed Project). The City has directed the preparation of an Initial Study (IS) Mitigated Negative Declaration (MND) in compliance with CEQA.

Project Location: The Proposed Project is located on an approximately 105.5-acre property within Assessor's Parcel Numbers 072-0231-102 and 072-0231-125 located at the southwestern corner of Nimbus Road (Hazel Avenue extension) and Folsom Boulevard intersection in the City of Rancho Cordova in Sacramento County.

Project Description: The Project proposes to subdivide 105.5 acres of land zoned within the Aerojet Special Planning Area on two parcels near the southwestern corner of the Hazel Avenue/Folsom Boulevard intersection into 10 lots numbered 1 through 9 and Lot A for future development of an industrial warehouse campus. Project development would be based on a conceptual site plan that would entail grading the entire Project site, including tree and vegetation removal (except avoidance of existing elderberry shrubs where possible), demolition of existing buildings, structures, foundations, and pavement with off-site demolition debris disposal, and construction of 8 warehouse buildings totaling 1,486,000 square feet. The Project would also construct associated stormwater detention basins, parking lots, and interior private streets and involve off-site construction and reconfiguration of overhead and underground utilities to serve the Project Site on adjacent and nearby roadways and Aerojet property.

Potentially Significant Environmental Impacts: Potentially significant impacts to biological resources, cultural resources, geology and soils, greenhouse gas emissions, hazards/hazardous materials, noise, tribal cultural resources, and utilities and service systems were identified in the Initial Study. All impacts would be reduced to a less than significant level with the implementation of identified mitigation measures.

PLANNING DEPARTMENT
2729 Prospect Park Drive | Rancho Cordova, CA 95670
Phone: (916) 851-8750 | Fax: (916) 851-8762

Hazardous Waste Sites: Pursuant to Section 15087(c)(6) of the Guidelines for California Environmental Quality Act, the City of Rancho Cordova acknowledges the Project site is part of a designated hazardous waste site.

IS/MND Document Review and Availability: The public review and comment period for the Draft IS/MND will extend for 30 days **starting September 28, 2021 and ending October 27, 2021**. Due to the COVID-19 pandemic, printed hard copies will not be available to the public. However, the Draft IS/MND can be viewed and/or downloaded at the following website:

Planning Division Document Library | City of Rancho Cordova

Comments/Questions: Comments and/or questions regarding the IS/MND may be directed to:

Darcy Goulart, Planning Manager
City of Rancho Cordova Planning Division
2729 Prospect Park Dr.
Rancho Cordova, CA 95670
or dgoulart@cityofranchocordova.org

ATTACHMENT C

Lozeau Drury Comment Letter with Exhibit A

LOZEAU DRURY LLP
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Via E-mail

October 27, 2021

Darcy Goulart, Planning Manager
City of Rancho Cordova Community Development Department
Planning Division
2729 Prospect Park Drive
Rancho Cordova, CA 95670
dgoulart@cityofranchocordova.org

Re: Comment on the Initial Study/Mitigated Negative Declaration for the Easton Research Park West Tentative Subdivision Map Project

Dear Ms. Goulart:

I am writing on behalf of the Laborers International Union of North America, Local Union 185 and its members living in and around the City of Rancho Cordova ("LIUNA") regarding the Initial Study and Mitigated Negative Declaration ("IS/MND") prepared for the Easton Research Park West Tentative Subdivision Map Project located at the Southwest corner of the Folsom Boulevard and Hazel Avenue intersection in Rancho Cordova (APNs 072-0231-102 and 072-0231-125) (the "Project"). After reviewing the IS/MND, we conclude that it fails to analyze all environmental impacts and implement all necessary mitigation measures. LIUNA respectfully requests that the City Planning Division prepare an environmental impact report ("EIR") for the Project pursuant to the California Environmental Quality Act ("CEQA"), Public Resources Code section 21000, *et seq*.

These comments have been prepared with the assistance of wildlife biologist Shawn Smallwood, Ph.D. Dr. Smallwood's comment and curriculum vitae are attached as Exhibit A hereto and are incorporated herein by reference in their entirety.

I. PROJECT DESCRIPTION

The Project proposes to subdivide 105.5 acres of land for future development of an industrial warehouse campus including eight warehouse buildings totaling 1,486,000 square feet. Project development would include grading the entire Project site, including tree and vegetation removal, demolition of existing buildings, structures, foundations, and pavement. The Project would also construct associated stormwater detention basins, parking lots, and interior private

streets and involve off-site construction and reconfiguration of overhead and underground utilities.

The Project site is located within the former Aerojet campus and is bounded on the south and west by mostly undeveloped land parcels. There are suburban residential areas to the north across Highway 50. Adjacent to and south of the project site lies a preserve created to mitigate impacts to Valley Elderberry Longhorn Beetle, which is listed as threatened under the federal Endangered Species Act.

II. LEGAL STANDARD

As the California Supreme Court has held, "[i]f no EIR has been prepared for a nonexempt project, but substantial evidence in the record supports a fair argument that the project may result in significant adverse impacts, the proper remedy is to order preparation of an EIR." *Communities for a Better Env't v. South Coast Air Quality Mgmt. Dist.* (2010) 48 Cal.4th 310, 319-320 (*CBE v. SCAQMD*) (citing *No Oil, Inc. v. City of Los Angeles* (1974) 13 Cal.3d 68, 75, 88; *Brentwood Assn. for No Drilling, Inc. v. City of Los Angeles* (1982) 134 Cal.App.3d 491, 504–505). "Significant environmental effect" is defined very broadly as "a substantial or potentially substantial adverse change in the environment." Pub. Res. Code ("PRC") § 21068; *see also* 14 CCR § 15382. An effect on the environment need not be "momentous" to meet the CEQA test for significance; it is enough that the impacts are "not trivial*." No Oil, Inc.*, 13 Cal.3d at 83. "The 'foremost principle' in interpreting CEQA is that the Legislature intended the act to be read so as to afford the fullest possible protection to the environment within the reasonable scope of the statutory language." *Communities for a Better Env't v. Cal. Res. Agency* (2002) 103 Cal.App.4th 98, 109 (*CBE v. CRA*).

The EIR is the very heart of CEQA. *Bakersfield Citizens for Local Control v. City of Bakersfield (*2004) 124 Cal.App.4th 1184, 1214 (*Bakersfield Citizens*); *Pocket Protectors v. City of Sacramento* (2004) 124 Cal.App.4th 903, 927. The EIR is an "environmental 'alarm bell' whose purpose is to alert the public and its responsible officials to environmental changes before they have reached the ecological points of no return." *Bakersfield Citizens*, 124 Cal.App.4th at 1220. The EIR also functions as a "document of accountability," intended to "demonstrate to an apprehensive citizenry that the agency has, in fact, analyzed and considered the ecological implications of its action." *Laurel Heights Improvements Assn. v. Regents of Univ. of Cal.* (1988) 47 Cal.3d 376, 392. The EIR process "protects not only the environment but also informed self-government." *Pocket Protectors*, 124 Cal.App.4th at 927.

An EIR is required if "there is substantial evidence, in light of the whole record before the lead agency, that the project may have a significant effect on the environment." PRC § 21080(d); see also *Pocket Protectors*, 124 Cal.App.4th at 927. In very limited circumstances, an agency may avoid preparing an EIR by issuing a negative declaration, a written statement briefly indicating that a project will have no significant impact thus requiring no EIR (14 CCR § 15371), only if there is not even a "fair argument" that the project will have a significant environmental effect. PRC, §§ 21100, 21064. Since "[t]he adoption of a negative declaration . . . has a terminal effect on the environmental review process," by allowing the agency "to dispense with the duty

[to prepare an EIR]," negative declarations are allowed only in cases where "the proposed project will not affect the environment at all." *Citizens of Lake Murray v. San Diego* (1989) 129 Cal.App.3d 436, 440.

Where an initial study shows that the project may have a significant effect on the environment, a mitigated negative declaration may be appropriate. However, a mitigated negative declaration is proper *only* if the project revisions would avoid or mitigate the potentially significant effects identified in the initial study "to a point where clearly no significant effect on the environment would occur, and…there is no substantial evidence in light of the whole record before the public agency that the project, as revised, may have a significant effect on the environment." PRC §§ 21064.5 and 21080(c)(2); *Mejia v. City of Los Angeles* (2005) 130 Cal.App.4th 322, 331. In that context, "may" means a reasonable possibility of a significant effect on the environment. PRC §§ 21082.2(a), 21100, 21151(a); *Pocket Protectors*, 124 Cal.App.4th at 927; *League for Protection of Oakland's etc. Historic Res. v. City of Oakland* (1997) 52 Cal.App.4th 896, 904–05.

Under the "fair argument" standard, an EIR is required if any substantial evidence in the record indicates that a project may have an adverse environmental effect—even if contrary evidence exists to support the agency's decision. 14 CCR § 15064(f)(1); *Pocket Protectors,* 124 Cal.App.4th at 931; *Stanislaus Audubon Society v. County of Stanislaus* (1995) 33 Cal.App.4th 144, 150-51; *Quail Botanical Gardens Found., Inc. v. City of Encinitas* (1994) 29 Cal.App.4th 1597, 1602. The "fair argument" standard creates a "low threshold" favoring environmental review through an EIR rather than through issuance of negative declarations or notices of exemption from CEQA. *Pocket Protectors*, 124 Cal.App.4th at 928.

The "fair argument" standard is virtually the opposite of the typical deferential standard accorded to agencies. As a leading CEQA treatise explains:

> This 'fair argument' standard is very different from the standard normally followed by public agencies in making administrative determinations. Ordinarily, public agencies weigh the evidence in the record before them and reach a decision based on a preponderance of the evidence. [Citations]. The fair argument standard, by contrast, prevents the lead agency from weighing competing evidence to determine who has a better argument concerning the likelihood or extent of a potential environmental impact. The lead agency's decision is thus largely legal rather than factual; it does not resolve conflicts in the evidence but determines only whether substantial evidence exists in the record to support the prescribed fair argument.

Kostka & Zischke*, Practice Under CEQA*, §6.29, pp. 273-274. The Courts have explained that "it is a question of law, not fact, whether a fair argument exists, and the courts owe no deference to the lead agency's determination. Review is de novo, with *a preference for resolving doubts in favor of environmental review*." *Pocket Protectors*, 124 Cal.App.4th at 928 (emphasis in original).

CEQA requires that an environmental document include a description of the project's environmental setting or "baseline." CEQA Guidelines § 15063(d)(2). The CEQA "baseline" is the set of environmental conditions against which to compare a project's anticipated impacts. *CBE v. SCAQMD*, 48 Cal.4th at 321. CEQA Guidelines section 15125(a) states, in pertinent part, that a lead agency's environmental review under CEQA:

> …must include a description of the physical environmental conditions in the vicinity of the project, as they exist at the time [environmental analysis] is commenced, from both a local and regional perspective. This environmental setting will normally constitute the baseline physical conditions by which a Lead Agency determines whether an impact is significant.

See Save Our Peninsula Committee v. County of Monterey (2001) 87 Cal.App.4th 99, 124–25 ("*Save Our Peninsula*").) As the court of appeal has explained, "the impacts of the project must be measured against the 'real conditions on the ground,'" and not against hypothetical conditions. *Id*. at 121–23.

III. DISCUSSION

A. The Project Will Have Significant Impacts on Biological Resources That the IS/MND Fails to Adequately Analyze and Mitigate.

The evening of October 23, 2021, Dr. Smallwood visited the project site and its vicinity and performed a reconnaissance level survey of wildlife utilizing the area of the Project. Exhibit A, p. 1; Table 1 on p. 4-5. Dr. Smallwood reconnoitered the area for about three hours. *Id*. During that brief visit, he observed the presence of 34 species of vertebrate wildlife at the Project site, including 8 special-status species. *Id*., p. 3. This represents about 25% special-status species on-site, which Dr. Smallwood found unusually high and believes is likely due to the high security of the site, which served to "protect[] [the] wildlife community from further human encroachment." *Id.* at 2. Overall, Dr. Smallwood found that the wildlife community was largely intact. *Id.* at 2.

As to particular species, Dr. Smallwood observed hundreds of tricolored blackbirds flying from the site, and photographed a portion of one flock which contained over 50 birds. *Id.* at 6, Photo 5. As noted in the IS/MND, tricolored blackbirds are listed as threatened under the California Endangered Species Act (ESA). IS/MND, p.4-43. However, the IS/MND stated that tricolored blackbirds had a low potential to occur, a statement which is clearly erroneous based on Dr. Smallwood's observations. *Id.*; Ex. A, p.6.

It bears noting that Dr. Smallwood's survey, while diligently performed and fully reported, was only a starting point in characterizing the amount of species actually present on-site. In his letter, he notes the different factors under which surveys could be performed that would likely lead to the observance of many more species. Ex. A, p. 11. However, even given those limitations, he was able to observe two federally listed species, thereby beating the odds of detecting one as based on his previous experience with surveying sites. *Id.* Further, he concluded

that a "considerable" survey effort would be needed to accurately assess whether listed species are absent from the Project site. *Id.* The City must prepare an EIR to adequately analyze the Project's potential to contain special-status and listed species.

B. The Wildlife Baseline Relied Upon by the IS/MND is Inadequate Because it Did Not Include a Survey for Wildlife.

Every CEQA document must start from a "baseline" assumption. The CEQA "baseline" is the set of environmental conditions against which to compare a project's anticipated impacts. *Communities for a Better Envt. v. So. Coast Air Qual. Mgmt. Dist*. (2010) 48 Cal. 4th 310, 321. Dr. Smallwood points out that this is the first step in analyzing potential project impacts, and should typically be done by erring on the side of caution in order to fully meet CEQA objectives. Ex. A, p.12. However, based on Dr. Smallwood's assessment of this project, **no survey was performed for wildlife on site**. *Id.* The IS/MND instead relies on speculation, stating that "[w]ildlife onsite is expected to be minimal due to the highly impacted and developed nature of the Study Area and vicinity." IS/MND, p. 4-37; Ex. A, p.12-13. Dr. Smallwood notes that this speculative conclusion fails to consider the protection given to the site for decades by high security, which resulted in wildlife "[finding] safe harbor at the site while habitat was being destroyed across much of the surrounding region." Ex. A, p.13. This speculation was also quickly disproved by Dr. Smallwood's observations in his site visit. A skewed baseline such as the one used by the City here ultimately "mislead(s) the public" by engendering inaccurate analyses of environmental impacts, mitigation measures and cumulative impacts for biological resources. *See San Joaquin Raptor Rescue Center,* 149 Cal.App.4th 645, 656; *Woodward Park Homeowners,* 150 Cal.App.4th 683, 708-711.

Dr. Smallwood suspects that the IS/MND's failure to perform a wildlife survey was based on its unsupported conclusion that special-status species are unable or not likely to use the site. Ex. A, p. 13. The IS/MND correctly states that there is some habitat that can support species in the area surrounding the site, but it erroneously uses this fact to conclude that wildlife will therefore not use the habitat on the project site. *Id.* Dr. Smallwood characterizes this conclusion as pseudoscience, which continues into the IS/MND's analysis of habitat and review of literature and databases. *Id.* The IS/MND only consulted the California Natural Diversity Data Base (CNDDB), which Dr. Smallwood stated does not usually contain information on privately held properties such as the Project site. *Id.* Further, the mere fact that a species is not on CNDDB does not mean that it is not present. *Id.* at 13-14. Dr. Smallwood states:

> Lack of CNDDB records does not mean a species is absent from a site nor from the area around the site. Consulting CNDDB is fine for confirming presence of a species, but it is inappropriate for determining absence and hence to narrow a list of potentially occurring species. CNDDB relies on voluntary reporting, but not on scientific sampling or access to all properties. The limitations of CNDDB are well-known, and summarized by California Department of Fish and Wildlife in a warning presented on its CNDDB web site . . .

Id. at 14. The IS/MND failed to acknowledge this shortcoming of the database, or to conduct adequate other analysis, and therefore the Project's impact on species is not adequately accounted for.

Dr. Smallwood summarizes the IS/MND's biological assessment as follows:

> In most cases, ECORP determines absence of species by first pigeon-holing the species into unrealistically narrow portions of the environment, and then implying that those narrow portions of the environment do not occur at the project site. In my experience, wildlife use wider ranges of environmental conditions than summarized by ECORP. To be consistent with the precautionary principle in risk assessment, ECORP's habitat characterizations ought to be more broadly representative.

Id. at 14. Based on his assessment of data bases and site visit, Dr. Smallwood determined that there are 70 special-status species of vertebrate wildlife that potentially, probably, or certainly occur at the site. *Id.* at 15. Noting the rarity of this, he states that "[e]cologists would be hard pressed to find another site in the Sacramento region with similar richness of special-status species." *Id.* Of these 70 species, the IS/MND assesses the occurrence likelihood of only 22, or 31%. *Id.* at 16. This failure to analyze species, and the discrepancies between what the IS/MND reported and what Dr. Smallwood observed in only a brief visit, shows that the IS/MND's baseline is not supported by substantial evidence and a fair argument exists that the Project may have significant wildlife impacts, requiring the preparation of an EIR for this project.

C. The IS/MND Failed to Complete a Full Analysis of the Degree of Habitat Loss That Would Occur on the Project site.

Dr. Smallwood found that the Project would contribute to a decline in birds in North America, a trend that has been happening over the last approximately 50 years largely due to habitat loss and fragmentation and would be further exacerbated by this project. Ex. A, p. 16, 20. Based on studies on the subject, Dr. Smallwood estimates that the presence of the Project on the site could lead to as many as 3,619 bird nests lost annually. *Id.* at 20. This is a significant impact that was not addressed in the IS/MND. He further found that the reproductive capacity of the site would be lost, as the Project would prevent the production of 10,495 fledglings per year, which would in turn contribute to the lost capacity in California of 1,194,140 birds per year in the first century of the Project. *Id.*

Because this impact was not addressed in the IS/MND and Dr. Smallwood has presented substantial evidence of a fair argument that habitat loss will impact species, the City must prepare an EIR to analyze the impact.

D. The IS/MND's Analysis of the Project's Interference with Wildlife Movement is Flawed.

The IS/MND improperly dismisses the Project's potential to impact wildlife movement based on the conclusion that the site is heavily disturbed and therefore "does not provide an important movement corridor . . ." Ex. A, p. 20. However, as noted above, this characterization

of the site was refuted by Dr. Smallwood's own observations and by databases documenting the species on the site. *Id.* Additionally, these conclusions rely on a false CEQA standard. A project will have a significant biological impact if it would "[i]nterfere 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." CEQA Guidelines, App. G. "The primary phrase of the standard goes to wildlife movement regardless of whether the movement is channeled by a corridor." Ex. A, p. 21. "Wildlife movement in the region is often diffuse rather than channeled," including stop-over habitat and staging habitat, and in this case, "wildlife are obviously relying on [the Project site] for movement." *Id.*

Because of its reliance on a false CEQA standard for determining impacts on wildlife movement, the IS/MND contains no evidence to support the conclusion that the Project will not have a significant impact on wildlife movement. In contrast, Dr. Smallwood concludes that the "project's impacts on wildlife movement caused by replacement of habitat with 8 buildings up to 55 feet high" requires the preparation of an EIR. *Id.* at 21. An EIR must be prepared to analyze the Project's impacts on wildlife movement.

E. The Project Will Have a Significant Impact on Wildlife from Vehicle Collisions Because of Increased Traffic Generated by the Project.

The IS/MND does not address the impacts the Project's vehicle trips will have on wildlife. According to the IS/MND, the project will generate 5,167,154 vehicle trips annually, which breaks down to 6.8 miles per trip. IS/MND, p. 4-150. Yet the IS/MND does not analyze the impacts on wildlife that will be caused by this increase in traffic on roadways servicing the Project. Vehicle collisions have the potential to impact dozens of special-status species.

Vehicle collisions with wildlife is not a minor issue, but rather results in the death of millions of species each year. Dr. Smallwood explains:

> For wildlife vulnerable to front-end collisions and crushing under tires, road mortality can be predicted from the study of Mendelsohn et al. (2009) as a basis, although it would be helpful to have the availability of more studies like that of Mendelsohn et al. (2009) at additional locations. . . .
>
> During the Mendelsohn et al. (2009) study, 19,500 cars traveled Vasco Road daily, so the vehicle miles that contributed to my estimate of non-volant fatalities was 19,500 cars and trucks × 2.5 miles × 365 days/year × 1.25 years = 22,242,187.5 vehicle miles per 12,187 wildlife fatalities, or 1,825 vehicle miles per fatality. The IS/MND's predicted annual VMT of 5,167,154 divided by the 1,825 miles per fatality from the Mendelsohn et al. (2009) study would predict 2,831 wildlife fatalities per year. **Operations over 50 years would accumulate 141,550 wildlife fatalities**. It remains unknown whether and to what degree vehicle tires contribute to carcass removals from the roadway, thereby contributing a negative bias to the fatality estimates I made from the Mendelsohn et al. (2009) fatality counts.

Ex. A, p. 24 (emphasis in original).

Based on Dr. Smallwood's calculations, he concluded that "the project-generated traffic would cause substantial, significant impacts to wildlife." *Id.* Because Dr. Smallwood has provided substantial evidence of a fair argument that this impact from the Project's traffic may be significant, the City must analyze such impacts in an EIR.

F. The IS/MND Failed to Address the Impacts of the Addition of Artificial Light and Overhead Powerlines that Will be Installed for the Project.

The Project next neglects to address impacts to wildlife that could occur based on the addition of artificial lighting. "Artificial lighting causes a variety of substantial impacts on a variety of wildlife species," and these impacts must be assessed in an EIR. Ex. A, p. 24. In addition, while the IS/MND reports that the Project would require the addition of overhead powerlines, it does not give details beyond a schematic. Dr. Smallwood states that "[t]he public and decision-makers ought to be informed of the extent of the overhead powerlines, because such lines kill many birds through electrocution and collision." *Id*. A basis exists to predict the annual collision fatalities that could result from these power lines, and an EIR therefore must be prepared to analyze this impact.

G. The IS/MND Failed to Address the Potential Adverse Impact on Bird Species from Window Collisions.

The IS/MND does not report on how much glass will be used on the exteriors of the warehouse buildings, which makes it impossible to assess the Project's potential to cause bird-window collision mortalities. Ex. A, p. 25. As with overhead powerlines, a basis exists to predict the number of birds likely to be killed by collisions with windows, and an EIR must be prepared to analyze this impact.

H. The IS/MND Failed to Address the Cumulative Impacts of Past, Ongoing, and Future Projects on Wildlife.

The IS/MND uses the incorrect standard for assessing cumulative impacts. Smallwood Comments, p. 25-26. As Dr. Smallwood notes, "the IS/MND implies that cumulative impacts are really just residual impacts of incomplete mitigation of project-level impacts. If that was CEQA's standard, then cumulative effects analysis would be merely an analysis of mitigation efficacy. . . . the IS/MND's implied standard is not the standard of analysis of cumulative effects." *Id.* at 25. Instead, Dr. Smallwood explains that "CEQA defines cumulative impacts, and it outlines two general approaches for performing the analysis. . . . An EIR needs to be prepared, and it needs to include an appropriate, serious analysis of cumulative impacts." *Id.* at 26.

IV. CONCLUSION

In light of the above comments, the City must prepare an EIR for the Project and the draft EIR should be circulated for public review and comment in accordance with CEQA. Thank you for considering these comments.

Sincerely,

Michael R. Lozeau

EXHIBIT A

Shawn Smallwood, PhD
3108 Finch Street
Davis, CA 95616

Darcy Goulart, Planning Manager
City of Rancho Cordova Planning Department
2729 Prospect Park Drive
Rancho Cordova, CA 95670 27 October 2021

RE: Easton Research Park West Tentative Subdivision Map Project

Dear Ms. Goulart,

I write to comment on the biological resources portion of the City of Rancho Cordova's (2021) Initial Study/Mitigated Negative Declaration (IS/MND) prepared by ECORP Consulting for the Easton Research Park West Tentative Subdivision Map Project, which I understand would add 1,486,000 square feet of floorspace within 8 warehouses up to 55 feet tall on 105.5 acres of land. I wish to comment on the inadequacies of the characterization of the environmental setting, which leave the impacts analyses without suitable baselines and their conclusions inaccurate. I comment on impacts and proposed mitigation measures.

My qualifications for preparing expert comments are the following. I hold a Ph.D. degree in Ecology from University of California at Davis, where I subsequently worked for four years as a post-graduate researcher in the Department of Agronomy and Range Sciences. My research has been on animal density and distribution, habitat selection, interactions between wildlife and human infrastructure and activities, conservation of rare and endangered species, and on the ecology of invading species. I authored numerous papers on special-status species issues. I served as Chair of the Conservation Affairs Committee for The Wildlife Society – Western Section. I am a member of The Wildlife Society and the Raptor Research Foundation, and I've been a part-time lecturer at California State University, Sacramento. I was Associate Editor of wildlife biology's premier scientific journal, The Journal of Wildlife Management, as well as of Biological Conservation, and I was on the Editorial Board of Environmental Management. I have performed wildlife surveys in California for thirty-six years, including at many proposed project sites. My CV is attached.

SITE VISIT

I visited the site of the proposed project from 15:13 to 18:03 hours on 23 October 2021 – an overcast day with a couple of showers and mild temperature. A major storm gathered, which later unleashed a large amount of rain. Using binoculars, I scanned for wildlife from the site's northern perimeter. The site was covered by oak savannah, and included elderberry, cottonwood, and coyote bush. Signs of past human disturbance were abundant and obvious, but the site's decades of high security have enabled native

trees and shrubs to grow to maturity, and has protected its wildlife community from further human encroachment (Photos 1 and 2).

Photos 1 and 2. *Although these photos were taken of American kestrel (top) and black-tailed deer (bottom), they also depict well-established vegetation on the site. Many of the trees are wide in the trunk, tall, and have abundant cavities, typical of mature trees. An intact ecological community has grown up around disturbed soils and abandoned infrastructure. To wildlife, the site provides excellent habitat.*

The long-maintained security of the site allowed many of its trees to grow to maturity. As oaks, cottonwoods and other species of tree mature, they accumulate cavities in their trunks and limbs. These cavities are crucial to many species of wildlife that nest or roost within. Mature trees also accumulate woody debris around their bases – debris that is used as cover by many additional species of wildlife. These are the conditions I saw at the site on 23 October. I saw many piles of downed tree limbs, under which, had I the opportunity to investigate on site, I am confident I could have found snakes, lizards, and small mammals. With more time on the site, and direct access to it, I am sure I could have recorded the species that make use of the site's many tree cavities (Photos 3 and 4).

Photos 3 and 4. *Cavities in oak (left) and cottonwood (right), needed by wildlife for nesting and roosting. Photographed at the project site on 23 October 2021.*

From my less-than-ideal location outside the security fence, I detected 34 species of vertebrate wildlife, including 8 special-status species (Table 1). Nearly 25% of the species I detected were special-status species. This percentage is unusually high in my experience, and probably attests to the protected nature of habitats at the site. Only 5.9% of the species were non-native. In my experience, this percentage is low, and likely attests to the high ecological integrity of the site's wildlife community (Smallwood 1994). Species richness is high and the wildlife community largely intact.

Table 1. *Species of wildlife I observed from 15:13 to 18:03 hours on 23 October 2021 at the site of the proposed project.*

Species	***Scientific name***	**Status**[1]	**Note**
Canada goose	*Branta canadensis*		≥1
Mallard	*Anas platyrhynchos*		Flew over site in meandering pattern
Great blue heron	*Ardea herodius*		Flew north from site in evening
Turkey vulture	*Cathartes aura*	BOP	Flew over site
Red-tailed hawk	*Buteo jamaicensis*	BOP	Perched on site
Northern harrier	*Circus cyaneus*	BCC, SSC3, BOP	Flew north from project site
White-tailed kite	*Elanus leucurus*	CFP, BOP	≥1 on site and 1 just offsite
American kestrel	*Falco sparverius*	BOP	≥1 on site
Mourning dove	*Zenaida macroura*		Many
Rock pigeon	*Columba livea*	Non-native	Forays over site from commercial area to north
Northern flicker	*Colaptes auratus*		≥1
Nuttall's woodpecker	*Picoides nuttallii*	BCC	In oaks and cottonwood on north side
Anna's hummingbird	*Calypte anna*		In oaks and elderberries along north end
White-throated swift	*Aeronautes saxatalis*		Foraging over northeast aspect
Say's phoebe	*Sayornis saya*		≥2 on north side
Black phoebe	*Sayornis nigricans*		Hunting from interior fences
Western bluebird	*Sialia mexicana*		Many
Ruby-crowned kinglet	*Regulus calendula*		In oak along fence
Oak titmouse	*Baeolophus inornatus*	BCC	Numerous in oaks and elderberries along fence
California scrub-jay	*Aphelocoma coerulescens*		Caching acorns
Violet-green swallow	*Tachycineta thalassina*		Foraging over northeast aspect
Northern mockingbird	*Mimus polyglottos*		≥1
European starling	*Sturnus vulgaris*	Non-native	A few along the edge
Yellow-rumped warbler	*Dendroica coronata*		Many
California towhee	*Pipilo crissalis*		≥2
White-crowned sparrow	*Zonotrichia leucophrys*		Many
Lincoln's sparrow	*Melospiza lincolnii*		Along perimeter fence
House finch	*Carpodacus mexicanus*		Many
Brewer's blackbird	*Euphagus cyanocephalus*		At least 1

Species	***Scientific name***	**Status**[1]	**Note**
Tricolored blackbird	*Agelaius tricolor*	CT, BCC	Hundreds flew from site toward Nimbus Hatchery area
Lesser goldfinch	*Carduelis psaltria*		Many
Coyote	*Canis latrans*		≥5 howling in response to industrial horn
California ground squirrel	*Otospermophilus beecheyi*		Burrows
Black-tailed deer	*Odocoileus h. hemionus*		Small herd

[1] Listed as BCC = U.S. Fish and Wildlife Service Bird Species of Conservation Concern, CT = California threatened, CFP = California Fully Protected (California Fish and Game Code 3511), BOP = California Fish and Game Code 3503.5 (Birds of prey), and SSC3 = California Bird Species of Special Concern priority 3 (Shuford and Gardali 2008).

At the project site I observed hundreds of tricolored blackbirds flying from the site and toward the area of the Nimbus Fish Hatchery (Photo 5). I also saw an American kestrel and two white-tailed kites (Photos 6 and 7), oak titmouse and Nuttall's woodpeckers (Photos 8 and 9), black phoebes and Anna's hummingbird (Photos 10 and 11), a herd of black-tailed deer (Photo 12), and many yellow-rumped warblers (Photos 13 and 14) among other species.

Photo 5. *Some of the >50 tricolored blackbirds in this flock, which was one flock of about 6 flocks, flying from the project site toward the area of the Nimbus Fish Hatchery, 23 October 2021.*

I am confident that had I had access to the site within the security fence, I would have detected many more species than I did. I would detect many more species with additional surveys, especially if I was to also do so at night and using additional methods.

Photos 6 and 7. *American kestrel (left) and white-tailed kite (right) at the project site, 23 October 2021.*

Photos 8 and 9. *Oak titmouse (left) and Nuttall's woodpecker (right) at the project site, 23 October 2021.*

Photos 10 and 11. *Black phoebe (left) and Anna's hummingbird (right) at the project site, 23 October 2021.*

Photo 12. *Black-tailed deer on the project site, 23 October 2021.*

Photos 13 and 14. *Two of the many yellow-rumped warblers on the project site, 23 October 2021.*

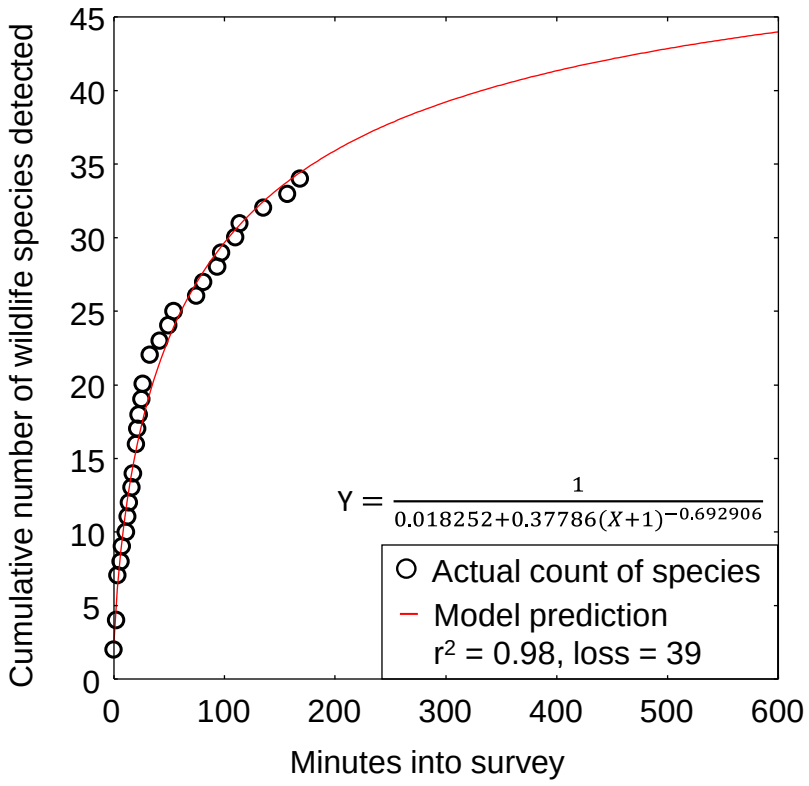
My detections of 34 species of vertebrate wildlife should be interpreted within the context of my survey effort, because my detection of 34 species does not mean that only those 34 species occur at the site. The results of reconnaissance-level surveys are far more informative than no survey at all, they should still qualify as thin empirical foundation for characterizing the wildlife community as part of the environmental setting of a proposed project site. The same is true of surveys directed toward other resources (e.g., wetland delineations) but nevertheless used to conclude certain wildlife

species were not detected. Such surveys better serve as starting points toward characterization of a site's wildlife community.

With only so many species detectable in the short time I had to perform visual-scan surveys on 23 October 2021, I would have been remiss to have reported or implied that only 34 species of wildlife occur at the project site. However, when surveys are diligently performed and their outcomes analyzed appropriately and fully reported, the number of species detected within the survey effort can inform of the number of species likely to be detected with a larger survey effort during the same times of year. This potential is of critical importance when making determinations about occurrence likelihoods of special-status species.

By recording when I detected each species, I was able to forecast the number of species likely to be detected with a longer effort using the same visual scan method. Figure 1 shows my cumulative count of species detected with increasing time into my surveys on 23 October 2021. Just as I have seen for many other survey efforts, a nonlinear regression model fit the data very well, explaining 98% of the variation in my cumulative counts, and the model showed progress towards the inevitable asymptote of the number of species detectable over a longer time period using the same survey method. In the case of this project site, my model predicted I would have eventually detected another 21 species on the 23rd of October. The pattern in the data from the project site indicates that I would have kept detecting species as the day progressed.

Figure 1. *Actual and predicted relationships between the number of vertebrate wildlife species detected and the elapsed survey time based on visual scans on* 23 October 2021 *at the project site. Note that the relationship would differ if the survey was based on another method or during night or another season. Also note that the cumulative number of vertebrate species across all methods, times of day, and seasons would increase substantially.*



I could have detected many more species than predicted by also performing surveys at other times of day to detect nocturnal and crepuscular species, or surveys in different seasons and years to detect migrants and species with multi-annual cycles of abundance, or surveys of different methods such as by use of acoustic detectors or thermal-imaging for bats, owls, and nocturnally migratory birds, and live-trapping for small mammals. As it was, I detected 34 species during my one daytime visit. My reconnaissance-level survey, performed carefully and analyzed appropriately, inform me that the project site is home to numerous species of wildlife, many as yet to be documented in biological surveys. What my survey does not inform me, and what protocol-level detection surveys could, is which of the potentially occurring special-status species actually occur at the site in addition to those I had the good fortune to detect.

The likelihood of detecting special-status species is typically lower than that of more common species. This difference can be explained by rarity of special-status species, which also tend to be more cryptic, fossorial, or active during nocturnal periods when reconnaissance surveys are not performed. Another useful relationship from careful recording of species detections and subsequent comparative analysis is the probability of detection of listed species as a function of an increasing number of vertebrate wildlife species detected (Figure 2). (Note that listed species number fewer than special-status species, which are inclusive of listed species.) As had been demonstrated in Figure 1, the number of species detected is largely a function of survey effort. Therefore, greater survey effort increases the likelihood that listed species will be detected, which by the way, is the first tenet of detection surveys for special-status species. Based on the outcomes of 152 previous surveys that I performed at sites of proposed projects, my survey effort at the project site carried a 43% chance of detecting a listed species and a 13% chance of detecting two listed species (Figure 2). As it turned out, I beat the odds by detecting tricolored blackbird and white-tailed kite. My first take-away from this outcome is that considerable survey effort is needed before determining whether a listed species of wildlife is absent from a site. Not only is a greater survey effort needed, but also needed are the appropriate survey methods. My second take-away is that I handily beat the odds of detecting listed species at the project site, which means the project site is richer in listed species than most of the 152 other sites I have visited as an expert. I conclude that the project site likely supports multiple listed species in addition to those I detected.

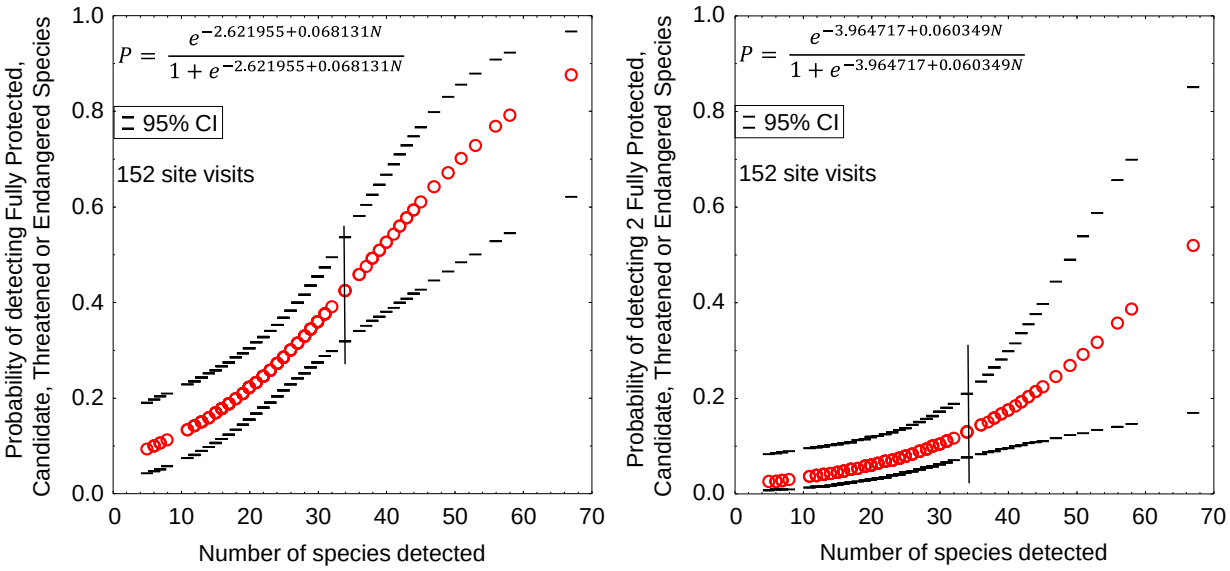


Figure 2. *Probability of detecting ≥1 Candidate, Threatened or Endangered Species of wildlife listed under California or federal Endangered Species Acts, based on survey outcomes that I logit-regressed on the number of wildlife species I detected as an expert witness during 152 site visits across California. The vertical line represents the number of species I detected in my survey.*

BASELINE CONDITIONS AND BIOLOGICAL IMPACTS ASSESSMENT

The first step in analysis of potential project impacts to biological resources is to accurately characterize the existing environmental setting. A reasonably accurate characterization of the environmental setting can provide the baseline against which to analyze project impacts. This first step is typically accomplished by performing surveys on site and by consulting data bases, literature and local experts about known or suspected species occurrences. The first step is to identify the biological species that use the site, their relative abundances, how they use the site, key ecological relationships, and known and ongoing threats to those species with special status. Considering the resources at risk, and considering CEQA's objectives, a key attribute of this first step must be to err on the side of caution. When faced with uncertainty and until due diligence has been directed toward eliminating the uncertainty, a species should be assumed present if the project occurs within the species' geographic range and it provides the habitat conditions typically associated with the species.

The IS/MND, however, largely skips the first step toward the environmental baseline for impacts analyses. From what I can determine from the IS/MND and ECORP's biological resources report, **no survey for wildlife was performed at the site**. Without having performed a survey for wildlife, neither ECORP nor City of Rancho Cordova possessed the empirical foundation needed to conclude absence of wildlife species whose geographic ranges overlapped the site. Without having surveyed the site, ECORP (2021:17) instead relied on speculation: "Wildlife use onsite is expected to be minimal

due to the highly impacted and developed nature of the Study Area and vicinity." But ECORP's speculation neglected to consider that the site had been protected by security protocols for decades, and that wildlife found safe harbor at the site while habitat was being destroyed across much of the surrounding region. ECORP's speculation was also too readily refuted by my site visit, the findings of which detected multiple special-status species that ECORP determine to be absent or to have low likelihood of occurrence.

As quoted above, ECORP establishes an expectation of minimal use of the site by special-status species. The implication of this expectation is that surveys for wildlife were pointless. Further minimalizing the importance of the site to wildlife, ECORP asserts, "The remnant grassland and oak woodland in the greater surrounding landscape provide potential nesting and foraging habitat for many bird species, including raptors, and foraging and roosting habitat for bat species." Taken out of context, this assertion is true. The context in which this truth is offered, however, is its contribution to a fallacious argument that wildlife should find no value at the project site because there is valuable habitat beyond the project boundary that wildlife would make use of instead. ECORP's true statement with its false implication contributes to a pseudoscientific analysis of potential project impacts to wildlife.

A core principle of the habitat concept is that habitat is defined by a species' use of its environment, and not by the human investigator (Hall et al. 1997). ECORP and the City of Rancho Cordova practice pseudoscience by arguing that the project site is not habitat whereas adjacent grassland and woodland is habitat. They practice pseudoscience by making these arguments without having surveyed the project site to see whether and to what degree wildlife use it. This pseudoscience extends to the data base review and the "habitats" that are assigned to special-status species.

The IS/MND's review of literature and data bases was much too cursory to meet the minimum standards of the precautionary principle I summarized above. I saw no evidence that local experts were consulted or that eBird and iNaturalist were reviewed for sightings records. The only data base consulted was California Natural Diversity Data Base (CNDDB), which typically lacks records from privately held properties such as the property of the project site. The IS/MND should divulge the degree to which wildlife sightings had been reported to CNDDB during the decades of secure activities there. By not discussing the weaknesses of CNDDB nor its appropriate use in environmental review, ECORP and the IS/MND again practice a form of pseudoscience.

ECORP determines species of wildlife to be absent from the site if one or more of the following conditions apply: "No suitable habitat (including soils and elevation requirements) and/or the species is not known to occur within the vicinity of the Study Area based on CNDDB records and other documentation, or the species was not found during protocol-level surveys." Of the species I determined to potentially, probably or certainly occur on the site, ECORP determined 13 to be absent (Table 2). None of these absent determinations could have been based on protocol-level surveys, because none were performed. They were not based on other documentation, because no other documentation was cited. That leaves habitat suitability and lack of CNDDB records as

the only conditions of ECORP's standard that could have applied. However, using CNDDB records this way would have been inappropriate because this was not what CNDDB was designed to do. Lack of CNDDB records does not mean a species is absent from a site nor from the area around the site. Consulting CNDDB is fine for confirming presence of a species, but it is inappropriate for determining absence and hence to narrow a list of potentially occurring species. CNDDB relies on voluntary reporting, but not on scientific sampling or access to all properties. The limitations of CNDDB are well-known, and summarized by California Department of Fish and Wildlife in a warning presented on its CNDDB web site (https://wildlife.ca.gov/Data/CNDDB/Maps-and-Data): "*We work very hard to keep the CNDDB and the Spotted Owl Database as current and up-to-date as possible given our capabilities and resources. However, we cannot and do not portray the CNDDB as an exhaustive and comprehensive inventory of all rare species and natural communities statewide. Field verification for the presence or absence of sensitive species will always be an important obligation of our customers…*" ECORP's use of CNDDB records as a standard condition for determining species absence is inconsistent with CNDDB's purpose and therefore pseudoscientific.

As examples of CNDDB's use in ECORP's standard, ECORP reports no CNDDB records within 5 miles of the site for oak titmouse and Nuttall's woodpecker. Nevertheless, I saw these species on the project site (Photos 8 and 9). CNDDB is not a reliable tool for assessing the likelihood of species occurrence unless surveys have been performed on the site and the survey results reported to CNDDB. CNDDB can help with confirmations of presence, but otherwise cannot inform of the likelihood of occurrence. To properly assess occurrence likelihoods, biologists need to actually visit the site.

The only remaining valid condition of ECORP's standard for determining absence is habitat suitability. ECORP determines bald eagle absent because the site is supposedly devoid of habitat. However, I detected bald eagles only 4.75 miles to the southwest (Photo 15). And a water body exists immediately adjacent to the project site. ECORP's determination is entirely speculative and lacks credibility.

In most cases, ECORP determines absence of species by first pigeon-holing the species into unrealistically narrow portions of the environment, and then implying that those narrow portions of the environment do not occur at the project site. In my experience, wildlife use wider ranges of environmental conditions than summarized by ECORP. To be consistent with the precautionary principle in risk assessment, ECORP's habitat characterizations ought to be more broadly representative. In the case of bald eagle, as an example, juvenile bald eagles often forage far from water bodies. I have many times recorded juvenile bald eagles and even adult bald eagles foraging for mammals over waterless expanses of grassland and woodland. Bald eagles are not restricted to the narrow environmental conditions defined by ECORP.

Photo 15. *Bald eagle only 4.75 miles from the project site on 16 February 2019. This bald eagle could leisurely fly to the project site in about 15 minutes.*

Another pseudoscientific approach to impacts analysis is ECORP's standard of whether the project site supports breeding habitat as opposed to any other form of habitat. Application of this standard automatically determines absence of ferruginous hawk and rufous hummingbird, as examples, because these species occur in the project area only during the non-breeding seasons. ECORP and the IS/MND inappropriately determines multiple species absent because the project site is either outside the known breeding range or there is no breeding habitat available. The fallacy of this standard is that the distinction between breeding and nonbreeding habitat does not exist in the real world. Nest substrates and nest sites can be distinguished, and so can breeding territories, but otherwise the entire suite of environmental conditions contributing to the survival of an animal is part of its habitat. No animal can successfully reproduce unless it finds sufficient forage, refugia, and migration stopover opportunities during the nonbreeding seasons. There is no neat separation between "breeding habitat" and some other types of habitat. Habitat is habitat, and all of it is needed for successful breeding. For each species that ECORP says might forage at the project site but for which breeding habitat is unavailable, ECORP and the IS/MND practices pseudoscience that misleads the public and decision-makers.

I identified 70 special-status species of vertebrate wildlife and another special-status species of invertebrate wildlife potentially, probably or certainly occurring at the project site (Table 2). Ecologists would be hard pressed to find another site in the Sacramento region with similar richness of special-status species. Nearly all of the species in Table 2 have been documented near or very close to the project site, many by eBird reports, some by iNaturalist, and quite a few by my own observations during my site visit one rainy afternoon and by other site visits I have made in the area. Near the project site, I have seen Blainville's horned lizard, bald eagle, Swainson's hawk, red-shouldered hawk,

Cooper's hawk, great-horned owl, double-crested cormorant, long-billed curlew, California gull, osprey, peregrine falcon, loggerhead shrike, grasshopper sparrow, and Bullock's oriole, and all of these species detections are additional to the 8 special-status species I saw at the project site on the 23rd of October. With my own eyes I can attest to 21 of the 66 special-status species of vertebrate wildlife in Table 2 occurring at or near the project site.

I will add that I can put monarch butterflies there as well, because growing up nearby I used to see them often. I assume monarchs continue to occur in the area, although I am concerned about the rapid decline of this species. Monarchs were not addressed in the IS/MND.

Of the 70 special-status species I identified as potentially occurring at the site (Table 2), the IS/MND assesses occurrence likelihoods of only 22 (31%) of them. The IS/MND determines more than half of these species absent, and it determines another 4 species as having only a low likelihood of occurrence. Tricolored blackbird is one of the species assigned low likelihood of occurrence, and yet I saw and heard hundreds of tricolored blackbirds flying from the site. This discrepancy between the IS/MND's determination and what I saw of tricolored blackbirds calls into question the other determinations assigned to wildlife species in the IS/MND. Based on first tenets of risk analysis, I find it unacceptable that so many special-status species are summarily dismissed as absent without the benefit of a site visit or a more thorough review of available information or truly scientific approach to risk analysis.

As a side note, I will also add that the IS/MND should not confuse readers by assessing the occurrence likelihoods of species with no chance for occurrence because their geographic ranges are elsewhere. Examples include San Clemente spotted towhee and saltmarsh common yellowthroat. Including these species is superfluous.

HABITAT LOSS

The project would contribute to an ongoing trend of declining birds in North America. A recent study documented a 29% decline in overall bird abundance across North America over the last 48 years – a decline driven by multiple factors, but principally attributed to habitat loss and habitat fragmentation (Rosenberg et al. 2019). The ecological and economic impacts of this decline have yet to be quantified, but are likely substantial. The IS/MND does not analyze the project's potential impacts to loss of nest sites.

Table 2. *Species reported on eBird (https://eBird.org) and iNaturalist (www.inaturalist.org) at or near the proposed project site, and determinations of species occurrence likelihoods in IS/MND.*

Species	Scientific name	Status[1]		Data bases or site visit	Occurrence potential
Monarch	*Danaus plexippus*	FC		Nearby	Probable
Pallid bat	*Antrozous pallidus*	SSC, BWG:H	Low	Nearby	Probable
Western red bat	*Lasiurus blossevillii*	SSC, BWG:H		In region	Probable
Townsend's big-eared bat	*Corynorhinus townsendii*	SSC, BWG:H		In region	Probable
Hoary bat	*Lasiurus cinereus*	BWG:M		In region	Probable
Fringed myotis	*Myotis thysanodes*	BWG:H		In range	Probable
Miller's myotis	*Myotis evotis*	BWG:M		In range	Probable
Yuma myotis	*Myotis yumanensis*	SSC, BWG:LM		In region	Probable
Small-footed myotis	*Myotis cililabrum*	BWG:M		In range	Probable
American badger	*Taxidea taxus*	SSC	Absent	In range	Possible
Western spadefoot	*Speas hmmondii*	SSC	Low	In range	Possible
Blainville's horned lizard	*Phrynosoma blainvillii*	SSC		Very close[2]	Probable
Western pond turtle	*Emys marmorata*	SSC	Absent	Very close	Possible
Aleutian cackling goose	*Branta hutchinsonii leucopareia*	WL		Very close	Probable
Redhead	*Aythya americana*	SSC2		Nearby	Probable
American white pelican	*Pelacanus erythrorhynchos*	SSC1		Very close	Probable
Double-crested cormorant	*Phalacrocorax auritus*	WL		Very close	Probable
Least bittern	*Ixobrychus exilis*	SSC2		Nearby	Probable
Sandhill crane	*Grus Canadensis tabida*	CT, CFP		Very close	Probable
Long-billed curlew	*Numenius americanus*	WL, BCC		Very close	Probable
Whimbrel	*Numenius phaeopus*	BCC		Nearby	Probable
Marbled godwit	*Limosa fedoa*	BCC		Nearby	Possible
Willet	*Tringa semipalmata*	BCC		Nearby	Probable
California gull	*Larus californicus*	BCC, WL		Very close	Probable
Western gull	*Larus occidentalis*	BCC		Nearby	Probable
Turkey vulture	*Cathartes aura*	BOP		Present	Certain
Osprey	*Pandion haliaetus*	WL, BOP		Very close	Probable
Bald eagle	*Haliaeetus leucocephalus*	BGEPA, BCC, CFP	Absent	Very close	Probable
Golden eagle	*Aquila chrysaetos*	BGEPA, BCC, CFP	Absent	Very close	Probable

Species	Scientific name	Status[1]		Data bases or site visit	Occurrence potential
Ferruginous hawk	*Buteo regalis*	BCC, WL, BOP	Absent	Very close	Probable
Red-tailed hawk	*Buteo jamaicensis*	BOP		Present	Certain
Red-shouldered hawk	*Buteo lineatus*	BOP		Very close	Probable
Swainson's hawk	*Buteo swainsoni*	CT, BCC, BOP	Potential	Very close	Probable
Sharp-shinned hawk	*Accipiter striatus*	BOP, WL		Very close	Probable
Cooper's hawk	*Accipiter cooperi*	BOP, WL		Very close	Probable
Northern harrier	*Circus cyaneus*	BCC, SSC3, BOP		Present	Certain
White-tailed kite	*Elanus leucurus*	CFP, WL, BOP	Potential	Present	Certain
American kestrel	*Falco sparverius*	BOP		Present	Certain
Merlin	*Falco columbarius*	BOP, WL		Very close	Probable
Prairie falcon	*Falco mexicanus*	BOP, WL		Very close	Probable
Peregrine falcon	*Falco peregrinus*	CFP, BCC, BOP		Very close	Probable
Burrowing owl	*Athene cunicularia*	BCC, SSC2, BOP	Low	Nearby	Probable
Great-horned owl	*Bubo virginianus*	BOP		Very close	Probable
Short-eared owl	*Asio flammeus*	BCC, BOP		Very close	Probable
Long-eared owl	*Asio Otus*	BCC, SSC		Nearby	Probable
Western screech-owl	*Megascops kennicotti*	BCC, BOP		Very close	Probable
Barn owl	*Tyto alba*	BOP		Very close	Probable
Vaux's swift	*Chaetura vauxi*	SCC2		Very close	Probable
Allen's hummingbird	*Selasphorus sasin*	BCC		In region	Probable
Costa's hummingbird	*Calypte costae*	BCC		Nearby	Probable
Lewis's woodpecker	*Melanerpes lewis*	BCC	Absent	Very close	Probable
Nuttall's woodpecker	*Picoides nuttallii*	BCC	Potential	Present	Certain
Willow flycatcher	*Empidonax traillii*	CE		Very close	Probable
Olive-sided flycatcher	*Contopus cooperi*	BCC, SSC2		Nearby	Probable
Yellow-billed magpie	*Pica nuttalli*	BCC	Potential	Very close	Probable
Horned lark	*Eremophila alpestris*	WL		Nearby	Probable
Purple martin	*Progne subis*	SSC2	Absent	Nearby	Probable
Bank swallow	*Riparia riparia*	CT	Absent	Very close	Probable
Oak titmouse	*Baeolophus inornatus*	BCC	Potential	Present	Certain
Wrentit	*Chamaea fasciata*	BCC	Absent	Very close	Probable

Species	Scientific name	Status[1]		Data bases or site visit	Occurrence potential
Loggerhead shrike	*Lanius ludovicianus*	BCC, SSC2		Very close	Probable
California thrasher	*Toxostoma redivivum*	BCC, SSC	Absent	Very close	Probable
Yellow warbler	*Setophaga petechia*	SSC2, BCC		Very close	Probable
Yellow-breasted chat	*Icteria virens*	SSC3		Nearby	Probable
Grasshopper sparrow	*Ammodramus savannarum*	SSC2	Absent	In region	Probable
Modesto song sparrow	*Melospiza melodia*	SSC3	Absent	Very close	Probable
Tricolored blackbird	*Agelaius tricolor*	CT, BCC	Low	Present	Certain
Yellow-headed blackbird	*X. xanthocephalus*	SSC3		Nearby	Probable
Bullock's oriole	*Icterus bullockii*	BCC		Very close	Probable
Cassin's finch	*Haemorhous cassinii*	BCC		Nearby	Probable
Lawrence's goldfinch	*Spinus lawrencei*	BCC	Absent	Very close	Probable

[1] Listed as BGEPA = Bald and Golden Eagle Protection Act; BCC = U.S. Fish and Wildlife Service Bird Species of Conservation Concern; CT & CE = California threatened and endangered; CFP = California Fully Protected (CDFG Code 3511); BOP = California Fish and Game Code 3503.5 (Birds of Prey); and SSC1, SSC2 and SSC3 = California Bird Species of Special Concern priorities 1, 2 and 3, respectively, WL = Taxa to Watch List (Shuford and Gardali 2008); BWG = listing by Western Bat Working Group with L = low, M = medium, and H = high conservation priority.

[2] I used to catch and release Blainville's horned lizards while growing up next to Mather Air Force base, so I know the species occurs in the area.

Habitat loss not only results in the immediate numerical decline of wildlife, but it also results in permanent loss of productive capacity of wildlife populations. For example, a complex of grassland, wetland, and woodland at one study site had a total bird nesting density of 32.8 nests per acre (Young 1948). In another study on a similar complex of vegetation cover, the average annual nest density was 35.8 nests per acre (Yahner 1982). These densities averaged 34.3 nests per acre. Given that the project site is highly productive as evidenced by the many birds I saw at the site, along with the many tree cavities available to cavity-nesting birds, I assume the nest density of the site is no lower than that documented by Young (1948) and Yahner (1982). An average nest density of 34.3 multiplied against the project's 105.5 acres would estimate a capacity of 3,619 bird nests annually.

The loss of 3,619 nest sites would qualify as a significant project impact that has not been addressed in the IS/MND. But the impact does not end with the immediate loss of nest sites as the site is graded for a suite of warehouses. The reproductive capacity of the site would be lost. The average number of fledglings per nest in Young's (1948) study was 2.9. Assuming Young's (1948) study site typifies bird productivity, the project would prevent the production of 10,495 fledglings per year. After 100 years and further assuming an average bird generation time of 5 years, the lost capacity of both breeders and annual fledgling production would total 1,194,140 birds {(nests/year × chicks/nest × number of years) + (2 adults/nest × nests/year) × (number of years ÷ years/generation)}, or 11,941 birds per year. **The project's denial to California of 1,194,140 birds over the first century following construction would easily qualify as a significant and substantial impact**. This impact has not been addressed in the IS/MND, nor does the IS/MND provide any compensatory mitigation for this impact. A fair argument can be made for the need to prepare an EIR to appropriately analyze the project's impacts to wildlife caused by habitat loss and habitat fragmentation.

WILDLIFE MOVEMENT

ECORP again describes the site as heavily disturbed, and "Therefore, the Study Area does not provide an important movement corridor, and development associated with the Project is not expected to adversely impact wildlife movement." The cause and effect implied by ECORP is unfounded and readily refutable.

I observed hundreds of tricolored blackbirds moving from the project site on their way toward a nocturnal roost site. I saw a northern harrier fly from the site, and white-tailed kites flying over it. I saw a great blue heron fly across the site, and a northern flicker, as well as many mourning doves, white-throated swifts, lesser goldfinches, turkey vultures, and mallards. Holes in the perimeter fence are rimmed by the hairs of mammals that pass through, including black-tailed deer and coyotes. The site's past disturbances have not prevented wildlife from moving across it today.

In addition to the false standard of past disturbances somehow preventing future movement across a site, ECORP and the IS/MND rely on the false CEQA standard of

whether impedance of wildlife movement results from lack of a corridor. The CEQA standard is whether a project will "*Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors…*" The primary phrase of the standard goes to wildlife movement regardless of whether the movement is channeled by a corridor or whether such a corridor has been mapped and formally recognized. Whereas natural corridors sometimes exist, the corridor concept mostly applies to human landscape engineering to reduce the effects of habitat fragmentation (Smallwood 2015). Wildlife movement in the region is often diffuse rather than channeled (Runge et al. 2014, Taylor et al. 2011), and includes crossover, stopover and staging opportunities (Warnock 2010, Taylor et al. 2011). It has rarely been mapped, and whether it has been mapped is irrelevant to an impacts analysis. In the case of the project site, wildlife are obviously relying on it for movement. A fair argument can be made for the need to prepare an EIR to appropriately analyze the project's impacts to wildlife movement caused by replacement of habitat with 8 buildings up to 55 feet high.

ROAD TRAFFIC MORTALITY

According to the IS/MND (page 4-150), the project as proposed would generate about 2,080 daily trips, and the Air Quality Appendix predicts 5,167,154 vehicle miles traveled (VMT) annually. These predictions calculate to 6.8 miles per trip, which would be many fewer miles/trip than I have seen predicted for other warehouse projects. In my experience, 16 to 22 miles per trip typify the range of predictions I have seen for warehouse projects. Nevertheless, I will assume that 6.8 miles per trip is the rate intended in the IS/MND and not an error. The predicted VMT would kill many wildlife (Photos 16 through 18). A fundamental shortfall of the IS/MND is its failure to analyze the impacts of the project's added road traffic on special-status species of wildlife, including species such as western pond turtle (*Actinemys pallida*) and American badger (*Taxidea taxus*). Many animals that would be killed by the traffic generated from this project would be located far from the project's construction footprint; they would be crossing roads traversed from cars and trucks originating from or headed toward the project site. The project's impacts on wildlife would reach as far from the project as cars and trucks travel to or from the project site. Despite the obvious risk to wildlife, and despite the multiple papers and books written about this type of impact and how to mitigate it, the IS/MND does not address impacts to wildlife caused by vehicles traveling to and from the project site.

Vehicle collisions have accounted for the deaths of many thousands of amphibian, reptile, mammal, bird, and arthropod fauna, and the impacts have often been found to be significant at the population level (Forman et al. 2003). Across North America, traffic impacts have taken devastating tolls on wildlife (Forman et al. 2003). In Canada, 3,562 birds were estimated killed per 100 km of road per year (Bishop and Brogan 2013), and the US estimate of avian mortality on roads is 2,200 to 8,405 deaths per 100 km per year, or 89 million to 340 million total per year (Loss et al. 2014). Local impacts can be more intense than nationally.

Photo 16. *A Gambel's quail dashes across a road* on *3 April 2021. Such road crossings are usually successful, but too often prove fatal to the animal. Photo by Noriko Smallwood.*

Photo 17. *A mourning dove killed by vehicle traffic on a California road. Photo by Noriko Smallwood, 21 June 2020.*

Photo 18. *Raccoon killed on Road 31 just east of Highway 505 in Solano County. Photo taken on 10 November 2018.*

The nearest study of traffic-caused wildlife mortality was performed only 59 miles from the project site, along a 2.5 mile stretch of Vasco Road in eastern Contra Costa County. Fatality searches in this study found 1,275 carcasses of 49 species of mammals, birds, amphibians and reptiles over 15 months of searches (Mendelsohn et al. 2009). This fatality number needs to be adjusted for the proportion of fatalities that were not found due to scavenger removal and searcher error. This adjustment is typically made by placing carcasses for searchers to find (or not find) during their routine periodic fatality searches. This step was not taken at Vasco Road (Mendelsohn et al. 2009), but it was taken as part of another study right next to Vasco Road (Brown et al. 2016). The Brown et al. (2016) adjustment factors were similar to those for carcass persistence of road fatalities (Santos et al. 2011). Applying searcher detection rates estimated from carcass detection trials performed at a wind energy project immediately adjacent to this same stretch of road (Brown et al. 2016), the adjusted total number of fatalities was estimated at 12,187 animals killed by traffic on the road. This fatality number translates to a rate of 3,900 wild animals per mile per year killed along 2.5 miles of road in 1.25 years. In terms comparable to the national estimates, the estimates from the Mendelsohn et al. (2009) study would translate to 243,740 animals killed per 100 km of road per year, or 29 times that of Loss et al.'s (2014) upper bound estimate and 68 times the Canadian estimate. An analysis is needed of whether increased traffic on roads within the City of Rancho Cordova and County of Sacramento would similarly result in intense local impacts on wildlife.

Predicting project-generated traffic impacts to wildlife

The IS/MND predicts that the project would generate 5,167,154 vehicle miles traveled annually. This is a lot of mileage to be driven at great peril to wildlife that must cross roads to go about their business of foraging, patrolling home ranges, dispersing and migrating. But it can also serve as a basis for predicting impacts to wildlife.

For wildlife vulnerable to front-end collisions and crushing under tires, road mortality can be predicted from the study of Mendelsohn et al. (2009) as a basis, although despite the nearness of the Mendelsohn et al. (2009) study to the project site, it would be helpful to have the availability of more studies like that of Mendelsohn et al. (2009) at additional locations. My analysis of the Mendelsohn et al. (2009) data resulted in an estimated 3,900 animals killed per mile along a county road in Contra Costa County. Two percent of the estimated number of fatalities were birds, and the balance was composed of 34% mammals (many mice and pocket mice, but also ground squirrels, desert cottontails, striped skunks, American badgers, raccoons, and others), 52.3% amphibians (large numbers of California tiger salamanders and California red-legged frogs, but also Sierran treefrogs, western toads, arboreal salamanders, slender salamanders and others), and 11.7% reptiles (many western fence lizards, but also skinks, alligator lizards, and snakes of various species).

During the Mendelsohn et al. (2009) study, 19,500 cars traveled Vasco Road daily, so the vehicle miles that contributed to my estimate of non-volant fatalities was 19,500 cars and trucks × 2.5 miles × 365 days/year × 1.25 years = 22,242,187.5 vehicle miles per 12,187 wildlife fatalities, or 1,825 vehicle miles per fatality. The IS/MND's predicted annual VMT of 5,167,154 divided by the 1,825 miles per fatality from the Mendelsohn et al. (2009) study would predict 2,831 wildlife fatalities per year. **Operations over 50 years would accumulate 141,550 wildlife fatalities**. It remains unknown whether and to what degree vehicle tires contribute to carcass removals from the roadway, thereby contributing a negative bias to the fatality estimates I made from the Mendelsohn et al. (2009) fatality counts.

Based on my assumptions and simple calculations, the project-generated traffic would cause substantial, significant impacts to wildlife. There is at least a fair argument that can be made for the need to prepare an EIR to analyze this impact. Mitigation measures to improve wildlife safety along roads are available and are feasible, and they need exploration for their suitability with the proposed project.

ARTIFICIAL LIGHT

The IS/MND neglects to address the project's impacts on wildlife that would be caused by the addition of artificial lighting. Artificial lighting causes a variety of substantial impacts on a variety of wildlife species (Rich and Longcore 2006). Added lighting could displace animals or alter activity patterns of some species. An EIR is needed to address potential lighting impacts on wildlife, and how those impacts could be mitigated. A fair argument that can be made for the need to prepare an EIR to analyze this impact.

OVERHEAD POWERLINES

The IS/MND reports that overhead powerlines would be added to service the project, but it provides no details other than a schematic in Figure 2-2. The public and decision-makers ought to be informed of the extent of the overhead powerlines, because such lines kill many birds through electrocution and collision. Figure 2-2 suggests that the powerlines would extend well outside the project's building footprints, which means the impacts of these lines to wildlife will also extend well beyond the building footprints. Due to recent monitoring for fatalities along electric distribution lines and transmission lines in California, the basis exists to predict the number of annual collision fatalities that would be caused by the power lines installed to serve the project. A fair argument that can be made for the need to prepare an EIR to analyze this impact, including the extent of the source of this impact.

WINDOW COLLISIONS

The IS/MND does not inform of the extent of glass to be used on the facades of the warehouse buildings. Nor is there any information provided about the type of glass or its orientation or structural contexts. This missing information is unfortunate because many industrial warehouse buildings haver recently incorporated extensive structural glass on their facades. Such glass results in bird-window collision mortality, which has emerged as one of the largest anthropogenic sources of bird mortality in the USA. The amount of glass anticipated in the project, and what types of glass and how glass would be used needs to be reported. Informed of these project attributes, the basis would exist for predicting the number of birds likely to be killed by collision with windows. A fair argument that can be made for the need to prepare an EIR to analyze this impact, including the extent of the source of glass anticipated to be incorporated into the buildings' facades.

CUMULATIVE IMPACTS

The IS/MND provides no cumulative effects analysis directed towards biological resources, including towards wildlife. It only makes the general assertion, "…implementation of Project-specific mitigation measures for the other issue areas addressed in this document, would ensure that the Project's contribution to cumulative impacts in the area remain less than considerable." With this assertion, the IS/MND implies that cumulative impacts are really just residual impacts of incomplete mitigation of project-level impacts. If that was CEQA's standard, then cumulative effects analysis would be merely an analysis of mitigation efficacy. And if that was the standard, then I must point out that few of the project-level impacts would be offset to any degree by the proposed mitigation measures. But the IS/MND's implied standard is not the standard of analysis of cumulative effects. CEQA defines cumulative impacts, and it outlines two general approaches for performing the analysis. It also outlines an approach to mitigate cumulative impacts. An EIR needs to be prepared, and it needs to include an appropriate, serious analysis of cumulative impacts.

MITIGATION

BIO-1 Worker Awareness Training for Special-Status Species

I concur with the measure, but I must point out that the conservation benefits from this measure would be dwarfed by the impacts of the project to wildlife.

BIO-2 Minimize potential significant impacts to Vernal Pool Fairy and Tadpole Shrimp

This measure defers formulation of the mitigation plan elements to some time after the public has had a chance to participate with it. I understand that the plan is to consult with US Fish and Wildlife Service, but I suggest that the public and decision-makers ought to be informed of whether and to what extent compensatory mitigation options exist anymore. Many vernal pools have been taken, so not many remain.

BIO-3 Minimize potential significant impacts to VELB

Avoiding Elderberry shrubs to the extent practicable looks like a largely empty measure after comparing the planned project layout (Figure 2-2) to the known distributions of elderberry shrubs and the valley elderberry longhorn berry (Figure 4.4-3). I estimate the project would take at least 75% of the elderberry shrubs on site. Other than the implication of compensatory mitigation that might result from Section 7 consultation with the US Fish and Wildlife Service, the IS/MND commits to no specific compensatory mitigation.

BIO-4 Preconstruction survey for western spadefoot

This mitigation measure would involve the salvage of readily observable western spadefoots and their egg masses during a preconstruction survey. Preconstruction surveys and salvage should be done, but the IS/MND is not forthcoming about the fact that the vast majority of western spadefoots on the project site would be destroyed. Also, the preconstruction survey should be preceded by protocol-level detection surveys to learn where western spadefoots occur and how many might be adversely affected.

BIO-5 Preconstruction surveys for nesting birds

This measure gives the false impression that substantial reductions in project impacts on nesting birds is possible through take-avoidance surveys and salvage. Based on total nesting density surveys performed at other locations, I predicted the site supports 3,619 bird nests annually (see analysis, above). The vast majority of these nests are well-concealed, and would not be found during preconstruction surveys within 14 days of construction. Sometimes during my field investigations, I stumble upon concealed nests of western meadowlarks, horned larks and mourning doves, and every time this happens, I am baffled over how I managed to see the nest at all. Grassland birds are expert at concealment, and so are birds that nest in trees and shrubs. In a recent study

of loggerhead shrike breeding densities, I spent many hours of research time trying to locate the nest sites of loggerhead shrikes, which are expert at misleading observers over their nest locations (Smallwood and Smallwood 2021). Most nests would not be found in a preconstruction survey.

BIO-6 Raptors

Preconstruction surveys for raptors face the same limitations as preconstruction surveys for nesting birds. Raptors are often difficult to detect. Some are active at night, including burrowing owl (contrary to the descript of burrowing owl behavior in ECORP 2021). Preconstruction surveys need to be preceded by detection surveys. Carefully drafted protocols have been developed for detection surveys specific to multiple species of raptor, such as for burrowing owl (CDFW 2012).

BIO-7 Preconstruction survey for Swainson's hawk

The project would eliminate 105.5 acres of Swainson's hawk habitat. The loss of this much habitat would be substantial for Swainson's hawk. A greater commitment to mitigation is warranted. Detection surveys should precede preconstruction surveys so that the public and decision-makers understand the magnitude of project impacts to Swainson's hawk.

Bio-8 Burrowing owls

The IS/MND proposes preconstruction surveys for burrowing owls. Such surveys should be performed, but doing so without first performing detection surveys would be inconsistent with the guidelines of CDFW (2012). Detection surveys need to be performed at the project site. Compensatory mitigation is also needed.

Bio-9 Pallid bat

The IS/MND proposes preconstruction surveys for roost sites of pallid bat. Again, detection surveys need to take place first so that the public and decision-makers understand the magnitude of project impacts to this species. Compensatory mitigation is also needed.

RECOMMENDED MEASURES

Detection Surveys

Detection surveys are needed to inform a project decision. Detection surveys are also needed to inform preconstruction take-avoidance surveys and the formulation of appropriate mitigation measures. For example, to comply with the CDFW (2012) burrowing owl breeding-season survey guidelines, at least four surveys are needed during the breeding season, each separated by 3 weeks and according to specific schedule attributes. Protocol-level detection surveys have been developed for most special-status species of wildlife, some of which overlap to various degrees in methodology. Without detection surveys, absence determinations lack foundation and the IS/MND lacks the critical information the public and decision-makers need.

Habitat loss

Compensatory mitigation would be needed for the substantial impacts to loss of avian breeding sites and the lost productive capacity. I suggest that at a minimum, the compensatory mitigation ratio should be 1:1, and that it be located near the project site and provided a long-term management fund. I suggest that purchase of the Kassis property in Rancho Cordova would go far towards mitigating impacts caused by the project's taking of wildlife habitat. (The Kassis property is between Folsom Blvd. and the American River.)

Wildlife Movement

The IS/MND dismisses potential project impacts on wildlife movement, and so provides no mitigation. At a minimum, substantial compensatory mitigation is needed in response to the project's impacts on wildlife movement, including impacts on birds using the site for stopover or staging during migration.

Road Mortality

Compensatory mitigation is needed for the increased wildlife mortality that will be caused by the project's contribution to increased road traffic in the region. I suggest that this mitigation can be directed toward funding research to identify fatality patterns and effective impact reduction measures. Compensatory mitigation can also be provided in the form of donations to wildlife rehabilitation facilities (see below).

Artificial Lighting

A mitigation objective should be minimization of nighttime light pollution on neighboring wetlands, grasslands and woodlands. Compensatory mitigation could also include steps to reduce artificial lighting elsewhere in the region.

Window Collisions

Transparency and reflectance increase collision risk, but there are materials available to minimize the effects of transparency and reflectance, including the glass itself. Interior lighting also increases risk to nocturnal migrants, but the effects of interior lighting is readily mitigated by minimizing use of lights as well as the lighting of any interior landscaping. I recommend consulting available guidelines on minimizing impacts to wildlife caused by windows. For example, the American Bird Conservancy produced an excellent set of guidelines recommending: (1) Minimize use of glass; (2) Placing glass behind some type of screening (grilles, shutters, exterior shades); (3) Using glass with inherent properties to reduce collisions, such as patterns, window films, decals or tape; and (4) Turning off lights during migration seasons (Sheppard and Phillips 2015). The City of San Francisco (San Francisco Planning Department 2011) also has a set of building design guidelines, based on the excellent guidelines produced by the New York City Audubon Society (Orff et al. 2007). Based on these guidelines, I recommend that City of Rancho Cordova adopt its own ordinance on bird-safe home and building designs, and that the proposed project be subject to the City's ordinance.

Fund Wildlife Rehabilitation Facilities

Compensatory mitigation ought also to include funding contributions to wildlife rehabilitation facilities to cover the costs of injured animals that will be delivered to these facilities for care. Most of the injuries will likely be caused by window collisions, powerline collisions, and collisions with cars. But the project's impacts can also be offset by funding the treatment of injuries to animals caused by other agents.

Cumulative Impacts

According to CEQA Guidelines § 15064(h)(3), "A lead agency may determine that a project's incremental contribution to a cumulative effect is not cumulatively considerable if the project will comply with the requirements in a previously approved plan or mitigation program … that provides specific requirements that will avoid or substantially lessen the cumulative problem within the geographic area in which the project is located." Is there such a program for wildlife in Rancho Cordova? If not, then preparation of an EIR is warranted.

Thank you for your attention,

Shawn Smallwood, Ph.D.

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Kenneth Shawn Smallwood
Curriculum Vitae

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Born May 3, 1963 in
Sacramento, California.
Married, father of two.

Ecologist

Expertise

- Finding solutions to controversial problems related to wildlife interactions with human industry, infrastructure, and activities;
- Wildlife monitoring and field study using GPS, thermal imaging, behavior surveys;
- Using systems analysis and experimental design principles to identify meaningful ecological patterns that inform management decisions.

Education

Ph.D. Ecology, University of California, Davis. September 1990.
M.S. Ecology, University of California, Davis. June 1987.
B.S. Anthropology, University of California, Davis. June 1985.
Corcoran High School, Corcoran, California. June 1981.

Experience

- 668 professional publications, including:
- 88 peer reviewed publications
- 24 in non-reviewed proceedings
- 554 reports, declarations, posters and book reviews
- 8 in mass media outlets
- 87 public presentations of research results

Editing for scientific journals: Guest Editor, *Wildlife Society Bulletin*, 2012-2013, of invited papers representing international views on the impacts of wind energy on wildlife and how to mitigate the impacts. Associate Editor, *Journal of Wildlife Management*, March 2004 to 30 June 2007. Editorial Board Member, *Environmental Management*, 10/1999 to 8/2004. Associate Editor, *Biological Conservation*, 9/1994 to 9/1995.

Member, Alameda County Scientific Review Committee (SRC), August 2006 to April 2011. The five-member committee investigated causes of bird and bat collisions in the Altamont Pass Wind Resource Area, and recommended mitigation and monitoring measures. The SRC reviewed the science underlying the Alameda County Avian Protection Program, and advised

the County on how to reduce wildlife fatalities.

Consulting Ecologist, 2004-2007, California Energy Commission (CEC). Provided consulting services as needed to the CEC on renewable energy impacts, monitoring and research, and produced several reports. Also collaborated with Lawrence-Livermore National Lab on research to understand and reduce wind turbine impacts on wildlife.

Consulting Ecologist, 1999-2013, U.S. Navy. Performed endangered species surveys, hazardous waste site monitoring, and habitat restoration for the endangered San Joaquin kangaroo rat, California tiger salamander, California red-legged frog, California clapper rail, western burrowing owl, salt marsh harvest mouse, and other species at Naval Air Station Lemoore; Naval Weapons Station, Seal Beach, Detachment Concord; Naval Security Group Activity, Skaggs Island; National Radio Transmitter Facility, Dixon; and, Naval Outlying Landing Field Imperial Beach.

Part-time Lecturer, 1998-2005, California State University, Sacramento. Instructed Mammalogy, Behavioral Ecology, and Ornithology Lab, Contemporary Environmental Issues, Natural Resources Conservation.

Senior Ecologist, 1999-2005, BioResource Consultants. Designed and implemented research and monitoring studies related to avian fatalities at wind turbines, avian electrocutions on electric distribution poles across California, and avian fatalities at transmission lines.

Chairman, Conservation Affairs Committee, The Wildlife Society--Western Section, 1999-2001. Prepared position statements and led efforts directed toward conservation issues, including travel to Washington, D.C. to lobby Congress for more wildlife conservation funding.

Systems Ecologist, 1995-2000, Institute for Sustainable Development. Headed ISD's program on integrated resources management. Developed indicators of ecological integrity for large areas, using remotely sensed data, local community involvement and GIS.

Associate, 1997-1998, Department of Agronomy and Range Science, University of California, Davis. Worked with Shu Geng and Mingua Zhang on several studies related to wildlife interactions with agriculture and patterns of fertilizer and pesticide residues in groundwater across a large landscape.

Lead Scientist, 1996-1999, National Endangered Species Network. Informed academic scientists and environmental activists about emerging issues regarding the Endangered Species Act and other environmental laws. Testified at public hearings on endangered species issues.

Ecologist, 1997-1998, Western Foundation of Vertebrate Zoology. Conducted field research to determine the impact of past mercury mining on the status of California red-legged frogs in Santa Clara County, California.

Senior Systems Ecologist, 1994-1995, EIP Associates, Sacramento, California. Provided consulting services in environmental planning, and quantitative assessment of land units for their conservation and restoration opportunities basedon ecological resource requirements of 29 special-status species. Developed ecological indicators for prioritizing areas within Yolo County

to receive mitigation funds for habitat easements and restoration.

Post-Graduate Researcher, 1990-1994, Department of Agronomy and Range Science*, U.C. Davis*. Under Dr. Shu Geng's mentorship, studied landscape and management effects on temporal and spatial patterns of abundance among pocket gophers and species of Falconiformes and Carnivora in the Sacramento Valley. Managed and analyzed a data base of energy use in California agriculture. Assisted with landscape (GIS) study of groundwater contamination across Tulare County, California.

Work experience in graduate school: Co-taught Conservation Biology with Dr. Christine Schonewald, 1991 & 1993, UC Davis Graduate Group in Ecology; Reader for Dr. Richard Coss's course on Psychobiology in 1990, UC Davis Department of Psychology; Research Assistant to Dr. Walter E. Howard, 1988-1990, UC Davis Department of Wildlife and Fisheries Biology, testing durable baits for pocket gopher management in forest clearcuts; Research Assistant to Dr. Terrell P. Salmon, 1987-1988, UC Wildlife Extension, Department of Wildlife and Fisheries Biology, developing empirical models of mammal and bird invasions in North America, and a rating system for priority research and control of exotic species based on economic, environmental and human health hazards in California. Student Assistant to Dr. E. Lee Fitzhugh, 1985-1987, UC Cooperative Extension, Department of Wildlife and Fisheries Biology, developing and implementing statewide mountain lion track count for long-term monitoring.

Fulbright Research Fellow, Indonesia, 1988. Tested use of new sampling methods for numerical monitoring of Sumatran tiger and six other species of endemic felids, and evaluated methods used by other researchers.

Projects

Repowering wind energy projects through careful siting of new wind turbines using map-based collision hazard models to minimize impacts to volant wildlife. Funded by wind companies (principally NextEra Renewable Energy, Inc.), California Energy Commission and East Bay Regional Park District, I have collaborated with a GIS analyst and managed a crew of five field biologists performing golden eagle behavior surveys and nocturnal surveys on bats and owls. The goal is to quantify flight patterns for development of predictive models to more carefully site new wind turbines in repowering projects. Focused behavior surveys began May 2012 and continue. Collision hazard models have been prepared for seven wind projects, three of which were built. Planning for additional repowering projects is underway.

Test avian safety of new mixer-ejector wind turbine (MEWT). Designed and implemented a before-after, control-impact experimental design to test the avian safety of a new, shrouded wind turbine developed by Ogin Inc. (formerly known as FloDesign Wind Turbine Corporation). Supported by a $718,000 grant from the California Energy Commission's Public Interest Energy Research program and a 20% match share contribution from Ogin, I managed a crew of seven field biologists who performed periodic fatality searches and behavior surveys, carcass detection trials, nocturnal behavior surveys using a thermal camera, and spatial analyses with the collaboration of a GIS analyst. Field work began 1 April 2012 and ended 30 March 2015 without Ogin installing its MEWTs, but we still achieved multiple important scientific advances.

Reduce avian mortality due to wind turbines at Altamont Pass. Studied wildlife impacts caused by 5,400 wind turbines at the world's most notorious wind resource area. Studied how impacts are perceived by monitoring and how they are affected by terrain, wind patterns, food resources, range management practices, wind turbine operations, seasonal patterns, population cycles, infrastructure management such as electric distribution, animal behavior and social interactions.

Reduce avian mortality on electric distribution poles. Directed research toward reducing bird electrocutions on electric distribution poles, 2000-2007. Oversaw 5 founds of fatality searches at 10,000 poles from Orange County to Glenn County, California, and produced two large reports.

Cook *et al*. v. Rockwell International *et al*., No. 90-K-181 (D. Colorado). Provided expert testimony on the role of burrowing animals in affecting the fate of buried and surface-deposited radioactive and hazardous chemical wastes at the Rocky Flats Plant, Colorado. Provided expert reports based on four site visits and an extensive document review of burrowing animals. Conducted transect surveys for evidence of burrowing animals and other wildlife on and around waste facilities. Discovered substantial intrusion of waste structures by burrowing animals. I testified in federal court in November 2005, and my clients were subsequently awarded a $553,000,000 judgment by a jury. After appeals the award was increased to two billion dollars.

Hanford Nuclear Reservation Litigation. Provided expert testimony on the role of burrowing animals in affecting the fate of buried radioactive wastes at the Hanford Nuclear Reservation, Washington. Provided three expert reports based on three site visits and extensive document review. Predicted and verified a certain population density of pocket gophers on buried waste structures, as well as incidence of radionuclide contamination in body tissue. Conducted transect surveys for evidence of burrowing animals and other wildlife on and around waste facilities. Discovered substantial intrusion of waste structures by burrowing animals.

Expert testimony and declarations on proposed residential and commercial developments, gas-fired power plants, wind, solar and geothermal projects, water transfers and water transfer delivery systems, endangered species recovery plans, Habitat Conservation Plans and Natural Communities Conservation Programs. Testified before multiple government agencies, Tribunals, Boards of Supervisors and City Councils, and participated with press conferences and depositions. Prepared expert witness reports and court declarations, which are summarized under Reports (below).

Protocol-level surveys for special-status species. Used California Department of Fish and Wildlife and US Fish and Wildlife Service protocols to search for California red-legged frog, California tiger salamander, arroyo southwestern toad, blunt-nosed leopard lizard, western pond turtle, giant kangaroo rat, San Joaquin kangaroo rat, San Joaquin kit fox, western burrowing owl, Swainson's hawk, Valley elderberry longhorn beetle and other special-status species.

Conservation of San Joaquin kangaroo rat. Performed research to identify factors responsible for the decline of this endangered species at Lemoore Naval Air Station, 2000-2013, and implemented habitat enhancements designed to reverse the trend and expand the population.

Impact of West Nile Virus on yellow-billed magpies. Funded by Sacramento-Yolo Mosquito and Vector Control District, 2005-2008, compared survey results pre- and post-West Nile Virus epidemic for multiple bird species in the Sacramento Valley, particularly on yellow-billed magpie and American crow due to susceptibility to WNV.

Workshops on HCPs. Assisted Dr. Michael Morrison with organizing and conducting a 2-day workshop on Habitat Conservation Plans, sponsored by Southern California Edison, and another 1-day workshop sponsored by PG&E. These Workshops were attended by academics, attorneys, and consultants with HCP experience. We guest-edited a Proceedings published in Environmental Management.

Mapping of biological resources along Highways 101, 46 and 41. Used GPS and GIS to delineate vegetation complexes and locations of special-status species along 26 miles of highway in San Luis Obispo County, 14 miles of highway and roadway in Monterey County, and in a large area north of Fresno, including within reclaimed gravel mining pits.

GPS mapping and monitoring at restoration sites and at Caltrans mitigation sites. Monitored the success of elderberry shrubs at one location, the success of willows at another location, and the response of wildlife to the succession of vegetation at both sites. Also used GPS to monitor the response of fossorial animals to yellow star-thistle eradication and natural grassland restoration efforts at Bear Valley in Colusa County and at the decommissioned Mather Air Force Base in Sacramento County.

Mercury effects on Red-legged Frog. Assisted Dr. Michael Morrison and US Fish and Wildlife Service in assessing the possible impacts of historical mercury mining on the federally listed California red-legged frog in Santa Clara County. Also measured habitat variables in streams.

Opposition to proposed No Surprises rule. Wrote a white paper and summary letter explaining scientific grounds for opposing the incidental take permit (ITP) rules providing ITP applicants and holders with general assurances they will be free of compliance with the Endangered Species Act once they adhere to the terms of a “properly functioning HCP.” Submitted 188 signatures of scientists and environmental professionals concerned about No Surprises rule US Fish and Wildlife Service, National Marine Fisheries Service, all US Senators.

Natomas Basin Habitat Conservation Plan alternative. Designed narrow channel marsh to increase the likelihood of survival and recovery in the wild of giant garter snake, Swainson’s hawk and Valley Elderberry Longhorn Beetle. The design included replication and interspersion of treatments for experimental testing of critical habitat elements. I provided a report to Northern Territories, Inc.

Assessments of agricultural production system and environmental technology transfer to China. Twice visited China and interviewed scientists, industrialists, agriculturalists, and the Directors of the Chinese Environmental Protection Agency and the Department of Agriculture to assess the need and possible pathways for environmental clean-up technologies and trade opportunities between the US and China.

Yolo County Habitat Conservation Plan. Conducted landscape ecology study of Yolo County to spatially prioritize allocation of mitigation efforts to improve ecosystem functionality within the County from the perspective of 29 special-status species of wildlife and plants. Used a hierarchically structured indicators approach to apply principles of landscape and ecosystem ecology, conservation biology, and local values in rating land units. Derived GIS maps to help guide the conservation area design, and then developed implementation strategies.

Mountain lion track count. Developed and conducted a carnivore monitoring program throughout California since 1985. Species counted include mountain lion, bobcat, black bear, coyote, red and gray fox, raccoon, striped skunk, badger, and black-tailed deer. Vegetation and land use are also monitored. Track survey transect was established on dusty, dirt roads within randomly selected quadrats.

Sumatran tiger and other felids. Upon award of Fulbright Research Fellowship, I designed and initiated track counts for seven species of wild cats in Sumatra, including Sumatran tiger, fishing cat, and golden cat. Spent four months on Sumatra and Java in 1988, and learned Bahasa Indonesia, the official Indonesian language.

Wildlife in agriculture. Beginning as post-graduate research, I studied pocket gophers and other wildlife in 40 alfalfa fields throughout the Sacramento Valley, and I surveyed for wildlife along a 200 mile road transect since 1989 with a hiatus of 1996-2004. The data are analyzed using GIS and methods from landscape ecology, and the results published and presented orally to farming groups in California and elsewhere. I also conducted the first study of wildlife in cover crops used on vineyards and orchards.

Agricultural energy use and Tulare County groundwater study. Developed and analyzed a data base of energy use in California agriculture, and collaborated on a landscape (GIS) study of groundwater contamination across Tulare County, California.

Pocket gopher damage in forest clear-cuts. Developed gopher sampling methods and tested various poison baits and baiting regimes in the largest-ever field study of pocket gopher management in forest plantations, involving 68 research plots in 55 clear-cuts among 6 National Forests in northern California.

Risk assessment of exotic species in North America. Developed empirical models of mammal and bird species invasions in North America, as well as a rating system for assigning priority research and control to exotic species in California, based on economic, environmental, and human health hazards.

Peer Reviewed Publications

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Smallwood, K. S., D. A. Bell, and S. Standish. 2020. Dogs detect larger wind energy impacts on bats and birds. Journal of Wildlife Management 84:852-864. DOI: 10.1002/jwmg.21863.

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Smallwood, K. S. 2013. Introduction: Wind-energy development and wildlife conservation.

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Smallwood, K. S. and B. Nakamoto. 2009. Impacts of West Nile Virus Epizootic on Yellow-Billed Magpie, American Crow, and other Birds in the Sacramento Valley, California. The Condor 111:247-254.

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Comments on Environmental Documents (Year; pages)

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- Replies on UCSF Comprehensive Parnassus Heights Plan EIR (2021; 13);
- 14 Charles Hill Circle Design Review (2021; 11);
- SDG Commerce 217 Warehouse IS, American Canyon (2021; 26);
- Mulqueeney Ranch Wind Repowering Project DSEIR (2021; 98);
- Clawiter Road Industrial Project IS/MND, Hayward (2021; 18);
- Garnet Energy Center Stipulations, New York (2020);
- Heritage Wind Energy Project, New York (2020: 71);
- Ameresco Keller Canyon RNG Project IS/MND, Martinez (2020; 11);

- Cambria Hotel Project Staff Report, Dublin (2020; 19);
- Central Pointe Mixed-Use Staff Report, Santa Ana (2020; 20);
- Oak Valley Town Center EIR Addendum, Calimesa (2020; 23);
- Coachillin Specific Plan MND Amendment, Desert Hot Springs (2020; 26);
- Stockton Avenue Hotel and Condominiums Project Tiering to EIR, San Jose (2020; 19);
- Cityline Sub-block 3 South Staff Report, Sunyvale (2020; 22);
- Station East Residential/Mixed Use EIR, Union City (2020; 21);
- Multi-Sport Complex & Southeast Industrial Annexation Suppl. EIR, Elk Grove (2020; 24);
- Sun Lakes Village North EIR Amendment 5, Banning, Riverside County (2020; 27);
- 2nd comments on 1296 Lawrence Station Road, Sunnyvale (2020; 4);
- 1296 Lawrence Station Road, Sunnyvale (2020; 16);
- Mesa Wind Project EA, Desert Hot Springs (2020; 31);
- 11th Street Development Project IS/MND, City of Upland (2020; 17);
- Vista Mar Project IS/MND, Pacifica (2020; 17);
- Emerson Creek Wind Project Application, Ohio (2020; 64);
- Replies on Wister Solar Energy Facility EIR, Imperial County (2020; 12);
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- Crimson Solar EIS/EIR, Mojave Desert (2020, 35) not submitted;
- Sakioka Farms EIR tiering, Oxnard (2020; 14);
- 3440 Wilshire Project IS/MND, Los Angeles (2020; 19);
- Replies on 2400 Barranca Office Development Project EIR, Irvine (2020; 8);
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- Replies on Heber 2 Geothermal Repower Project IS/MND, El Centro (2020; 4);
- 2nd comments on Heber 2 Geothermal Repower Project IS/MND, El Centro (2020; 8);
- Heber 2 Geothermal Repower Project IS/MND, El Centro (2020; 3);
- Lots 4-12 Oddstad Way Project IS/MND, Pacifica (2020; 16);
- Declaration on DDG Visalia Warehouse project (2020; 5);
- Terraces of Lafayette EIR Addendum (2020; 24);
- AMG Industrial Annex IS/MND, Los Banos (2020; 15);
- Replies to responses on Casmalia and Linden Warehouse (2020; 15);
- Clover Project MND, Petaluma (2020; 27);
- Ruby Street Apartments Project Env. Checklist, Hayward (2020; 20);
- Replies to responses on 3721 Mt. Diablo Boulevard Staff Report (2020; 5);
- 3721 Mt. Diablo Boulevard Staff Report (2020; 9);
- Steeno Warehouse IS/MND, Hesperia (2020; 19);
- UCSF Comprehensive Parnassus Heights Plan EIR (2020; 24);
- North Pointe Business Center MND, Fresno (2020; 14);
- Casmalia and Linden Warehouse IS, Fontana (2020; 15);
- Rubidoux Commerce Center Project IS/MND, Jurupa Valley (2020; 27);
- Haun and Holland Mixed Use Center MND, Menifee (2020; 23);
- First Industrial Logistics Center II, Moreno Valley IS/MND (2020; 23);
- GLP Store Warehouse Project Staff Report (2020; 15);
- Replies on Beale WAPA Interconnection Project EA & CEQA checklist (2020; 29);
- 2nd comments on Beale WAPA Interconnection Project EA & CEQA checklist (2020; 34);

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- Levine-Fricke Softball Field Improvement Addendum, UC Berkeley (2020; 16);
- Greenlaw Partners Warehouse and Distribution Center Staff Report, Palmdale (2020; 14);
- Humboldt Wind Energy Project DEIR (2019; 25);
- Sand Hill Supplemental EIR, Altamont Pass (2019; 17);
- 1700 Dell Avenue Office Project, Campbell (2019, 28);
- 1180 Main Street Office Project MND, Redwood City (2019; 19:
- Summit Ridge Wind Farm Request for Amendment 4, Oregon (2019; 46);
- Shafter Warehouse Staff Report (2019; 4);
- Park & Broadway Design Review, San Diego (2019; 19);
- Pinnacle Pacific Heights Design Review, San Diego (2019; 19);
- Pinnacle Park & C Design Review, San Diego (2019; 19);
- Preserve at Torrey Highlands EIR, San Diego (2019; 24);
- Santana West Project EIR Addendum, San Jose (2019; 18);
- The Ranch at Eastvale EIR Addendum, Riverside County (2020; 19);
- Hageman Warehouse IS/MND, Bakersfield (2019; 13);
- Oakley Logistics Center EIR, Antioch (2019; 22);
- 27 South First Street IS, San Jose (2019; 23);
- 2nd replies on Times Mirror Square Project EIR, Los Angeles (2020; 11);
- Replies on Times Mirror Square Project EIR, Los Angeles (2020; 13);
- Times Mirror Square Project EIR, Los Angeles (2019; 18);
- East Monte Vista & Aviator General Plan Amend EIR Addendum, Vacaville (2019; 22);
- Hillcrest LRDP EIR, La Jolla (2019; 36);
- 555 Portola Road CUP, Portola Valley (2019; 11);
- Johnson Drive Economic Development Zone SEIR, Pleasanton (2019; 27);
- 1750 Broadway Project CEQA Exemption, Oakland (2019; 19);
- Mor Furniture Project MND, Murietta Hot Springs (2019; 27);
- Harbor View Project EIR, Redwood City (2019; 26);
- Visalia Logistics Center (2019; 13);
- Cordelia Industrial Buildings MND (2019; 14);
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- Site visit to Desert Highway Farms IS/MND, Imperial County (2019; 9);
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- Olympic Holdings Inland Center Warehouse Project MND, Rancho Cucamonga (2019; 14);
- Replies to responses on Lawrence Equipment Industrial Warehouse, Banning (2019; 19);
- PARS Global Storage MND, Murietta (2019; 13);
- Slover Warehouse EIR Addendum, Fontana (2019; 16);
- Seefried Warehouse Project IS/MND, Lathrop (2019; 19)
- World Logistics Center Site Visit, Moreno Valley (2019; 19);
- Merced Landfill Gas-To-Energy Project IS/MND (2019; 12);
- West Village Expansion FEIR, UC Davis (2019; 11);
- Site visit, Doheny Ocean Desalination EIR, Dana Point (2019; 11);

- Replies to responses on Avalon West Valley Expansion EIR, San Jose (2019; 10);
- Avalon West Valley Expansion EIR, San Jose (2019; 22);
- Sunroad – Otay 50 EIR Addendum, San Diego (2019; 26);
- Del Rey Pointe Residential Project IS/MND, Los Angeles (2019; 34);
- 1 AMD Redevelopment EIR, Sunnyvale (2019; 22);
- Lawrence Equipment Industrial Warehouse IS/MND, Banning (2019; 14);
- SDG Commerce 330 Warehouse IS, American Canyon (2019; 21);
- PAMA Business Center IS/MND, Moreno Valley (2019; 23);
- Cupertino Village Hotel IS (2019; 24);
- Lake House IS/ND, Lodi (2019; 33);
- Campo Wind Project DEIS, San Diego County (DEIS, (2019; 14);
- Stirling Warehouse MND site visit, Victorville (2019; 7);
- Green Valley II Mixed-Use Project EIR, Fairfield (2019; 36);
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- Del Hombre Apartments EIR, Walnut Creek (2019; 23);
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- Site visit to Sunroad – Centrum 6 EIR Addendum, San Diego (2019; 9);
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- South Lake Solar IS, Fresno County (2018; 18);
- Galloo Island Wind Project Application, New York (not submitted) (2018; 44);
- Doheny Ocean Desalination EIR, Dana Point (2018; 15);
- Stirling Warehouse MND, Victorville (2018; 18);
- LDK Warehouse MND, Vacaville (2018; 30);
- Gateway Crossings FEIR, Santa Clara (2018; 23);
- South Hayward Development IS/MND (2018; 9);
- CBU Specific Plan Amendment, Riverside (2018; 27);
- 2nd replies to responses on Dove Hill Road Assisted Living Project MND (2018; 11);
- Replies to responses on Dove Hill Road Assisted Living Project MND (2018; 7);
- Dove Hill Road Assisted Living Project MND (2018; 12);
- Deer Ridge/Shadow Lakes Golf Course EIR, Brentwood (2018; 21);
- Pyramid Asphalt BLM Finding of No Significance, Imperial County (2018; 22);
- Amáre Apartments IS/MND, Martinez (2018; 15);
- Petaluma Hill Road Cannabis MND, Santa Rosa (2018; 21);
- 2nd comments on Zeiss Innovation Center IS/MND, Dublin (2018: 12);
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- Palo Verde Center IS/MND, Blythe (2018; 14);
- Logisticenter at Vacaville MND (2018; 24);
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- Merge 56 EIR, San Diego (2018; 15);
- Natomas Crossroads Quad B Office Project P18-014 EIR, Sacramento (2018; 12);
- 2900 Harbor Bay Parkway Staff Report, Alameda (2018; 30);
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- Fresno Industrial Rezone Amendment Application No. 3807 IS (2018; 10);
- Nova Business Park IS/MND, Napa (2018; 18);
- Updated Collision Risk Model Priors for Estimating Eagle Fatalities, USFWS (2018; 57);
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- Replies to responses on San Bernardino Logistics Center IS (2018; 12);
- San Bernardino Logistics Center IS (2018; 19);
- CUP2017-16, Costco IS/MND, Clovis (2018; 11);
- Desert Land Ventures Specific Plan EIR, Desert Hot Springs (2018; 18);
- Ventura Hilton IS/MND (2018; 30);
- North of California Street Master Plan Project IS, Mountain View (2018: 11);
- Tamarind Warehouse MND, Fontana (2018; 16);
- Lathrop Gateway Business Park EIR Addendum (2018; 23);
- Centerpointe Commerce Center IS, Moreno Valley (2019; 18);
- Amazon Warehouse Notice of Exemption, Bakersfield (2018; 13);
- CenterPoint Building 3 project Staff Report, Manteca (2018; 23);
- Cessna & Aviator Warehouse IS/MND, Vacaville (2018; 24);
- Napa Airport Corporate Center EIR, American Canyon (2018, 15);
- 800 Opal Warehouse Initial Study, Mentone, San Bernardino County (2018; 18);
- 2695 W. Winton Ave Industrial Project IS, Hayward (2018; 22);
- Trinity Cannabis Cultivation and Manufacturing Facility DEIR, Calexico (2018; 15);
- Shoe Palace Expansion IS/MND, Morgan Hill (2018; 21);
- Newark Warehouse at Morton Salt Plant Staff Report (2018; 15);
- Northlake Specific Plan FEIR “Peer Review”, Los Angeles County (2018; 9);
- Replies to responses on Northlake Specific Plan SEIR, Los Angeles County (2018; 13);
- Northlake Specific Plan SEIR, Los Angeles County (2017; 27);
- Bogle Wind Turbine DEIR, east Yolo County (2017; 48);
- Ferrante Apartments IS/MND, Los Angeles (2017; 14);
- The Villages of Lakeview EIR, Riverside (2017; 28);
- Data Needed for Assessing Trail Management Impacts on Northern Spotted Owl, Marin County (2017; 5);
- Notes on Proposed Study Options for Trail Impacts on Northern Spotted Owl (2017; 4);
- Pyramid Asphalt IS, Imperial County (Declaration) (2017; 5);
- San Gorgonio Crossings EIR, Riverside County (2017; 22);
- Replies to responses on Jupiter Project IS and MND, Apple Valley (2017; 12);
- Proposed World Logistics Center Mitigation Measures, Moreno Valley (2017, 2019; 12);
- MacArthur Transit Village Project Modified 2016 CEQA Analysis (2017; 12);
- PG&E Company Bay Area Operations and Maintenance HCP (2017; 45);
- Central SoMa Plan DEIR (2017; 14);
- Suggested mitigation for trail impacts on northern spotted owl, Marin County (2016; 5);
- Colony Commerce Center Specific Plan DEIR, Ontario (2016; 16);

- Fairway Trails Improvements MND, Marin County (2016; 13);
- Review of Avian-Solar Science Plan (2016; 28);
- Replies on Pyramid Asphalt IS, Imperial County (2016; 5);
- Pyramid Asphalt IS, Imperial County (2016; 4);
- Agua Mansa Distribution Warehouse Project Initial Study (2016; 14);
- Santa Anita Warehouse MND, Rancho Cucamonga (2016; 12);
- CapRock Distribution Center III DEIR, Rialto (2016: 12);
- Orange Show Logistics Center IS/MND, San Bernardino (2016; 9);
- City of Palmdale Oasis Medical Village Project IS/MND (2016; 7);
- Comments on proposed rule for incidental eagle take, USFWS (2016, 49);
- Replies on Grapevine Specific and Community Plan FEIR, Kern County (2016; 25);
- Grapevine Specific and Community Plan DEIR, Kern County (2016; 15);
- Clinton County Zoning Ordinance for Wind Turbine siting (2016);
- Hallmark at Shenandoah Warehouse Project Initial Study, San Bernardino (2016; 6);
- Tri-City Industrial Complex Initial Study, San Bernardino (2016; 5);
- Hidden Canyon Industrial Park Plot Plan 16-PP-02, Beaumont (2016; 12);
- Kimball Business Park DEIR (2016; 10);
- Jupiter Project IS and MND, Apple Valley, San Bernardino County (2016; 9);
- Revised Draft Giant Garter Snake Recovery Plan of 2015 (2016, 18);
- Palo Verde Mesa Solar Project EIR, Blythe (2016; 27);
- Reply on Fairview Wind Project Natural Heritage Assessment, Ontario, Canada (2016; 14);
- Fairview Wind Project Natural Heritage Assessment, Ontario, Canada (2016; 41);
- Reply on Amherst Island Wind Farm Natural Heritage Assessment, Ontario (2015, 38);
- Amherst Island Wind Farm Natural Heritage Assessment, Ontario (2015, 31);
- Second Reply on White Pines Wind Farm, Ontario (2015, 6);
- Reply on White Pines Wind Farm Natural Heritage Assessment, Ontario (2015, 10);
- White Pines Wind Farm Natural Heritage Assessment, Ontario (2015, 9);
- Proposed Section 24 Specific Plan Agua Caliente Band of Cahuilla Indians DEIS (2015, 9);
- Replies on 24 Specific Plan Agua Caliente Band of Cahuilla Indians FEIS (2015, 6);
- Willow Springs Solar Photovoltaic Project DEIR, Rosamond (2015; 28);
- Sierra Lakes Commerce Center Project DEIR, Fontana (2015, 9);
- Columbia Business Center MND, Riverside (2015; 8);
- West Valley Logistics Center Specific Plan DEIR, Fontana (2015, 10);
- Willow Springs Solar Photovoltaic Project DEIR (2015, 28);
- Alameda Creek Bridge Replacement Project DEIR (2015, 10);
- World Logistic Center Specific Plan FEIR, Moreno Valley (2015, 12);
- Elkhorn Valley Wind Power Project Impacts, Oregon (2015; 143);
- Bay Delta Conservation Plan EIR/EIS, Sacramento (2014, 21);
- Addison Wind Energy Project DEIR, Mojave (2014, 32);
- Replies on the Addison Wind Energy Project DEIR, Mojave (2014, 15);
- Addison and Rising Tree Wind Energy Project FEIR, Mojave (2014, 12);
- Palen Solar Electric Generating System FSA (CEC), Blythe (2014, 20);
- Rebuttal testimony on Palen Solar Energy Generating System (2014, 9);
- Seven Mile Hill and Glenrock/Rolling Hills impacts + Addendum, Wyoming (2014; 105);

- Rising Tree Wind Energy Project DEIR, Mojave (2014, 32);
- Replies on the Rising Tree Wind Energy Project DEIR, Mojave (2014, 15);
- Soitec Solar Development Project PEIR, Boulevard, San Diego County (2014, 18);
- Oakland Zoo expansion on Alameda whipsnake and California red-legged frog (2014; 3);
- Alta East Wind Energy Project FEIS, Tehachapi Pass (2013, 23);
- Blythe Solar Power Project Staff Assessment, California Energy Commission (2013, 16);
- Clearwater and Yakima Solar Projects DEIR, Kern County (2013, 9);
- West Antelope Solar Energy Project IS/MND, Antelope Valley (2013, 18);
- Cuyama Solar Project DEIR, Carrizo Plain (2014, 19);
- Desert Renewable Energy Conservation Plan (DRECP) EIR/EIS (2015, 49);
- Kingbird Solar Photovoltaic Project EIR, Kern County (2013, 19);
- Lucerne Valley Solar Project IS/MND, San Bernardino County (2013, 12);
- Tule Wind project FEIR/FEIS (Declaration) (2013; 31);
- Sunlight Partners LANDPRO Solar Project MND (2013; 11);
- Declaration in opposition to BLM fracking (2013; 5);
- Blythe Energy Project (solar) CEC Staff Assessment (2013;16);
- Rosamond Solar Project EIR Addendum, Kern County (2013; 13);
- Pioneer Green Solar Project EIR, Bakersfield (2013; 13);
- Replies on Soccer Center Solar Project MND (2013; 6);
- Soccer Center Solar Project MND, Lancaster (2013; 10);
- Plainview Solar Works MND, Lancaster (2013; 10);
- Alamo Solar Project MND, Mojave Desert (2013; 15);
- Replies on Imperial Valley Solar Company 2 Project (2013; 10);
- Imperial Valley Solar Company 2 Project (2013; 13);
- FRV Orion Solar Project DEIR, Kern County (PP12232) (2013; 9);
- Casa Diablo IV Geothermal Development Project (2013; 6);
- Reply on Casa Diablo IV Geothermal Development Project (2013; 8);
- Alta East Wind Project FEIS, Tehachapi Pass (2013; 23);
- Metropolitan Air Park DEIR, City of San Diego (2013;);
- Davidon Homes Tentative Subdivision Rezoning Project DEIR, Petaluma (2013; 9);
- Oakland Zoo Expansion Impacts on Alameda Whipsnake (2013; 10);
- Campo Verde Solar project FEIR, Imperial Valley (2013; 11pp);
- Neg Dec comments on Davis Sewer Trunk Rehabilitation (2013; 8);
- North Steens Transmission Line FEIS, Oregon (Declaration) (2012; 62);
- Summer Solar and Springtime Solar Projects Ism Lancaster (2012; 8);
- J&J Ranch, 24 Adobe Lane Environmental Review, Orinda (2012; 14);
- Replies on Hudson Ranch Power II Geothermal Project and Simbol Calipatria Plant II (2012; 8);
- Hudson Ranch Power II Geothermal Project and Simbol Calipatria Plant II (2012; 9);
- Desert Harvest Solar Project EIS, near Joshua Tree (2012; 15);
- Solar Gen 2 Array Project DEIR, El Centro (2012; 16);
- Ocotillo Sol Project EIS, Imperial Valley (2012; 4);
- Beacon Photovoltaic Project DEIR, Kern County (2012; 5);
- Butte Water District 2012 Water Transfer Program IS/MND (2012; 11);

- Mount Signal and Calexico Solar Farm Projects DEIR (2011; 16);
- City of Elk Grove Sphere of Influence EIR (2011; 28);
- Sutter Landing Park Solar Photovoltaic Project MND, Sacramento (2011; 9);
- Rabik/Gudath Project, 22611 Coleman Valley Road, Bodega Bay (CPN 10-0002) (2011; 4);
- Ivanpah Solar Electric Generating System (ISEGS) (Declaration) (2011; 9);
- Draft Eagle Conservation Plan Guidance, USFWS (2011; 13);
- Niles Canyon Safety Improvement Project EIR/EA (2011; 16);
- Route 84 Safety Improvement Project (Declaration) (2011; 7);
- Rebuttal on Whistling Ridge Wind Energy Power DEIS, Skamania County, (2010; 6);
- Whistling Ridge Wind Energy Power DEIS, Skamania County, Washington (2010; 41);
- Klickitat County's Decisions on Windy Flats West Wind Energy Project (2010; 17);
- St. John's Church Project DEIR, Orinda (2010; 14);
- Results Radio Zone File #2009-001 IS/MND, Conaway site, Davis (2010; 20);
- Rio del Oro Specific Plan Project FEIR, Rancho Cordova (2010;12);
- Results Radio Zone File #2009-001, Mace Blvd site, Davis (2009; 10);
- Answers to Questions on 33% RPS Implementation Analysis Preliminary Results Report (2009; 9);
- SEPA Determination of Non-significance regarding zoning adjustments for Skamania County, Washington (Second Declaration) (2008; 17);
- Draft 1A Summary Report to CAISO (2008; 10);
- Hilton Manor Project Categorical Exemption, County of Placer (2009; 9);
- Protest of CARE to Amendment to the Power Purchase and Sale Agreement for Procurement of Eligible Renewable Energy Resources Between Hatchet Ridge Wind LLC and PG&E (2009; 3);
- Tehachapi Renewable Transmission Project EIR/EIS (2009; 142);
- Delta Shores Project EIR, south Sacramento (2009; 11 + addendum 2);
- Declaration in Support of Care's Petition to Modify D.07-09-040 (2008; 3);
- The Public Utility Commission's Implementation Analysis December 16 Workshop for the Governor's Executive Order S-14-08 to implement a 33% Renewable Portfolio Standard by 2020 (2008; 9);
- The Public Utility Commission's Implementation Analysis Draft Work Plan for the Governor's Executive Order S-14-08 to implement a 33% Renewable Portfolio Standard by 2020 (2008; 11);
- Draft 1A Summary Report to California Independent System Operator for Planning Reserve Margins (PRM) Study (2008; 7.);
- SEPA Determination of Non-significance regarding zoning adjustments for Skamania County, Washington (Declaration) (2008; 16);
- Colusa Generating Station, California Energy Commission PSA (2007; 24);
- Rio del Oro Specific Plan Project Recirculated DEIR, Mather (2008: 66);
- Replies on Regional University Specific Plan EIR, Roseville (2008; 20);
- Regional University Specific Plan EIR, Roseville (2008: 33);
- Clark Precast, LLC's "Sugarland" project, ND, Woodland (2008: 15);
- Cape Wind Project DEIS, Nantucket (2008; 157);
- Yuba Highlands Specific Plan EIR, Spenceville, Yuba County (2006; 37);
- Replies to responses on North Table Mountain MND, Butte County (2006; 5);

- North Table Mountain MND, Butte County (2006; 15);
- Windy Point Wind Farm EIS (2006; 14 and Powerpoint slide replies);
- Shiloh I Wind Power Project EIR, Rio Vista (2005; 18);
- Buena Vista Wind Energy Project NOP, Byron (2004; 15);
- Callahan Estates Subdivision ND, Winters (2004; 11);
- Winters Highlands Subdivision IS/ND (2004; 9);
- Winters Highlands Subdivision IS/ND (2004; 13);
- Creekside Highlands Project, Tract 7270 ND (2004; 21);
- Petition to California Fish and Game Commission to list Burrowing Owl (2003; 10);
- Altamont Pass Wind Resource Area CUP renewals, Alameda County (2003; 41);
- UC Davis Long Range Development Plan: Neighborhood Master Plan (2003; 23);
- Anderson Marketplace Draft Environmental Impact Report (2003; 18);
- Negative Declaration of the proposed expansion of Temple B'nai Tikyah (2003; 6);
- Antonio Mountain Ranch Specific Plan Public Draft EIR (2002; 23);
- Replies on East Altamont Energy Center evidentiary hearing (2002; 9);
- Revised Draft Environmental Impact Report, The Promenade (2002; 7);
- Recirculated Initial Study for Calpine's proposed Pajaro Valley Energy Center (2002; 3);
- UC Merced -- Declaration (2002; 5);
- Replies on Atwood Ranch Unit III Subdivision FEIR (2003; 22);
- Atwood Ranch Unit III Subdivision EIR (2002; 19);
- California Energy Commission Staff Report on GWF Tracy Peaker Project (2002; 20);
- Silver Bend Apartments IS/MND, Placer County (2002; 13);
- UC Merced Long-range Development Plan DEIR and UC Merced Community Plan DEIR (2001; 26);
- Colusa County Power Plant IS, Maxwell (2001; 6);
- Dog Park at Catlin Park, Folsom, California (2001; 5);
- Calpine and Bechtel Corporations' Biological Resources Implementation and Monitoring Program (BRMIMP) for the Metcalf Energy Center (2000; 10);
- Metcalf Energy Center, California Energy Commission FSA (2000);
- US Fish and Wildlife Service Section 7 consultation with the California Energy Commission regarding Calpine and Bechtel Corporations' Metcalf Energy Center (2000; 4);
- California Energy Commission's Preliminary Staff Assessment of the proposed Metcalf Energy Center (2000: 11);
- Site-specific management plans for the Natomas Basin Conservancy's mitigation lands, prepared by Wildlands, Inc. (2000: 7);
- Affidavit of K. Shawn Smallwood in Spirit of the Sage Council, et al. (Plaintiffs) vs. Bruce Babbitt, Secretary, U.S. Department of the Interior, et al. (Defendants), Injuries caused by the No Surprises policy and final rule which codifies that policy (1999: 9).
- California Board of Forestry's proposed amended Forest Practices Rules (1999);
- Sunset Skyranch Airport Use Permit IS/MND (1999);
- Ballona West Bluffs Project Environmental Impact Report (1999; oral presentation);
- Draft Recovery Plan for Giant Garter Snake (Fed. Reg. 64(176): 49497-49498) (1999; 8);
- Draft Recovery Plan for Arroyo Southwestern Toad (1998);
- Pacific Lumber Co. (Headwaters) HCP & EIR, Fortuna (1998; 28);
- Natomas Basin HCP Permit Amendment, Sacramento (1998);

- San Diego Multi-Species Conservation Program FEIS/FEIR (1997; 10);

Comments on other Environmental Review Documents:

- Proposed Regulation for California Fish and Game Code Section 3503.5 (2015: 12);
- Statement of Overriding Considerations related to extending Altamont Winds, Inc.'s Conditional Use Permit PLN2014-00028 (2015; 8);
- Covell Village PEIR, Davis (2005; 19);
- Bureau of Land Management Wind Energy Programmatic EIS Scoping (2003; 7.);
- NEPA Environmental Analysis for Biosafety Level 4 National Biocontainment Laboratory (NBL) at UC Davis (2003: 7);
- Notice of Preparation of UC Merced Community and Area Plan EIR, on behalf of The Wildlife Society—Western Section (2001: 8.);
- Preliminary Draft Yolo County Habitat Conservation Plan (2001; 2 letters totaling 35.);
- Merced County General Plan Revision, notice of Negative Declaration (2001: 2.);
- Notice of Preparation of Campus Parkway EIR/EIS (2001: 7.);
- Draft Recovery Plan for the bighorn sheep in the Peninsular Range (*Ovis candensis*) (2000);
- Draft Recovery Plan for the California Red-legged Frog (*Rana aurora draytonii*), on behalf of The Wildlife Society—Western Section (2000: 10.);
- Sierra Nevada Forest Plan Amendment Draft Environmental Impact Statement, on behalf of The Wildlife Society—Western Section (2000: 7.);
- State Water Project Supplemental Water Purchase Program, Draft Program EIR (1997);
- Davis General Plan Update EIR (2000);
- Turn of the Century EIR (1999: 10);
- Proposed termination of Critical Habitat Designation under the Endangered Species Act (Fed. Reg. 64(113): 31871-31874) (1999);
- NOA Draft Addendum to the Final Handbook for Habitat Conservation Planning and Incidental Take Permitting Process, termed the HCP 5-Point Policy Plan (Fed. Reg. 64(45): 11485 - 11490) (1999; 2 + attachments);
- Covell Center Project EIR and EIR Supplement (1997).

Position Statements I prepared the following position statements for the Western Section of The Wildlife Society, and one for nearly 200 scientists:

- Recommended that the California Department of Fish and Game prioritize the extermination of the introduced southern water snake in northern California. The Wildlife Society--Western Section (2001);
- Recommended that The Wildlife Society—Western Section appoint or recommend members of the independent scientific review panel for the UC Merced environmental review process (2001);
- Opposed the siting of the University of California's 10th campus on a sensitive vernal pool/grassland complex east of Merced. The Wildlife Society--Western Section (2000);
- Opposed the legalization of ferret ownership in California. The Wildlife Society--Western Section (2000);
- Opposed the Proposed "No Surprises," "Safe Harbor," and "Candidate Conservation Agreement" rules, including permit-shield protection provisions (Fed. Reg. Vol. 62, No.

103, pp. 29091-29098 and No. 113, pp. 32189-32194). This statement was signed by 188 scientists and went to the responsible federal agencies, as well as to the U.S. Senate and House of Representatives.

Posters at Professional Meetings

Leyvas, E. and K. S. Smallwood. 2015. Rehabilitating injured animals to offset and rectify wind project impacts. Conference on Wind Energy and Wildlife Impacts, Berlin, Germany, 9-12 March 2015.

Smallwood, K. S., J. Mount, S. Standish, E. Leyvas, D. Bell, E. Walther, B. Karas. 2015. Integrated detection trials to improve the accuracy of fatality rate estimates at wind projects. Conference on Wind Energy and Wildlife Impacts, Berlin, Germany, 9-12 March 2015.

Smallwood, K. S. and C. G. Thelander. 2005. Lessons learned from five years of avian mortality research in the Altamont Pass WRA. AWEA conference, Denver, May 2005.

Neher, L., L. Wilder, J. Woo, L. Spiegel, D. Yen-Nakafugi, and K.S. Smallwood. 2005. Bird's eye view on California wind. AWEA conference, Denver, May 2005.

Smallwood, K. S., C. G. Thelander and L. Spiegel. 2003. Toward a predictive model of avian fatalities in the Altamont Pass Wind Resource Area. Windpower 2003 Conference and Convention, Austin, Texas.

Smallwood, K.S. and Eva Butler. 2002. Pocket Gopher Response to Yellow Star-thistle Eradication as part of Grassland Restoration at Decommissioned Mather Air Force Base, Sacramento County, California. White Mountain Research Station Open House, Barcroft Station.

Smallwood, K.S. and Michael L. Morrison. 2002. Fresno kangaroo rat (*Dipodomys nitratoides*) Conservation Research at Resources Management Area 5, Lemoore Naval Air Station. White Mountain Research Station Open House, Barcroft Station.

Smallwood, K.S. and E.L. Fitzhugh. 1989. Differentiating mountain lion and dog tracks. Third Mountain Lion Workshop, Prescott, AZ.

Smith, T. R. and K. S. Smallwood. 2000. Effects of study area size, location, season, and allometry on reported *Sorex* shrew densities. Annual Meeting of the Western Section of The Wildlife Society.

Presentations at Professional Meetings and Seminars

Dog detections of bat and bird fatalities at wind farms in the Altamont Pass Wind Resource Area. East Bay Regional Park District 2019 Stewardship Seminar, Oakland, California, 13 November 2019.

Repowering the Altamont Pass. Altamont Symposium, The Wildlife Society – Western Section, 5 February 2017.

Developing methods to reduce bird mortality in the Altamont Pass Wind Resource Area, 1999-

2007. Altamont Symposium, The Wildlife Society – Western Section, 5 February 2017.

Conservation and recovery of burrowing owls in Santa Clara Valley. Santa Clara Valley Habitat Agency, Newark, California, 3 February 2017.

Mitigation of Raptor Fatalities in the Altamont Pass Wind Resource Area. Raptor Research Foundation Meeting, Sacramento, California, 6 November 2015.

From burrows to behavior: Research and management for burrowing owls in a diverse landscape. California Burrowing Owl Consortium meeting, 24 October 2015, San Jose, California.

The Challenges of repowering. Keynote presentation at Conference on Wind Energy and Wildlife Impacts, Berlin, Germany, 10 March 2015.

Research Highlights Altamont Pass 2011-2015. Scientific Review Committee, Oakland, California, 8 July 2015.

Siting wind turbines to minimize raptor collisions: Altamont Pass Wind Resource Area. US Fish and Wildlife Service Golden Eagle Working Group, Sacramento, California, 8 January 2015.

Evaluation of nest boxes as a burrowing owl conservation strategy. Sacramento Chapter of the Western Section, The Wildlife Society. Sacramento, California, 26 August 2013.

Predicting collision hazard zones to guide repowering of the Altamont Pass. Conference on wind power and environmental impacts. Stockholm, Sweden, 5-7 February 2013.

Impacts of Wind Turbines on Wildlife. California Council for Wildlife Rehabilitators, Yosemite, California, 12 November 2012.

Impacts of Wind Turbines on Birds and Bats. Madrone Audubon Society, Santa Rosa, California, 20 February 2012.

Comparing Wind Turbine Impacts across North America. California Energy Commission Staff Workshop: Reducing the Impacts of Energy Infrastructure on Wildlife, 20 July 2011.

Siting Repowered Wind Turbines to Minimize Raptor Collisions. California Energy Commission Staff Workshop: Reducing the Impacts of Energy Infrastructure on Wildlife, 20 July 2011.

Siting Repowered Wind Turbines to Minimize Raptor Collisions. Alameda County Scientific Review Committee meeting, 17 February 2011

Comparing Wind Turbine Impacts across North America. Conference on Wind energy and Wildlife impacts, Trondheim, Norway, 3 May 2011.

Update on Wildlife Impacts in the Altamont Pass Wind Resource Area. Raptor Symposium, The Wildlife Society—Western Section, Riverside, California, February 2011.

Siting Repowered Wind Turbines to Minimize Raptor Collisions. Raptor Symposium, The Wildlife

Society - Western Section, Riverside, California, February 2011.

Wildlife mortality caused by wind turbine collisions. Ecological Society of America, Pittsburgh, Pennsylvania, 6 August 2010.

Map-based repowering and reorganization of a wind farm to minimize burrowing owl fatalities. California burrowing Owl Consortium Meeting, Livermore, California, 6 February 2010.

Environmental barriers to wind power. Getting Real About Renewables: Economic and Environmental Barriers to Biofuels and Wind Energy. A symposium sponsored by the Environmental & Energy Law & Policy Journal, University of Houston Law Center, Houston, 23 February 2007.

Lessons learned about bird collisions with wind turbines in the Altamont Pass and other US wind farms. Meeting with Japan Ministry of the Environment and Japan Ministry of the Economy, Wild Bird Society of Japan, and other NGOs Tokyo, Japan, 9 November 2006.

Lessons learned about bird collisions with wind turbines in the Altamont Pass and other US wind farms. Symposium on bird collisions with wind turbines. Wild Bird Society of Japan, Tokyo, Japan, 4 November 2006.

Responses of Fresno kangaroo rats to habitat improvements in an adaptive management framework. California Society for Ecological Restoration (SERCAL) 13th Annual Conference, UC Santa Barbara, 27 October 2006.

Fatality associations as the basis for predictive models of fatalities in the Altamont Pass Wind Resource Area. EEI/APLIC/PIER Workshop, 2006 Biologist Task Force and Avian Interaction with Electric Facilities Meeting, Pleasanton, California, 28 April 2006.

Burrowing owl burrows and wind turbine collisions in the Altamont Pass Wind Resource Area. The Wildlife Society - Western Section Annual Meeting, Sacramento, California, February 8, 2006.

Mitigation at wind farms. Workshop: Understanding and resolving bird and bat impacts. American Wind Energy Association and Audubon Society. Los Angeles, CA. January 10 and 11, 2006.

Incorporating data from the California Wildlife Habitat Relationships (CWHR) system into an impact assessment tool for birds near wind farms. Shawn Smallwood, Kevin Hunting, Marcus Yee, Linda Spiegel, Monica Parisi. Workshop: Understanding and resolving bird and bat impacts. American Wind Energy Association and Audubon Society. Los Angeles, CA. January 10 and 11, 2006.

Toward indicating threats to birds by California's new wind farms. California Energy Commission, Sacramento, May 26, 2005.

Avian collisions in the Altamont Pass. California Energy Commission, Sacramento, May 26, 2005.

Ecological solutions for avian collisions with wind turbines in the Altamont Pass Wind Resource Area. EPRI Environmental Sector Council, Monterey, California, February 17, 2005.

Ecological solutions for avian collisions with wind turbines in the Altamont Pass Wind Resource Area. The Wildlife Society—Western Section Annual Meeting, Sacramento, California, January 19, 2005.

Associations between avian fatalities and attributes of electric distribution poles in California. The Wildlife Society - Western Section Annual Meeting, Sacramento, California, January 19, 2005.

Minimizing avian mortality in the Altamont Pass Wind Resources Area. UC Davis Wind Energy Collaborative Forum, Palm Springs, California, December 14, 2004.

Selecting electric distribution poles for priority retrofitting to reduce raptor mortality. Raptor Research Foundation Meeting, Bakersfield, California, November 10, 2004.

Responses of Fresno kangaroo rats to habitat improvements in an adaptive management framework. Annual Meeting of the Society for Ecological Restoration, South Lake Tahoe, California, October 16, 2004.

Lessons learned from five years of avian mortality research at the Altamont Pass Wind Resources Area in California. The Wildlife Society Annual Meeting, Calgary, Canada, September 2004.

The ecology and impacts of power generation at Altamont Pass. Sacramento Petroleum Association, Sacramento, California, August 18, 2004.

Burrowing owl mortality in the Altamont Pass Wind Resource Area. California Burrowing Owl Consortium meeting, Hayward, California, February 7, 2004.

Burrowing owl mortality in the Altamont Pass Wind Resource Area. California Burrowing Owl Symposium, Sacramento, November 2, 2003.

Raptor Mortality at the Altamont Pass Wind Resource Area. National Wind Coordinating Committee, Washington, D.C., November 17, 2003.

Raptor Behavior at the Altamont Pass Wind Resource Area. Annual Meeting of the Raptor Research Foundation, Anchorage, Alaska, September, 2003.

Raptor Mortality at the Altamont Pass Wind Resource Area. Annual Meeting of the Raptor Research Foundation, Anchorage, Alaska, September, 2003.

California mountain lions. Ecological & Environmental Issues Seminar, Department of Biology, California State University, Sacramento, November, 2000.

Intra- and inter-turbine string comparison of fatalities to animal burrow densities at Altamont Pass. National Wind Coordinating Committee, Carmel, California, May, 2000.

Using a Geographic Positioning System (GPS) to map wildlife and habitat. Annual Meeting of the Western Section of The Wildlife Society, Riverside, CA, January, 2000.

Suggested standards for science applied to conservation issues. Annual Meeting of the Western Section of The Wildlife Society, Riverside, CA, January, 2000.

The indicators framework applied to ecological restoration in Yolo County, California. Society for Ecological Restoration, September 25, 1999.

Ecological restoration in the context of animal social units and their habitat areas. Society for Ecological Restoration, September 24, 1999.

Relating Indicators of Ecological Health and Integrity to Assess Risks to Sustainable Agriculture and Native Biota. International Conference on Ecosystem Health, August 16, 1999.

A crosswalk from the Endangered Species Act to the HCP Handbook and real HCPs. Southern California Edison, Co. and California Energy Commission, March 4-5, 1999.

Mountain lion track counts in California: Implications for Management. Ecological & Environmental Issues Seminar, Department of Biological Sciences, California State University, Sacramento, November 4, 1998.

“No Surprises” -- Lack of science in the HCP process. California Native Plant Society Annual Conservation Conference, The Presidio, San Francisco, September 7, 1997.

In Your Interest. A half hour weekly show aired on Channel 10 Television, Sacramento. In this episode, I served on a panel of experts discussing problems with the implementation of the Endangered Species Act. Aired August 31, 1997.

Spatial scaling of pocket gopher (*Geomyidae*) density. Southwestern Association of Naturalists 44th Meeting, Fayetteville, Arkansas, April 10, 1997.

Estimating prairie dog and pocket gopher burrow volume. Southwestern Association of Naturalists 44th Meeting, Fayetteville, Arkansas, April 10, 1997.

Ten years of mountain lion track survey. Fifth Mountain Lion Workshop, San Diego, February 27, 1996.

Study and interpretive design effects on mountain lion density estimates. Fifth Mountain Lion Workshop, San Diego, February 27, 1996.

Small animal control. Session moderator and speaker at the California Farm Conference, Sacramento, California, Feb. 28, 1995.

Small animal control. Ecological Farming Conference, Asylomar, California, Jan. 28, 1995.

Habitat associations of the Swainson’s Hawk in the Sacramento Valley’s agricultural landscape. 1994 Raptor Research Foundation Meeting, Flagstaff, Arizona.

Alfalfa as wildlife habitat. Seed Industry Conference, Woodland, California, May 4, 1994.

Habitats and vertebrate pests: impacts and management. Managing Farmland to Bring Back Game Birds and Wildlife to the Central Valley. Yolo County Resource Conservation District, U.C. Davis, February 19, 1994.

Management of gophers and alfalfa as wildlife habitat. Orland Alfalfa Production Meeting and Sacramento Valley Alfalfa Production Meeting, February 1 and 2, 1994.

Patterns of wildlife movement in a farming landscape. Wildlife and Fisheries Biology Seminar Series: Recent Advances in Wildlife, Fish, and Conservation Biology, U.C. Davis, Dec. 6, 1993.

Alfalfa as wildlife habitat. California Alfalfa Symposium, Fresno, California, Dec. 9, 1993.

Management of pocket gophers in Sacramento Valley alfalfa. California Alfalfa Symposium, Fresno, California, Dec. 8, 1993.

Association analysis of raptors in a farming landscape. Plenary speaker at Raptor Research Foundation Meeting, Charlotte, North Carolina, Nov. 6, 1993.

Landscape strategies for biological control and IPM. Plenary speaker, International Conference on Integrated Resource Management and Sustainable Agriculture, Beijing, China, Sept. 11, 1993.

Landscape Ecology Study of Pocket Gophers in Alfalfa. Alfalfa Field Day, U.C. Davis, July 1993.

Patterns of wildlife movement in a farming landscape. Spatial Data Analysis Colloquium, U.C. Davis, August 6, 1993.

Sound stewardship of wildlife. Veterinary Medicine Seminar: Ethics of Animal Use, U.C. Davis. May 1993.

Landscape ecology study of pocket gophers in alfalfa. Five County Grower's Meeting, Tracy, California. February 1993.

Turbulence and the community organizers: The role of invading species in ordering a turbulent system, and the factors for invasion success. Ecology Graduate Student Association Colloquium, U.C. Davis. May 1990.

Evaluation of exotic vertebrate pests. Fourteenth Vertebrate Pest Conference, Sacramento, California. March 1990.

Analytical methods for predicting success of mammal introductions to North America. The Western Section of the Wildlife Society, Hilo, Hawaii. February 1988.

A state-wide mountain lion track survey. Sacramento County Dept Parks and Recreation. April 1986.

The mountain lion in California. Davis Chapter of the Audubon Society. October 1985.

Ecology Graduate Student Seminars, U.C. Davis, 1985-1990: Social behavior of the mountain lion;

Mountain lion control; Political status of the mountain lion in California.

Other forms of Participation at Professional Meetings

- Scientific Committee, Conference on Wind energy and Wildlife impacts, Berlin, Germany, March 2015.
- Scientific Committee, Conference on Wind energy and Wildlife impacts, Stockholm, Sweden, February 2013.
- Workshop co-presenter at Birds & Wind Energy Specialist Group (BAWESG) Information sharing week, Bird specialist studies for proposed wind energy facilities in South Africa, Endangered Wildlife Trust, Darling, South Africa, 3-7 October 2011.
- Scientific Committee, Conference on Wind energy and Wildlife impacts, Trondheim, Norway, 2-5 May 2011.
- Chair of Animal Damage Management Session, The Wildlife Society, Annual Meeting, Reno, Nevada, September 26, 2001.
- Chair of Technical Session: Human communities and ecosystem health: Comparing perspectives and making connection. Managing for Ecosystem Health, International Congress on Ecosystem Health, Sacramento, CA August 15-20, 1999.
- Student Awards Committee, Annual Meeting of the Western Section of The Wildlife Society, Riverside, CA, January, 2000.
- Student Mentor, Annual Meeting of the Western Section of The Wildlife Society, Riverside, CA, January, 2000.

Printed Mass Media

Smallwood, K.S., D. Mooney, and M. McGuinness. 2003. We must stop the UCD biolab now. Op-Ed to the Davis Enterprise.

Smallwood, K.S. 2002. Spring Lake threatens Davis. Op-Ed to the Davis Enterprise.

Smallwood, K.S. Summer, 2001. Mitigation of habitation. The Flatlander, Davis, California.

Entrikan, R.K. and K.S. Smallwood. 2000. Measure O: Flawed law would lock in new taxes. Op-Ed to the Davis Enterprise.

Smallwood, K.S. 2000. Davis delegation lobbies Congress for Wildlife conservation. Op-Ed to the Davis Enterprise.

Smallwood, K.S. 1998. Davis Visions. The Flatlander, Davis, California.

Smallwood, K.S. 1997. Last grab for Yolo's land and water. The Flatlander, Davis, California.

Smallwood, K.S. 1997. The Yolo County HCP. Op-Ed to the Davis Enterprise.

Radio/Television

PBS News Hour,

FOX News, Energy in America: Dead Birds Unintended Consequence of Wind Power Development, August 2011.

KXJZ Capital Public Radio -- Insight (Host Jeffrey Callison). Mountain lion attacks (with guest Professor Richard Coss). 23 April 2009;

KXJZ Capital Public Radio -- Insight (Host Jeffrey Callison). Wind farm Rio Vista Renewable Power. 4 September 2008;

KQED QUEST Episode #111. Bird collisions with wind turbines. 2007;

KDVS Speaking in Tongues (host Ron Glick), Yolo County HCP: 1 hour. December 27, 2001;

KDVS Speaking in Tongues (host Ron Glick), Yolo County HCP: 1 hour. May 3, 2001;

KDVS Speaking in Tongues (host Ron Glick), Yolo County HCP: 1 hour. February 8, 2001;

KDVS Speaking in Tongues (host Ron Glick & Shawn Smallwood), California Energy Crisis: 1 hour. Jan. 25, 2001;

KDVS Speaking in Tongues (host Ron Glick), Headwaters Forest HCP: 1 hour. 1998;

Davis Cable Channel (host Gerald Heffernon), Burrowing owls in Davis: half hour. June, 2000;

Davis Cable Channel (hosted by Davis League of Women Voters), Measure O debate: 1 hour. October, 2000;

KXTV 10, In Your Interest, The Endangered Species Act: half hour. 1997.

Reviews of Journal Papers (Scientific journals for whom I've provided peer review)

Journal	**Journal**
American Naturalist	Journal of Animal Ecology
Journal of Wildlife Management	Western North American Naturalist
Auk	Journal of Raptor Research
Biological Conservation	National Renewable Energy Lab reports
Canadian Journal of Zoology	Oikos
Ecosystem Health	The Prairie Naturalist
Environmental Conservation	Restoration Ecology

Journal	Journal
Environmental Management	Southwestern Naturalist
Functional Ecology	The Wildlife Society--Western Section Trans.
Journal of Zoology (London)	Proc. Int. Congress on Managing for Ecosystem Health
Journal of Applied Ecology	Transactions in GIS
Ecology	Tropical Ecology
Wildlife Society Bulletin	Peer J
Biological Control	The Condor

Committees

- Scientific Review Committee, Alameda County, Altamont Pass Wind Resource Area
- Ph.D. Thesis Committee, Steve Anderson, University of California, Davis
- MS Thesis Committee, Marcus Yee, California State University, Sacramento

Other Professional Activities or Products

Testified in Federal Court in Denver during 2005 over the fate of radio-nuclides in the soil at Rocky Flats Plant after exposure to burrowing animals. My clients won a judgment of $553,000,000. I have also testified in many other cases of litigation under CEQA, NEPA, the Warren-Alquist Act, and other environmental laws. My clients won most of the cases for which I testified.

Testified before Environmental Review Tribunals in Ontario, Canada regarding proposed White Pines, Amherst Island, and Fairview Wind Energy projects.

Testified in Skamania County Hearing in 2009 on the potential impacts of zoning the County for development of wind farms and hazardous waste facilities.

Testified in deposition in 2007 in the case of O'Dell et al. vs. FPL Energy in Houston, Texas.

Testified in Klickitat County Hearing in 2006 on the potential impacts of the Windy Point Wind Farm.

Memberships in Professional Societies

The Wildlife Society
Raptor Research Foundation

Honors and Awards

Fulbright Research Fellowship to Indonesia, 1987
J.G. Boswell Full Academic Scholarship, 1981 college of choice
Certificate of Appreciation, The Wildlife Society—Western Section, 2000, 2001
Northern California Athletic Association Most Valuable Cross Country Runner, 1984
American Legion Award, Corcoran High School, 1981, and John Muir Junior High, 1977
CIF Section Champion, Cross Country in 1978
CIF Section Champion, Track & Field 2 mile run in 1981
National Junior Record, 20 kilometer run, 1982
National Age Group Record, 1500 meter run, 1978

Community Activities

District 64 Little League Umpire, 2003-2007
Dixon Little League Umpire, 2006-07
Davis Little League Chief Umpire and Board member, 2004-2005
Davis Little League Safety Officer, 2004-2005
Davis Little League Certified Umpire, 2002-2004
Davis Little League Scorekeeper, 2002
Davis Visioning Group member
Petitioner for Writ of Mandate under the California Environmental Quality Act against City of Woodland decision to approve the Spring Lake Specific Plan, 2002
Served on campaign committees for City Council candidates

Representative Clients/Funders

Law Offices of Stephan C. Volker	EDF Renewables
Blum Collins, LLP	National Renewable Energy Lab
Eric K. Gillespie Professional Corporation	Altamont Winds LLC
Law Offices of Berger & Montague	Salka Energy
Lozeau | Drury LLP	Comstocks Business (magazine)
Law Offices of Roy Haber	BioResource Consultants
Law Offices of Edward MacDonald	Tierra Data
Law Office of John Gabrielli	Black and Veatch
Law Office of Bill Kopper	Terry Preston, Wildlife Ecology Research Center
Law Office of Donald B. Mooney	EcoStat, Inc.
Law Office of Veneruso & Moncharsh	US Navy
Law Office of Steven Thompson	US Department of Agriculture
Law Office of Brian Gaffney	US Forest Service
California Wildlife Federation	US Fish & Wildlife Service
Defenders of Wildlife	US Department of Justice
Sierra Club	California Energy Commission
National Endangered Species Network	California Office of the Attorney General
Spirit of the Sage Council	California Department of Fish & Wildlife
The Humane Society	California Department of Transportation
Hagens Berman LLP	California Department of Forestry
Environmental Protection Information Center	California Department of Food & Agriculture
Goldberg, Kamin & Garvin, Attorneys at Law	Ventura County Counsel
Californians for Renewable Energy (CARE)	County of Yolo
Seatuck Environmental Association	Tahoe Regional Planning Agency
Friends of the Columbia Gorge, Inc.	Sustainable Agriculture Research & Education Program
Save Our Scenic Area	Sacramento-Yolo Mosquito and Vector Control District
Alliance to Protect Nantucket Sound	East Bay Regional Park District
Friends of the Swainson's Hawk	County of Alameda
Alameda Creek Alliance	Don & LaNelle Silverstien
Center for Biological Diversity	Seventh Day Adventist Church
California Native Plant Society	Escuela de la Raza Unida
Endangered Wildlife Trust	Susan Pelican and Howard Beeman
and BirdLife South Africa	Residents Against Inconsistent Development, Inc.
AquAlliance	Bob Sarvey
Oregon Natural Desert Association	Mike Boyd
Save Our Sound	Hillcroft Neighborhood Fund
G3 Energy and Pattern Energy	Joint Labor Management Committee, Retail Food Industry
Emerald Farms	Lisa Rocca
Pacific Gas & Electric Co.	Kevin Jackson
Southern California Edison Co.	Dawn Stover and Jay Letto
Georgia-Pacific Timber Co.	Nancy Havassy
Northern Territories Inc.	Catherine Portman (for Brenda Cedarblade)
David Magney Environmental Consulting	Ventus Environmental Solutions, Inc.
Wildlife History Foundation	Panorama Environmental, Inc.
NextEra Energy Resources, LLC	Adams Broadwell Professional Corporation
Ogin, Inc.	

Representative special-status species experience

Common name	Species name	Description
Field experience		
California red-legged frog	*Rana aurora draytonii*	Protocol searches; Many detections
Foothill yellow-legged frog	*Rana boylii*	Presence surveys; Many detections
Western spadefoot	*Spea hammondii*	Presence surveys; Few detections
California tiger salamander	*Ambystoma californiense*	Protocol searches; Many detections
Coast range newt	*Taricha torosa torosa*	Searches and multiple detections
Blunt-nosed leopard lizard	*Gambelia sila*	Detected in San Luis Obispo County
California horned lizard	*Phrynosoma coronatum frontale*	Searches; Many detections
Western pond turtle	*Clemmys marmorata*	Searches; Many detections
San Joaquin kit fox	*Vulpes macrotis mutica*	Protocol searches; detections
Sumatran tiger	*Panthera tigris*	Track surveys in Sumatra
Mountain lion	*Puma concolor californicus*	Research and publications
Point Arena mountain beaver	*Aplodontia rufa nigra*	Remote camera operation
Giant kangaroo rat	*Dipodomys ingens*	Detected in Cholame Valley
San Joaquin kangaroo rat	*Dipodomys nitratoides*	Monitoring & habitat restoration
Monterey dusky-footed woodrat	*Neotoma fuscipes luciana*	Non-target captures and mapping of dens
Salt marsh harvest mouse	*Reithrodontomys raviventris*	Habitat assessment, monitoring
Salinas harvest mouse	*Reithrodontomys megalotus distichlus*	Captures; habitat assessment
Bats		Thermal imaging surveys
California clapper rail	*Rallus longirostris*	Surveys and detections
Golden eagle	*Aquila chrysaetos*	Numerical & behavioral surveys
Swainson's hawk	*Buteo swainsoni*	Numerical & behavioral surveys
Northern harrier	*Circus cyaeneus*	Numerical & behavioral surveys
White-tailed kite	*Elanus leucurus*	Numerical & behavioral surveys
Loggerhead shrike	*Lanius ludovicianus*	Large area surveys
Least Bell's vireo	*Vireo bellii pusillus*	Detected in Monterey County
Willow flycatcher	*Empidonax traillii extimus*	Research at Sierra Nevada breeding sites
Burrowing owl	*Athene cunicularia hypugia*	Numerical & behavioral surveys
Valley elderberry longhorn beetle	*Desmocerus californicus dimorphus*	Monitored success of relocation and habitat restoration
Analytical		
Arroyo southwestern toad	*Bufo microscaphus californicus*	Research and report.
Giant garter snake	*Thamnophis gigas*	Research and publication
Northern goshawk	*Accipiter gentilis*	Research and publication
Northern spotted owl	*Strix occidentalis*	Research and reports
Alameda whipsnake	*Masticophis lateralis euryxanthus*	Expert testimony

ATTACHMENT D

Revised Biological Resources Assessment

Biological Resources Assessment for the Easton Research Park West Project

Sacramento County, California

Prepared For:

Easton Development Company, LLC

Prepared By:

October 29, 2021

CONTENTS

1.0 INTRODUCTION 1
2.0 STUDY AREA 1
2.1 Project Location 1
2.2 Project Description 1
2.3 Purpose of this Biological Resources Assessment 2
3.0 REGULATORY SETTING 4
3.1 Federal Regulations 4
3.1.1 Endangered Species Act 4
3.1.2 Migratory Bird Treaty Act 5
3.1.3 Bald and Golden Eagle Protection Act 5
3.1.4 Clean Water Act 6
3.2 State and Local Regulations 6
3.2.1 California Endangered Species Act 6
3.2.2 Fully Protected Species 6
3.2.3 Native Plant Protection Act 7
3.2.4 California Fish and Game Code Special Protections for Birds 7
3.2.5 Lake or Streambed Alteration Agreements 7
3.2.6 Porter-Cologne Water Quality Act 8
3.2.7 California Environmental Quality Act 8
3.2.8 Sacramento County General Plan 11
3.2.9 Sacramento County Swainson's Hawk Ordinance 11
3.2.10 Sacramento County Tree Preservation Ordinance 11
3.2.11 Rancho Cordova Tree Ordinance (Preservation and Protection of Private Trees) 11
4.0 METHODS 12
4.1 Literature Review 12
4.2 Field Surveys Conducted 13
5.0 RESULTS 13
5.1 Site Characteristics and Land Use 13
5.2 Vegetation Communities 14
5.2.1 Annual Grassland 14
5.3 Soils 14
5.4 Potential Aquatic Resources 14
5.4.1 Wetlands 14
5.4.2 Other Waters 17

5.5 Wildlife 17
5.6 Evaluation of Special-Status Species 17
5.6.1 Invertebrates 33
5.6.2 Amphibians 35
5.6.3 Birds 37
5.6.4 Mammals 39
5.7 Wildlife Movement/Corridors 40
5.8 Oak Trees 40
5.9 Critical Habitat 40
6.0 RECOMMENDATIONS 40
6.1 Aquatic Resources 40
6.2 Special-Status Species 41
6.2.1 Workers Awareness Training 41
6.2.2 Invertebrates 41
6.2.3 Amphibians 42
6.2.4 Birds (including nesting raptors) 43
6.2.5 Mammals 44
6.3 Sacramento County/Rancho Cordova Tree Preservation Ordinances 44
7.0 REFERENCES 45

LIST OF TABLES

Table 1. Special-Status Species Evaluated for the Study Area 18

LIST OF FIGURES

Figure 1. Project Location and Vicinity 3
Figure 2. Natural Resources Conservation Service Soil Types 15
Figure 3. Aquatic Resources Delineation 16
Figure 4. Valley Elderberry Longhorn Beetle Habitat 36

LIST OF ATTACHMENTS

Attachment A – Results of Database Queries
Attachment B – Representative Photographs
Attachment C – Arborist Report

LIST OF ACRONYMS AND ABBREVIATIONS

ARD	Aquatic Resources Delineation
BA	Biological Assessment
BCC	Birds of conservation concern
BO	Biological Opinion
BRA	Biological Resources Assessment
BUOW	Burrowing owl
CBOC	California Burrowing Owl Consortium
CDFG	California Department of Fish and Game
CDFW	California Department of Fish and Wildlife
CEQA	California Environmental Quality Act
CFDW	California Department of Fish and Wildlife
CFR	Code of Federal Regulations
CNDDB	California Natural Diversity Database
CNPS	California Native Plant Society
CRPR	California Rare Plant Rank
CWA	Clean Water Act
DPS	Distinct Population Segment
ESA	Endangered Species Act
HCP	Habitat Conservation Plan
MBTA	Migratory Bird Treaty Act
NCCP	Natural Community Conservation Plan
NMFS	National Marine Fisheries Service
NPDES	National Pollutant Discharge Elimination System
NPPA	Native Plant Protection Act
NRCS	Natural Resources Conservation Service
Project	Easton Research Park West Project
RWQCB	Regional Water Quality Control Board
SSC	Species of special concern
TRBL	Tricolored blackbird
USACE	U.S. Army Corps of Engineers
USC	U.S. Code
USFWS	U.S. Fish and Wildlife Service
USGS	U.S. Geological Survey
VELB	Valley elderberry longhorn beetle
WBWG	Western Bat Working Group

1.0 INTRODUCTION

On behalf of Easton Development Company, LLC, ECORP Consulting, Inc. conducted a biological resources assessment (BRA) for the approximately 151.02~~143.67~~-acre Easton Research Park West Project (Project) located in Sacramento County, California. The purpose of the BRA was to collect information on the biological resources present or with the potential to occur in the Project Area, assess potential biological impacts related to Project activities, and identify potential mitigation measures to inform and support the Project's California Environmental Quality Act (CEQA) documentation for biological resources.

2.0 STUDY AREA

2.1 Project Location

The Project Study Area (Study Area) is located south of Highway 50, west of Nimbus Road, and north of Florida Road in the city of Rancho Cordova in Sacramento County, California (Figure 1). The Project site corresponds to parts of the unsectioned portion of the Rio de Los Americanos Landgrant (Mount Diablo Base and Meridian) of the "Buffalo Creek, California" and "Folsom", California" 7.5-minute quadrangles (U.S. Geological Survey [USGS] 1967a and b; photo-revised 1980, respectively) (Figure 1). The approximate center of the site is located at 38.625411º and -121.217331º within the Lower American Watershed (Hydrologic Unit Code #18020111, Natural Resources Conservation Service [NRCS], et al. 2016).

The Study Area is part of the Aerojet campus. A portion of the Study Area overlaps with a separate project (referred to as the "Glenborough Project") that is fully permitted (SPK-2004-00515) and portions of which are permitted and mitigated. The area that overlaps with the Glenborough Project will be developed as part of this Project. Since the Glenborough Project is fully permitted, the portion of the Study Area that overlaps with the Glenborough Project is not analyzed further in this document. However, resources within the entire Study Area, including the Glenborough Project overlap, are shown on maps for full transparency.

2.2 Project Description

The objective of the Project is to subdivide existing lots for future development of an industrial warehouse campus. The Project is scheduled to begin in 2022 and will be phased over a 20-year ultimate buildout scenario, with construction impact analysis assuming two buildings and associated utilities, stormwater detention basins, parking lots, and access roads will be constructed in each phase.

The Project consists of the following components:

- Grading of the Project Area, including tree and vegetation removal;
- Demolition of existing buildings, structures, foundations, and pavement and disposal of demolition debris off-site;
- Construction of eight warehouse buildings (totaling 1,486,000 square feet);

- Construction of associated stormwater detention basins, parking lots, and interior private streets; and
- Construction and reconfiguration of overhead and underground utilities to serve the Project, including off-site construction of underground utilities (sanitary sewer, stormwater basin outfall ditches, and potable water pipeline).

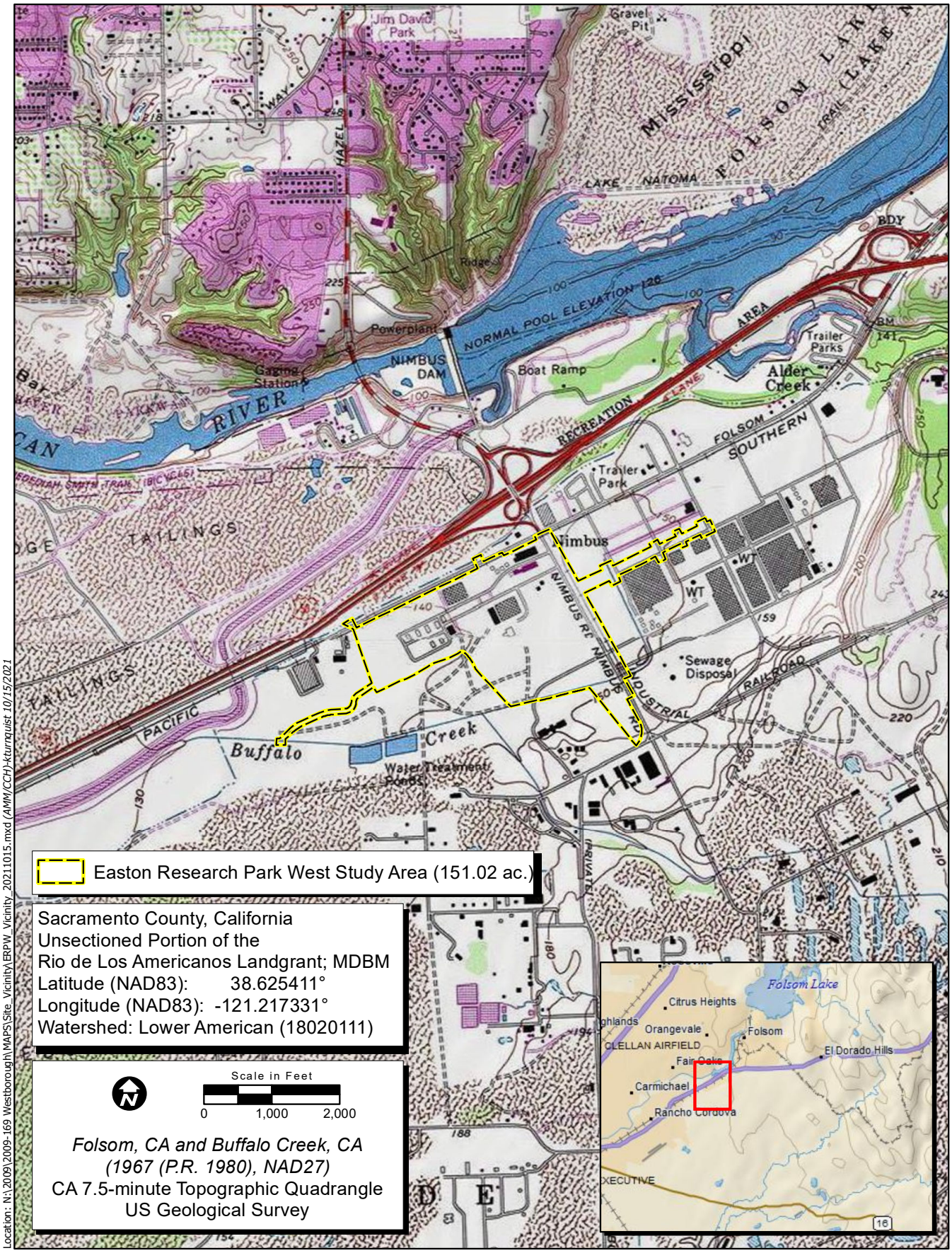
2.3 Purpose of this Biological Resources Assessment

The purpose of this BRA is to assess the potential for occurrence of special-status plant and animal species and their habitats and sensitive habitats such as wetlands and riparian communities within the Study Area. This assessment includes information generated from the reconnaissance-level site assessment and does not include determinate field surveys for most special-status species, except where discussed in more detail in this BRA.

This assessment includes a preliminary analysis of impacts on biological resources anticipated to result from the Project as presently defined. The mitigation recommendations presented in this assessment are based on a preliminary impact analysis, a review of existing literature, and the results of the site reconnaissance survey and other field surveys conducted.

For the purposes of this assessment, special-status species are defined as plants or animals that:

- are listed, proposed for listing, or candidates for future listing as threatened or endangered under the federal Endangered Species Act (ESA);
- are listed or candidates for future listing as threatened or endangered under the California ESA;
- meet the definitions of endangered or rare under § 15380 of the CEQA Guidelines;
- are identified as a species of special concern (SSC) by the California Department of Fish and Wildlife (CDFW);
- are birds identified as birds of conservation concern (BCC) by the U.S. Fish and Wildlife Service (USFWS);
- are considered by the California Native Plant Society (CNPS) to be "rare, threatened, or endangered in California", "plants about which more information is needed", or "plants of limited distribution – a watch list" (i.e., species with a California Rare Plant Rank [CRPR] of 1B, 2, 3, or 4);
- are plants listed as rare under the California Native Plant Protection Act (NPPA) (California Fish and Game Code, § 1900 et seq.); or
- are fully protected in California in accordance with the California Fish and Game Code, §§ 3511 (birds), 4700 (mammals), 5050 (amphibians and reptiles), and 5515 (fishes).



Location: N:\2009\2009-169 Westborough\MAPS\Site_Vicinity\ERPW_Vicinity_20211015.mxd (AMM/CCH)-kturnquist 10/15/2021

Map Date: 10/15/2021

iService Layer Credits: Copyright:© 2013 National Geographic Society, i-cubed
Copyright:(c) 2018 Garmin

ECORP Consulting, Inc.
ENVIRONMENTAL CONSULTANTS

Figure 1. Project Location and Vicinity

2018-012 Easton Research Park West

3.0 REGULATORY SETTING

3.1 Federal Regulations

3.1.1 Endangered Species Act

The ESA protects plants and animals that are listed as endangered or threatened by USFWS and the National Marine Fisheries Service (NMFS). Section 9 of ESA prohibits, without authorization, the taking of listed wildlife, where take is defined as "harass, harm, pursue, hunt, shoot, wound, kill, trap, capture, collect, or attempt to engage in such conduct" [50 Code of Federal Regulations (CFR) 17.3]. For plants, this statute governs removing, possessing, maliciously damaging, or destroying any listed plant under federal jurisdiction and removing, cutting, digging up, damaging, or destroying any listed plant in any other area in knowing violation of state law [16 U.S. Code (USC) 1538].

Under Section 7 of ESA, federal agencies are required to consult with USFWS and/or NMFS if their actions, including permit approvals and funding, could adversely affect a listed (or proposed) species (including plants) or its critical habitat. Through consultation and the issuance of a biological opinion (BO), USFWS and NMFS may issue an incidental take statement allowing take of the species that is incidental to an otherwise authorized activity provided the activity will not jeopardize the continued existence of the species. Section 10 of ESA provides for the issuance of incidental take permits where no other federal actions are necessary provided a habitat conservation plan is developed.

3.1.1.1 Section 7 Consultation

Section 7 of ESA mandates that all federal agencies consult with USFWS and/or NMFS to ensure that federal agencies' actions do not jeopardize the continued existence of a listed species or adversely modify critical habitat for listed species. If direct and/or indirect effects will occur to critical habitat that appreciably diminish the value of critical habitat for both the survival and recovery of a species, the adverse modifications will require formal consultation with USFWS or NMFS. If adverse effects are likely, the federal lead agency must prepare a biological assessment (BA) for the purpose of analyzing the potential effects of the proposed project on listed species and critical habitat to establish and justify an "effect determination." Often a third-party, non-federal applicant drafts the BA for the lead federal agencies. The USFWS/NMFS reviews the BA; if it concludes that the project may adversely affect a listed species or its habitat, it prepares a BO. The BO may recommend "reasonable and prudent alternatives" to the project to avoid jeopardizing or adversely modifying habitat.

3.1.1.2 Critical Habitat

Critical Habitat is defined in Section 3 of ESA as:

1. the specific areas within the geographical area occupied by a species, at the time it is listed in accordance with the ESA, on which are found those physical or biological features essential to the conservation of the species and that may require special management considerations or protection; and

2. specific areas outside the geographical area occupied by a species at the time it is listed, upon a determination that such areas are essential for the conservation of the species.

For inclusion in a Critical Habitat designation, habitat within the geographical area occupied by the species at the time it was listed must first have features essential to the conservation of the species (16 USC 1533). Critical Habitat designations identify, to the extent known and using the best scientific data available, habitat areas that provide essential life cycle needs of the species (areas on which are found the primary constituent elements). Primary constituent elements are the physical and biological features that are essential to the conservation of the species and that may require special management considerations or protection. These include but are not limited to the following:

1. Space for individual and population growth and for normal behavior
2. Food, water, air, light, minerals, or other nutritional or physiological requirements
3. Cover or shelter
4. Sites for breeding, reproduction, or rearing (or development) of offspring
5. Habitats that are protected from disturbance or are representative of the historic, geographical, and ecological distributions of a species

3.1.2 Migratory Bird Treaty Act

The Migratory Bird Treaty Act (MBTA) implements international treaties between the United States and other nations devised to protect migratory birds, any of their parts, eggs, and nests from activities such as hunting, pursuing, capturing, killing, selling, and shipping, unless expressly authorized in the regulations or by permit. As authorized under the MBTA, USFWS issues permits to qualified applicants for the following types of activities: falconry, raptor propagation, scientific collecting, special purposes (rehabilitation, education, migratory game bird propagation, and salvage), take of depredating birds, taxidermy, and waterfowl sale and disposal. The regulations governing migratory bird permits can be found in 50 CFR part 13 General Permit Procedures and 50 CFR part 21 Migratory Bird Permits. The State of California has incorporated the protection of non-game birds in § 3800, migratory birds in § 3513, and birds of prey in § 3503.5 of the California Fish and Game Code.

3.1.3 Bald and Golden Eagle Protection Act

The Bald and Golden Eagle Protection Act of 1940 (as amended) provides for the protection of bald eagle and golden eagle by prohibiting the take, possession, sale, purchase, barter, offer to sell, purchase or barter, transport, export or import, of any bald or golden eagle, alive or dead, including any part, nest, or egg, unless allowed by permit [16 USC 668(a); 50 CFR 22]. USFWS may authorize take of bald eagles and golden eagles for activities where the take is associated with, but not the purpose of, the activity and cannot practicably be avoided (50 CFR 22.26).

3.1.4 Clean Water Act

The purpose of the federal Clean Water Act (CWA) is to "…restore and maintain the chemical, physical, and biological integrity of the nation's waters." Section 404 of the CWA prohibits the discharge of dredged or fill material into Waters of the U.S. without a permit from the U.S. Army Corps of Engineers (USACE). "Discharges of fill material" is defined as the addition of fill material into Waters of the U.S., including, but not limited to the following: placement of fill that is necessary for the construction of any structure, or impoundment requiring rock, sand, dirt, or other material for its construction; site-development fills for recreational, industrial, commercial, residential, and other uses; causeways or road fills; and fill for intake and outfall pipes, and subaqueous utility lines [33 CFR § 328.2(f)]. In addition, Section 401 of the CWA (33 USC 1341) requires any applicant for a federal license or permit to conduct any activity that may result in a discharge of a pollutant into Waters of the U.S. to obtain a certification that the discharge will comply with the applicable effluent limitations and water quality standards.

Substantial impacts to Waters of the U.S. (more than 0.5 acre of impact) may require an individual permit. Projects that only minimally affect Waters of the U.S. (less than 0.5 acre of impact) may meet the conditions of one of the existing Nationwide Permits. A Water Quality Certification or waiver pursuant to Section 401 of the CWA is required for Section 404 permit actions; this certification or waiver is issued by the Regional Water Quality Control Board (RWQCB).

3.2 State and Local Regulations

3.2.1 California Endangered Species Act

The California ESA (California Fish and Game Code §§ 2050-2116) protects species of fish, wildlife, and plants listed by the state as endangered or threatened. Species identified as candidates for listing may also receive protection. Section 2080 of the California ESA prohibits the taking, possession, purchase, sale, and import or export of endangered, threatened, or candidate species, unless otherwise authorized by permit. Take is defined in Section 86 of the California Fish and Game Code as "hunt, pursue, catch, capture, or kill, or attempt to hunt, pursue, catch, capture, or kill." The California ESA allows for take incidental to otherwise lawful projects under permits issued by CDFW.

3.2.2 Fully Protected Species

The State of California first began to designate species as "fully protected" prior to the creation of the federal and the California ESAs. Lists of fully protected species were initially developed to provide protection to those animals that were rare or faced possible extinction and included fish, amphibians and reptiles, birds, and mammals. Most fully protected species have since been listed as threatened or endangered under the federal and/or California ESAs. Fully protected species are identified in the California Fish and Game Code § 4700 for mammals, § 3511 for birds, § 5050 for reptiles and amphibians, and § 5515 for fish.

These sections of the California Fish and Game Code provide that fully protected species may not be taken or possessed at any time, including prohibition of CDFW from issuing incidental take permits for fully protected species under the California ESA. CDFW will issue licenses or permits for take of these

species for necessary scientific research or live capture and relocation pursuant to the permit and may allow incidental take for lawful activities carried out under an approved Natural Community Conservation Plan within which such species are covered.

3.2.3 Native Plant Protection Act

The NPPA of 1977 (California Fish and Game Code §§ 1900-1913) was established with the intent to "preserve, protect and enhance rare and endangered plants in this state." The NPPA is administered by CDFW. The Fish and Game Commission has the authority to designate native plants as "endangered" or "rare". The NPPA prohibits the take of plants listed under the NPPA, but the NPPA contains a number of exemptions to this prohibition that have not been clarified by regulation or judicial rule. In 1984, the California ESA brought under its protection all plants previously listed as endangered under NPPA. Plants listed as rare under NPPA are not protected under the California ESA, but are still protected under the provisions of NPPA. The Fish and Game Commission no longer lists plants under NPPA, reserving all listings to the California ESA.

3.2.4 California Fish and Game Code Special Protections for Birds

In addition to protections contained within the California ESA and California Fish and Game Code § 3511 described above, the California Fish and Game Code includes a number of sections that specifically protect certain birds.

Section 3800 states that it is unlawful to take nongame birds, such as those occurring naturally in California that are not resident game birds, migratory game birds, or fully protected birds, except when in accordance with regulations of the California Fish and Game Commission or a mitigation plan approved by CDFW for mining operations.

Section 3503 prohibits the take, possession, or needless destruction of the nest or eggs of any bird.

Section 3503.5 protects birds of prey (which includes eagles, hawks, falcons, kites, ospreys, and owls) and prohibits the take, possession, or destruction of any birds and their nests

Section 3505 makes it unlawful to take, sell, or purchase egrets, ospreys, and several exotic non-native species, or any part of these birds.

Section 3513 specifically prohibits the take or possession of any migratory nongame bird as designated in the MBTA.

3.2.5 Lake or Streambed Alteration Agreements

Section 1602 of the California Fish and Game Code requires individuals or agencies to provide a Notification of Lake or Streambed Alteration to CDFW for "any activity that may substantially divert or obstruct the natural flow or substantially change the bed, channel, or bank of any river, stream, or lake." CDFW reviews the proposed actions and, if necessary, proposed measures to protect affected fish and wildlife resources. The final proposal mutually agreed upon by CDFW and the applicant is the Lake or Streambed Alternation Agreement.

3.2.6 Porter-Cologne Water Quality Act

The RWQCB implements water quality regulations under the federal CWA and the Porter-Cologne Water Quality Act. These regulations require compliance with the National Pollutant Discharge Elimination System (NPDES), including compliance with the California Storm Water NPDES General Construction Permit for discharges of stormwater runoff associated with construction activities. General Construction Permits for projects that disturb one or more acres of land require development and implementation of a Storm Water Pollution Prevention Plan. Under the Porter-Cologne Water Quality Act, the RWQCB regulates actions that would involve "discharging waste, or proposing to discharge waste, with any region that could affect the water of the state" [Water Code 13260(a)]. Waters of the State are defined as "any surface water or groundwater, including saline waters, within the boundaries of the state" [Water Code 13050 (e)]. The RWQCB regulates all such activities, as well as dredging, filling, or discharging materials into Waters of the State, that are not regulated by USACE due to a lack of connectivity with a navigable water body. The RWQCB may require issuance of a Waste Discharge Requirements for these activities.

3.2.7 California Environmental Quality Act

In accordance with CEQA Guidelines § 15380, a species or subspecies not specifically protected under the federal or California ESAs or NPPA may be considered endangered, rare, or threatened for CEQA review purposes if the species meets certain criteria specified in the Guidelines. These criteria include definitions similar to definitions used in ESA, the California ESA, and NPPA. Section 15380 was included in the CEQA Guidelines primarily to address situations in which a project under review may have a significant effect on a species that has not been listed under ESA, the California ESA, or NPPA, but that may meet the definition of endangered, rare, or threatened. Animal species identified as SSC by CDFW and plants identified by the CNPS as rare, threatened, or endangered may meet the CEQA definition of rare or endangered.

3.2.7.1 Species of Special Concern

SSC are defined by the CDFW as a species, subspecies, or distinct population of an animal native to California that are not legally protected under ESA, the California ESA, or the California Fish and Game Code, but currently satisfies one or more of the following criteria:

- The species has been completely extirpated from the state or, as in the case of birds, it has been extirpated from its primary seasonal or breeding role
- The species is listed as federally (but not State) threatened or endangered, or meets the State definition of threatened or endangered but has not formally been listed
- The species has or is experiencing serious (noncyclical) population declines or range retractions (not reversed) that, if continued or resumed, could qualify it for state threatened or endangered status

- The species has naturally small populations that exhibit high susceptibility to risk from any factor that if realized, could lead to declines that would qualify it for state threatened or endangered status, and
- SSC are typically associated with habitats that are threatened.

Depending on the policy of the lead agency, projects that result in substantial impacts to SSC may be considered significant under CEQA.

3.2.7.2 U.S. Fish and Wildlife Service Birds of Conservation Concern

The 1988 amendment to the Fish and Wildlife Conservation Act mandates USFWS "identify species, subspecies, and populations of all migratory nongame birds that, without additional conservation actions, are likely to become candidates for listing under ESA." To meet this requirement, USFWS published a list of BCC (USFWS 2008) for the United States. The list identifies the migratory and nonmigratory bird species (beyond those already designated as federally threatened or endangered) that represent USFWS' highest conservation priorities. Depending on the policy of the lead agency, projects that result in substantial impacts to BCC may be considered significant under CEQA.

3.2.7.3 California Rare Plant Ranks

The CNPS maintains the *Inventory of Rare and Endangered Plants of California* (CNPS 2021), which provides a list of plant species native to California that are threatened with extinction, have limited distributions, and/or low populations. Plant species meeting one of these criteria are assigned to one of six CRPRs. The rank system was developed in collaboration with government, academia, non-governmental organizations, and private sector botanists, and is jointly managed by CDFW and the CNPS. The CRPRs are currently recognized in the California Natural Diversity Database (CNDDB). The following are definitions of the CNPS CRPRs:

- Rare Plant Rank 1A – presumed extirpated in California and either rare or extinct elsewhere
- Rare Plant Rank 1B – rare, threatened, or endangered in California and elsewhere
- Rare Plant Rank 2A – presumed extirpated in California, but more common elsewhere
- Rare Plant Rank 2B – rare, threatened, or endangered in California but more common elsewhere
- Rare Plant Rank 3 – a review list of plants about which more information is needed
- Rare Plant Rank 4 – a watch list of plants of limited distribution

Additionally, CNPS has defined Threat Ranks that are added to the CRPR as an extension. Threat Ranks designate the level of threat on a scale of 1 through 3, with 1 being the most threatened and 3 being the least threatened. Threat Ranks are generally present for all plants ranked 1B, 2B, or 4, and for the majority of plants ranked 3. Plant species ranked 1A and 2A (presumed extirpated in California), and some species ranked 3, which lack threat information, do not typically have a Threat Rank extension. The following are definitions of the CNPS Threat Ranks:

- Threat Rank 0.1 – Seriously threatened in California (over 80 percent of occurrences threatened/high degree and immediacy of threat)
- Threat Rank 0.2 – Moderately threatened in California (20-80 percent occurrences threatened/moderate degree and immediacy of threat)
- Threat Rank 0.3 – Not very threatened in California (<20 percent of occurrences threatened/low degree and immediacy of threat or no current threats known)

Factors, such as habitat vulnerability and specificity, distribution, and condition of occurrences, are considered in setting the Threat Rank; and differences in Threat Ranks do not constitute additional or different protection (CNPS 2021).

Depending on the policy of the lead agency, substantial impacts to plants ranked 1A, 1B, or 2, and 3 are typically considered significant under CEQA Guidelines § 15380. Significance under CEQA is typically evaluated on a case-by-case basis for plants ranked 4 and at the discretion of the CEQA lead agency.

3.2.7.4 California Environmental Quality Act Significance Criteria

Sections 15063-15065 of the CEQA Guidelines address how an impact is identified as significant. Generally, impacts to listed (rare, threatened, or endangered) species are considered significant. Assessment of "impact significance" to populations of non-listed species (e.g., SSC) usually considers the proportion of the species' range that will be affected by a project, impacts to habitat, and the regional and population level effects.

Specifically, § 15064.7 of the CEQA Guidelines encourages local agencies to develop and publish the thresholds that the agency uses in determining the significance of environmental effects caused by projects under its review. However, agencies may also rely upon the guidance provided by the expanded Initial Study checklist contained in Appendix G of the CEQA Guidelines. Appendix G provides examples of impacts that would normally be considered significant. Based on these examples, impacts to biological resources would normally be considered significant if the project would:

- 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 CDFW or USFWS;
- have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by CDFW or USFWS;
- have a substantial adverse effect on federally protected wetlands (including, but not limited to, marsh, vernal pool, and coastal) through direct removal, filling, hydrological interruption, or other means;
- 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;

- conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance; or
- conflict with the provisions of an adopted Habitat Conservation Plan (HCP), Natural Community Conservation Plan (NCCP), or other approved local, regional or state HCP.

An evaluation of whether or not an impact on biological resources would be substantial must consider both the resource itself and how that resource fits into a regional or local context. Substantial impacts would be those that would diminish, or result in the loss of, an important biological resource, or those that would obviously conflict with local, state, or federal resource conservation plans, goals, or regulations. Impacts are sometimes locally important but not significant under CEQA. The reason for this is that although the impacts would result in an adverse alteration of existing conditions, they would not substantially diminish or result in the permanent loss of an important resource on a population-wide or region-wide basis.

3.2.8 Sacramento County General Plan

The Sacramento County General Plan Conservation Element, amended September 26, 2017, contains policies and implementation measures related to special-status species and their habitats that apply to the proposed Project. These policies are outlined within Section V (Vegetation and Wildlife), Section VI (Aquatic Resources), and Section VII (Terrestrial Resources).

3.2.9 Sacramento County Swainson's Hawk Ordinance

The Sacramento County Swainson's Hawk Mitigation Program, amended by the Board of Supervisors in December of 2009, provides voluntary means for mitigation of impacts to Swainson's Hawk foraging habitat. Those voluntary means differ for projects with impacts under 40 acres and projects with impacts of 40 acres and greater. Options for projects with impacts under 40 acres include paying an impact fee; or providing title or easement to suitable Swainson's Hawk mitigation lands on a per-acre basis. The requirement for projects with impacts of 40 acres and greater is to provide title or easement to Swainson's Hawk mitigation lands. A per acre endowment fee must be paid by the applicant for projects delivering title or easement.

3.2.10 Sacramento County Tree Preservation Ordinance

All native oak trees and some specified non-oak native trees that are six inches in diameter at breast height (dbh) (or 10-inch aggregate dbh for multi-trunk oaks and native walnut trees) are protected under the Sacramento County Tree Preservation Ordinance. In addition, the County has a nonnative tree canopy policy which is sometimes invoked to require mitigation for nonnative tree canopy impacts by creating equivalent canopy onsite. If onsite mitigation is not possible, mitigation can be achieved through funding pursuant to the Tree Preservation Ordinance.

3.2.11 Rancho Cordova Tree Ordinance (Preservation and Protection of Private Trees)

The city council adopted Chapter 19.12 (Preservation and Protection of Private Trees) of the Rancho Cordova Municipal Code, which established regulations for the protection, removal, and preservation of

landmark trees and protected trees within Rancho Cordova. "Landmark tree" means any trees designated by council through resolution as a vital and historical part of the city's landscape such that the trees need to be designated as landmarks for protection and preservation. "Protected tree" includes native oaks having a trunk diameter of at least six inches or greater; any tree species other than a native oak having a trunk diameter of at least 12 inches or greater on nonresidential property; any tree species other than a native oak having a trunk diameter of at least 24 inches or greater on residential property; and any tree planted as a requirement tree for site development, tree permit condition, landscape plan removal replacement, or other designated condition by the public works director or planning director.

4.0 METHODS

4.1 Literature Review

The following resources were reviewed to determine the special-status species that had been previously documented within or in the vicinity of the Study Area:

- CDFW California Natural Diversity Database (CNDDB) data for the "Buffalo Creek, California" and "Folsom, California" 7.5-minute quadrangles as well as the 10 surrounding USGS quadrangles (CDFW 2021);
- USFWS Information, Planning, and Consultation System Resource Report List for the approximate Study Area (USFWS 2021a); and
- California Native Plant Society's (CNPS') electronic Inventory of Rare and Endangered Plants of California was queried for the "Buffalo Creek, California" and "Folsom, California" 7.5-minute quadrangles as well as the 10 surrounding USGS quadrangles (CNPS 2021).

The results of the database queries are included in Attachment A.

Based on database queries, a list of special-status species that are considered to have the potential to occur within the vicinity of the Study Area was generated (Table 1). Each of the species was evaluated for its potential to occur within the Study Area through the literature review, field observations, and survey results and categorized based on the following criteria:

- **Present** - Species was observed during field surveys or is known to occur within the Study Area based on documented occurrences within the CNDDB or other literature.
- **Potential to Occur** - Habitat (including soils and elevation requirements) for the species occurs within the Study Area.
- **Low Potential to Occur** - Marginal or limited amounts of habitat occurs and/or the species is not known to occur within the vicinity of the Study Area based on CNDDB records and other available documentation.
- **Absent** - No suitable habitat (including soils and elevation requirements) and/or the species is not known to occur within the vicinity of the Study Area based on CNDDB records and other documentation, or the species was not found during protocol-level surveys.

4.2 Field Surveys Conducted

ECORP biologists conducted surveys within the Study Area as part of other survey efforts within the Aerojet campus. The results of those field surveys were analyzed and are included in this BRA. The following surveys have been conducted:

- *Aquatic Resources Delineation (ARD):* An ARD was conducted by ECORP in 2020 in accordance with the *Corps of Engineers Wetlands Delineation Manual* (Environmental Laboratory 1987) and the *Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Arid West Region* (Arid West Region Supplement) (USACE 2008a); however, this has not been verified by USACE.
- *Arborist Survey:* A tree inventory was conducted in 2021 by ECORP according to the City of Rancho Cordova's Preservation and Protection of Private Trees Ordinance (and the Sacramento County Arborist Report Requirements (ECORP 2021).
- *Special-Status Plants:* A survey for special-status plant species was conducted in 2018 (ECORP 2018). Determinate-level field surveys were conducted in accordance with guidelines promulgated by USFWS (USFWS 2000), California Department of Fish and Game (CDFG 1983 [revised 2000]), and CNPS (CNPS 2001).
- *Valley Elderberry Longhorn Beetle*: A survey for valley elderberry longhorn beetle (VELB, *Desmocerus californicus dimorphus*;) was conducted by ECORP in 2016. The survey followed the protocol described in the *Conservation Guidelines for the Valley Elderberry Longhorn Beetle* (Conservation Guidelines) (USFWS 1999).

5.0 RESULTS

5.1 Site Characteristics and Land Use

The Study Area is comprised of previously disturbed grassland with scattered oak trees (*Quercus* sp.). Previous development as part of Aerojet operations has resulted in paved roadways and parking areas, graded dirt roadways, and several remnant structures. The surrounding landscape is made up of previously disturbed portions of the Aerojet campus that were historically mined and put to other facility uses, as well as development and infrastructure along the Highway 50 to the north.

The Study Area is located within flat to gently rolling terrain situated at an elevational range of approximately 140 to 170 feet above mean sea level in the Sacramento Valley Subregion of the Great Central Valley floristic region of California (Baldwin et. al. 2012). The surrounding landscape is a mix of commercial and industrial development along a major highway, and previously disturbed portions of the Aerojet campus.

Representative photographs are included in Attachment B.

5.2 Vegetation Communities

Two vegetation communities or land cover types are present within the Study Area. These include developed/disturbed, and annual grassland. Developed/Disturbed

Developed/disturbed is the dominant land cover within the Study Area. Development onsite includes several structures that were previously used for industrial and/or storage purposes as part of the Aerojet campus. Paved parking areas are present adjacent to the structures and paved roadways run between them. Dirt roads void of vegetation and metal fencing occurs throughout the Study Area.

5.2.1 Annual Grassland

Annual grassland within the Study Area is dominated primarily by nonnative grass and forb species such as Italian ryegrass (*Festuca perennis*), soft brome (*Bromus hordeaceous*), ripgut brome (*Bromus diandrus*), wild oat (*Avena fatua*), rose clover (*Trifolium hirtum*), yellow star thistle (*Centaurea solstitialis*), and Italian thistle (*Carduus pycnocephalus*). Scattered oak trees, including interior live oak (*Quercus wislizenii*), valley oak (*Quercus lobata*), and blue oak (*Quercus douglasii*), occur throughout the annual grassland (ECORP 2021).

5.3 Soils

According to the NRCS' Web Soil Survey (NRCS 2021), six soil types have been mapped within the Study Area. These are: Natomas loam, 0 to 2 percent slopes (181); Redding gravelly loam, 0 to 8 percent slopes, MLRA 17 (198); Urban land (227); Urban land-Natomas complex, 0 to 2 percent slopes (228); Xerorthents, dredge tailings, 2 to 50 percent slopes (245); and Xerorthents, dredge tailings-Urban land complex, 0 to 2 percent slopes (246) (Figure 2).

5.4 Potential Aquatic Resources

A total of approximately 1.1210~~.533~~ acres of aquatic resources have been mapped within the Study Area (Figure 3). Of the 1.1210~~.533~~ acres of aquatic resources, 0.9990~~.411~~ acre is included under the Glenborough permit (SPK-2004-00515). Impacts to 0.6050~~.237~~ of the permitted features are fully mitigated. The remaining, unpermitted 0.122 acre aquatic resources consists of seasonal wetlands and ditch. These occur as three small, disturbed features within the eastern and south-central portion; and two manufactured features in the southwestern most portion and the northeastern portion the of the Study Area (Figure 3). These features and acreages have not been verified by the USACE.

5.4.1 Wetlands

5.4.1.1 Seasonal Wetland

Seasonal wetlands are ephemerally wet due to accumulation of rainfall and surface runoff within low-lying areas or shallow groundwater. Inundation periods tend to be relatively short (typically confined to winter and spring). Three seasonal wetlands occur within the Study Area (Figure 3).

Figure 3.
Natural Resources Conservation Service Soil Types

Map Features

Easton Research Park West Study Area (151.02 ac.)

Mapunit Name

- 181 - Natomas loam, 0 to 2 percent slopes
- 198 - Redding gravelly loam, 0 to 8 percent slopes, MLRA 17
- 227 - Urban land
- 228 - Urban land-Natomas complex, 0 to 2 percent slopes
- 245 - Xerorthents, dredge tailings, 2 to 50 percent slopes
- 246 - Xerorthents, dredge tailings-Urban land complex, 0 to 2 percent slopes

Natural Resources Conservation Service (NRCS) Soil Survey Geographic (SSURGO) Database for Sacramento County, CA

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Location: N:\2009\2009-169 Westborough\MAPS\Soils_and_Geology\Soils\v4_ERPW\ERPW_soils_20211022.mxd (CCH)-ktumquist 10/22/2021

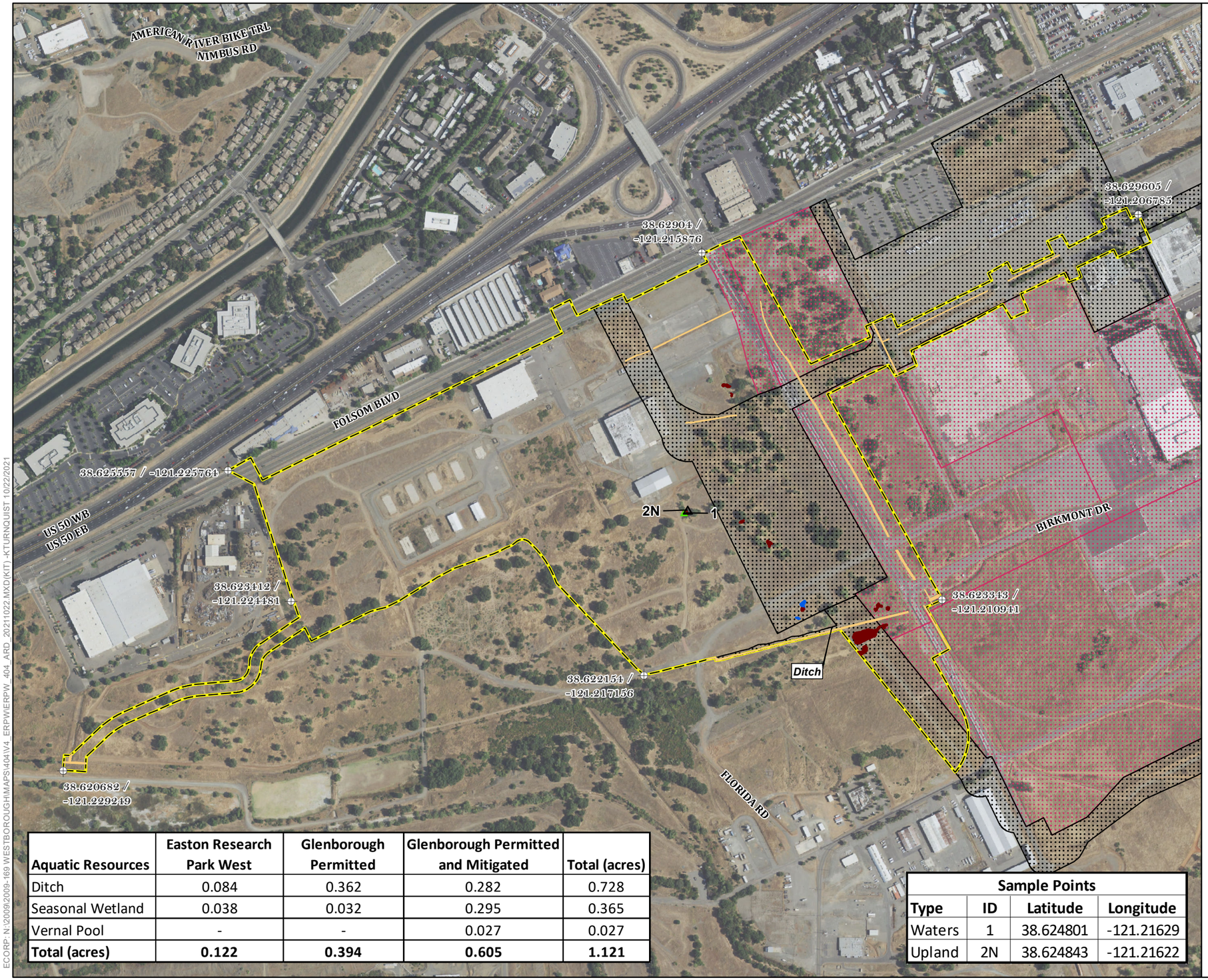
2018-012.02 Easton Research Park West

Scale in Feet
0 600

Photo Source: NAIP (2018)

Map Date: 10/22/2021

Figure 4.4-2.
Aquatic Resources Delineation



Map Features

- Easton Research Park West Study Area (151.02 ac.)
- Glenborough Phase 1 & Phase 2 Permitted and Mitigated (SPK-2004-00515)
- Future Glenborough Phases Permitted

Sample Points

- Upland Point
- Waters Point

Aquatic Resources[1*]

Wetlands

- Seasonal Wetland
- Vernal Pool

Other

- Ditch

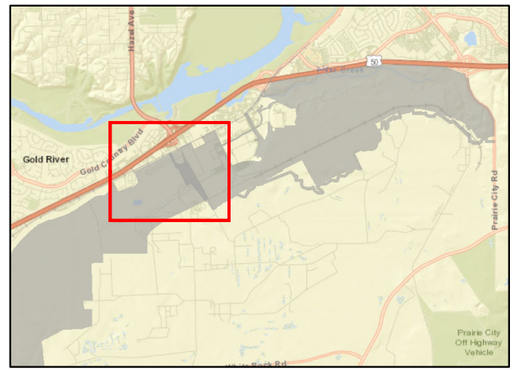
Aquatic Resources	Easton Research Park West	Glenborough Permitted	Glenborough Permitted and Mitigated	Total (acres)
Ditch	0.084	0.362	0.282	0.728
Seasonal Wetland	0.038	0.032	0.295	0.365
Vernal Pool	-	-	0.027	0.027
Total (acres)	**0.122**	**0.394**	**0.605**	**1.121**

Sample Points			
Type	**ID**	**Latitude**	**Longitude**
Waters	1	38.624801	-121.21629
Upland	2N	38.624843	-121.21622

[1] *Subject to U.S. Army Corps of Engineers verification. This exhibit depicts information and data produced in accord with the wetland delineation methods described in the 1987 Corps of Engineers Wetland Delineation Manual and the Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Arid West Region Version 2.0 as well as the Updated Map and Drawing Standards for the South Pacific Division Regulatory Program as amended on February 10, 2016, and conforms to Sacramento District specifications. However, feature boundaries have not been legally surveyed and may be subject to minor adjustments if more accurate locations are required.*

** The acreage value for each feature has been rounded to the nearest 1/1000 decimal. Summation of these values may not equal the total potential Waters of the U.S. acreage reported.*

Service Layer Credits: Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community



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ENVIRONMENTAL CONSULTANTS

2018-012.02 Easton Research Park West

Scale in Feet
0 300 600

Photo Source: NAIP (2018)

Map Date: 10/22/2021

ECORP: N:\2009\2009-169 WESTBOROUGH\MAPS\401V4_ERP\WERPW_404_ARD_20211022.MXD(KIT) -KTURNQUIST 10/22/2021

The seasonal wetlands onsite are small, depressional features predominately vegetated with curly dock (*Rumex crispus*), Italian ryegrass, dense-flower spike primrose (*Epilobium densiflorum*), annual rabbit-foot grass (*Polypogon monspeliensis*), and yellow star thistle.

5.4.2 Other Waters

5.4.2.1 Ditch

Ditches are linear features constructed to convey storm water and/or irrigation water. Portions of ditch occur within the Study Area (Figure 3).

Portions of a variety of man-made drainage ditches, ranging from cement-lined drainages with no vegetation to features with earthen bed and banks and hydrophytic vegetation, occur within the Study Area. These features were likely constructed to facilitate transport of natural surface runoff and releases from on-site facilities. The ditches onsite are shallow, ephemeral roadside drainage ditches. The extent of the ditches onsite were delineated at the OHWM, which was identified in the field based on the presence of drainage patterns, upper limits of vegetation dominated by hydrophytes, or unvegetated portions of the channel.

5.5 Wildlife

Wildlife use onsite is expected to be minimal due to the highly impacted and developed nature of the Study Area and vicinity. The Study Area and surrounding area to the south have historically been mined, and subsequently used for activities related to the Aerojet campus. The area to the north includes a major highway and associated infrastructure, as well as some commercial development. The remnant grassland and oak woodland in the greater surrounding landscape provide potential nesting and foraging habitat for many bird species, including raptors, and foraging and roosting habitat for bat species.

5.6 Evaluation of Special-Status Species

Table 1 lists all the special-status plant and animal species (as defined in Section 2.3) identified in the literature review as potentially occurring within the vicinity of the Study Area. Included in this table are the listing status for each species, a brief habitat description, and an evaluation on the potential for each species to occur within the Study Area.

Following the table is a brief description and discussion of each special-status species that was determined to have potential to occur onsite.

Table 1. Special-Status Species Evaluated for the Study Area

Common Name (Scientific Name)	Status[1]			Habitat Description	Survey Period	Potential to Occur Onsite
	FESA	CESA/ NPPA	Other			
Plants						
Sanborn's onion (*Allium sanbornii* var. *sanbornii*)	–	–	4.2	Chaparral, cismontane woodland, and lower montane coniferous forests, usually with gravelly, serpentinite soils (853'–4,954').	May–September	Absent. No suitable habitat onsite.
Ione manzanita (*Arctostaphylos myrtifolia)*	FT	–	1B.2	Chaparral and cismontane woodlands associated with very acidic, nutrient-poor, coarse soils typical of the Ione Formation (197'–1,903').	November–March	Absent. No suitable habitat onsite.
Big-scale balsamroot (*Balsamorhiza macrolepis* var. *macrolepis)*	–	–	1B.2	Chaparral, cismontane woodland, and valley and foothill grassland, sometimes on serpentinite soils (148'–5,102').	March–June	Absent. The grasslands onsite provide suitable habitat; however, not observed during 2018 survey.
Valley brodiaea (*Brodiaea rosea* ssp. *vallicola*)	–	–	4.2	Occurs in old alluvial terraces and silt, sandy, or gravelly soils in vernal pools and swales within valley and foothill grassland (33'–1,100').	April–May	Absent. The seasonal wetlands onsite are marginally suitable habitat; however, not observed during 2018 survey.
Brewer's calandrinia (*Calandrinia breweri)*	–	–	4.2	Sandy or loamy soils, disturbed sites, and burns within chaparral and coastal scrub (33'–4,003').	March–June	Absent. No suitable habitat onsite.
Stebbins' morning-glory (*Calystegia stebbinsii)*	FE	CE	1B.1	Gabbroic or serpentine soils in chaparral and cismontane woodland (607'–3,576').	April–July	Absent. No suitable habitat onsite.
Chaparral sedge (*Carex xerophila)*	–	–	1B.2	Serpentinite or gabbroic soils within chaparral, cismontane woodland, and lower montane coniferous forest (1,444'–2,526').	March–June	Absent. No suitable habitat onsite.

Table 1. Special-Status Species Evaluated for the Study Area

Common Name (Scientific Name)	Status[1]			Habitat Description	Survey Period	Potential to Occur Onsite
	FESA	CESA/ NPPA	Other			
Pine Hill ceanothus *(Ceanothus roderickii)*	FE	CR	1B.1	Rocky serpentinite or gabbroic soil in chaparral and cismontane woodland (804'–3,576').	April–June	Absent. No suitable habitat onsite.
Red Hills soaproot *(Chlorogalum grandiflorum)*	–	–	1B.2	Serpentinite or gabbroic soils in chaparral, cismontane woodland, and lower montane coniferous forest, occasionally on non–ultramafic soils (804'–5,545').	May–June	Absent. No suitable habitat onsite.
Hispid bird's-beak *(Chloropyron molle* ssp. *hispidum)*	–	–	1B.1	Alkaline soils in meadows and seeps, playas, and valley and foothill grasslands (3'–509').	June–September	Absent. No suitable alkaline habitat onsite.
Brandegee's clarkia *(Clarkia biloba* ssp. *brandegeeae)*	–	–	4.2	Chaparral, cismontane woodlands, and lower montane coniferous forest often along roadcuts (246'–3,002').	May–July	Absent. No suitable habitat.
Bisbee Peak rush-rose *(Crocanthemum suffrutescens)*	–	–	3.2	Often gabbroic or Ione soil or in burned or disturbed areas within chaparral (246'–2,198').	April–August	Absent. No suitable habitat onsite.
Dwarf downingia *(Downingia pusilla)*	–	–	2B.2	Mesic areas in valley and foothill grassland, and vernal pools. Species appears to have an affinity for slight disturbance (i.e., scraped depressions, ditches) (Baldwin et al. 2012, CDFW 2021 (3'–1,460').	March–May	Absent. The seasonal wetlands onsite are marginally suitable habitat; however, not observed during 2018 survey.
Ione buckwheat *(Eriogonum apricum* var. *apricum)*	FE	CE	1B.1	Openings in chaparral communities found on Ione soils (197'–476').	July–October	Absent. No suitable habitat onsite.

Table 1. Special-Status Species Evaluated for the Study Area

Common Name (Scientific Name)	Status[1]			Habitat Description	Survey Period	Potential to Occur Onsite
	FESA	CESA/ NPPA	Other			
Irish Hill buckwheat *(Eriogonum apricum* var. *prostratum)*	FE	CE	1B.1	Openings in chaparral communities found on Ione soils (295'–394').	June–July	Absent. No suitable habitat onsite.
Jepson's woolly sunflower *(Eriophyllum jepsonii)*	–	–	4.3	Chaparral, cismontane woodland, and coastal scrub, sometimes on serpentinite (656'–3,363').	April–June	Absent. No suitable habitat onsite.
Tuolumne button-celery *(Eryngium pinnatisectum)*	–	–	1B.2	Vernal pools and other mesic conditions in cismontane woodland and lower montane coniferous forests (230'–3,002').	May–August	Absent. The seasonal wetlands onsite are marginally suitable habitat; however, not observed during 2018 survey.
Pine Hill flannelbush *(Fremontodendron decumbens)*	FE	CR	1B.2	Serpentine or gabbro rock outcrops in chaparral and cismontane woodland (1,394'–2,493').	April–July	Absent. No suitable habitat onsite.
Stinkbells *(Fritillaria agrestis)*	–	–	4.2	Clay and sometimes serpentinite soils in chaparral, cismontane woodland, Pinyon and juniper woodland, and valley and foothill grassland (33'–5,102').	March–June	Absent. The grasslands onsite provide suitable habitat; however, not observed during 2018 survey.
El Dorado bedstraw *(Galium californicum* ssp. *sierrae)*	FE	CR	1B.2	Gabbroic soil in chaparral, cismontane woodland and lower montane coniferous forest communities (328'–1,919').	May–June	Absent. No suitable habitat onsite.
Boggs Lake hedge–hyssop *(Gratiola heterosepala)*	-	CE	1B.2	Marshes, swamps, lake margins, and vernal pools (33'–7,792').	April–August	Absent. The seasonal wetlands onsite are marginally suitable habitat; however, not observed during 2018 survey.

Table 1. Special-Status Species Evaluated for the Study Area

Common Name (Scientific Name)	Status[1]			Habitat Description	Survey Period	Potential to Occur Onsite
	FESA	CESA/ NPPA	Other			
Hogwallow starfish *(Hesperevax caulescens)*	-	-	4.2	Alkaline in mesic areas with clay soil within valley and foothill grassland and shallow Vernal pools (0'–1,657').	March–June	Absent. The seasonal wetlands onsite are marginally suitable habitat; however, not observed during 2018 survey.
Parry's horkelia *(Horkelia parryi)*	–	–	1B.2	Ione and other soil formations in chaparral and cismontane woodlands (262'–3,510').	April–September	Absent. The seasonal wetlands onsite are marginally suitable habitat; however, not observed during 2018 survey.
Coast iris *(Iris longipetala)*	–	–	4.2	Mesic areas in coastal prairie, lower montane coniferous forest, and meadows and seeps (0'–1,969').	March–May	Absent. Out of the known range for this species.
Ahart's dwarf rush *(Juncus leiospermus* var. *ahartii)*	-	-	1B.2	Mesic areas in valley and foothill grassland. Species has an affinity for slight disturbance such as farmed fields (USFWS 2005b) (98'–751').	March–May	Absent. The seasonal wetlands onsite are marginally suitable habitat; however, not observed during 2018 survey.
Red Bluff dwarf rush *(Juncus leiospermus* var. *leiospermus)*	–	–	1B.1	Vernally mesic areas in chaparral, cismontane woodland, meadows and seeps, valley and foothill grassland, and vernal pools (115'–4,101').	March–June	Absent. The seasonal wetlands onsite are marginally suitable habitat; however, not observed during 2018 survey.

Table 1. Special-Status Species Evaluated for the Study Area

Common Name (Scientific Name)	Status[1]			Habitat Description	Survey Period	Potential to Occur Onsite
	FESA	CESA/ NPPA	Other			
Legenere *(Legenere limosa)*	–	–	1B.1	Various seasonally inundated areas including wetlands, wetland swales, marshes, vernal pools, artificial ponds, and floodplains of intermittent drainages (USFWS 2005b) (3'–2,887').	April–June	Absent. The seasonal wetlands onsite are marginally suitable habitat; however, not observed during 2018 survey.
Serpentine leptosiphon (*Leptosiphon ambiguus*)	–	–	4.2	Usually serpentine soils within cismontane woodland, coastal scrub, and valley and foothill grassland (394'–3,707').	March–June	Absent. Out of the known range for this species.
Humboldt lily *(Lilium humboldtii* ssp. *humboldtii)*	–	–	4.2	Occurs in openings within chaparral, cismontane woodland, and lower montane coniferous forest (295'–4,199').	May–August	Absent. No suitable habitat onsite.
Hoary navarretia *(Navarretia eriocephala)*	–	–	4.3	Vernally mesic areas in cismontane woodland and valley and foothill grassland (345'–1,312').	May–June	Absent. The seasonal wetlands onsite are marginally suitable habitat; however, not observed during 2018 survey.
Pincushion navarretia *(Navarretia myersii* ssp. *myersii)*	–	–	1B.1	Often acidic soils in vernal pools (66'–1,083').	April–May	Absent. The seasonal wetlands onsite are marginally suitable habitat; however, not observed during 2018 survey.
Slender Orcutt grass *(Orcuttia tenuis)*	FT	CE	1B.1	Vernal pools, often gravelly (115'–5,774').	May–September	Absent. No suitable habitat.
Sacramento Orcutt grass *(Orcuttia viscida)*	FE	CE	1B.1	Vernal pools (98'–328').	April–July	Absent. No suitable habitat.

Table 1. Special-Status Species Evaluated for the Study Area

Common Name (Scientific Name)	Status[1]			Habitat Description	Survey Period	Potential to Occur Onsite
	FESA	CESA/ NPPA	Other			
Layne's ragwort (*Packera layneae*)	FT	CR	1B.2	Rocky serpentinite or gabbroic soil in chaparral and cismontane woodland communities (656'–3,560').	April–August	Absent. No suitable habitat onsite.
Sanford's arrowhead *(Sagittaria sanfordii)*	–	–	1B.2	Shallow marshes and freshwater swamps (0'–2,133').	May–October	Absent. No suitable habitat.
El Dorado County mule ears *(Wyethia reticulata)*	–	–	1B.2	Clay or gabbroic soils in chaparral, cismontane woodland, and lower montane coniferous forest communities (607'–2,067').	April–August	Absent. No suitable habitat onsite.
Invertebrates						
Conservancy fairy shrimp (*Branchinecta conservatio)*	FE	-	-	Vernal pools/wetlands.	November-April	Absent. Outside of the known range for this species.
Vernal pool fairy shrimp (*Branchinecta lynchi*)	FT	-	-	Vernal pools/wetlands.	November-April	Low potential. Marginal habitat present onsite.
Valley elderberry longhorn beetle (*Desmocerus californicus dimorphus*)	FT	–	–	Elderberry shrubs.	Any season	Potential. Elderberry shrubs were mapped onsite during surveys (ECORP 2016).
Vernal pool tadpole shrimp (*Lepidurus packardi*)	FE	-	-	Vernal pools/wetlands.	November-April	Low potential. Marginal habitat present onsite.
Fish						
Delta smelt (*Hypomesus transpacificus*)	FT	CE	–	Water bodies connected to the Sacramento-San Joaquin delta.	N/A	Absent. No suitable habitat present onsite.

Table 1. Special-Status Species Evaluated for the Study Area

Common Name (Scientific Name)	Status[1]			Habitat Description	Survey Period	Potential to Occur Onsite
	FESA	CESA/ NPPA	Other			
Steelhead (CA Central Valley Distinct Population Segment (DPS) (*Oncorhynchus mykiss*)	FT	-	-	Undammed rivers, streams, creeks.	N/A	Absent. No suitable habitat present onsite.
Amphibians						
California tiger salamander (Central California DPS) (*Ambystoma californiense*)	FT	CT	CDFW WL	Vernal pools, wetlands (breeding) and adjacent grassland or oak woodland; needs underground refuge (e.g., ground squirrel and/or gopher burrows). Largely terrestrial as adults.	March-May	Absent. Out of the acknowledged range for this species.
Foothill yellow-legged frog (*Rana boylii*)	-	CE	SSC	Foothill yellow-legged frogs can be active all year in warmer locations, but may become inactive or hibernate in colder climates. At lower elevations, foothill yellow-legged frogs likely spend most of the year in or near streams. Adult frogs, primarily males, will gather along main-stem rivers during spring to breed.	May-October	Absent. No suitable habitat present onsite.
California red-legged frog (*Rana draytonii*)	FT	-	SSC	Lowlands or foothills at waters with dense shrubby or emergent riparian vegetation. Adults must have aestivation habitat to endure summer dry down.	May 1-November 1	Absent. Out of the acknowledged range for this species.
Western spadefoot (*Spea hammondii*)	-	-	SSC	California endemic species of vernal pools, swales, wetlands and adjacent grasslands throughout the Central Valley.	March-May	Low Potential. Marginal habitat present onsite.

Table 1. Special-Status Species Evaluated for the Study Area

Common Name (Scientific Name)	Status[1]			Habitat Description	Survey Period	Potential to Occur Onsite
	FESA	CESA/ NPPA	Other			
Reptiles						
Northwestern pond turtle (*Actinemys marmorata*)	-	-	SSC	Requires basking sites and upland habitats up to 0.5 km from water for egg laying. Uses ponds, streams, detention basins, and irrigation ditches.	April-September	Absent. No suitable habitat present onsite.
Giant garter snake (*Thamnophis gigas*)	FT	CT	-	Freshwater ditches, sloughs, and marshes in the Central Valley. Almost extirpated from the southern parts of its range.	April-October	Absent. No suitable habitat present onsite and outside of acknowledged range for this species.
Birds						
Clark's grebe *(Aechmophorus clarkii)*	-	-	BCC	Winters on salt or brackish bays, estuaries, sheltered sea coasts, freshwater lakes, and rivers. Breeds on freshwater to brackish marshes, lakes, reservoirs and ponds, with a preference for large stretches of open water fringed with emergent vegetation.	June-August (breeding)	Absent. No suitable habitat present onsite.
Song sparrow "Modesto" (*Melospiza melodia*)	-	-	SSC	Resident in central and southwest California, including Central Valley; nests in marsh, scrub habitat	April-June	Absent. No suitable habitat present onsite.
San Clemente spotted towhee (*Pipilo maculatus clementae*)	-	-	BCC, SSC	Resident on Santa Catalina and Santa Rosa Islands; extirpated on San Clemente Island, California. Breeds in dense, broadleaf shrubby brush, thickets, and tangles in chaparral, oak woodland, island woodland, and Bishop pine forest.	Year round resident; breeding season is April-July	Absent. The Study Area is outside of the range for this species.

Table 1. Special-Status Species Evaluated for the Study Area

Common Name (Scientific Name)	Status[1]			Habitat Description	Survey Period	Potential to Occur Onsite
	FESA	CESA/ NPPA	Other			
Tricolored blackbird (*Agelaius tricolor*)	-	CT	BCC, SSC	Breeds locally west of Cascade-Sierra Nevada and southeastern deserts from Humboldt and Shasta Cos south to San Bernardino, Riverside and San Diego Counties. Central California, Sierra Nevada foothills and Central Valley, Siskiyou, Modoc and Lassen Counties. Nests colonially in freshwater marsh, blackberry bramble, milk thistle, triticale fields, weedy (mustard, mallow) fields, giant cane, safflower, stinging nettles, tamarisk, riparian scrublands and forests, fiddleneck and fava bean fields.	March-August	Low Potential. Marginal suitable foraging habitat present onsite.
Saltmarsh common yellowthroat (*Geothlypis trichas sinuosa*)	-	-	BCC, SSC	Breeds in salt marshes of San Francisco Bay; winters San Francisco south along coast to San Diego County.	March-July	Absent. The Study Area is outside of the range for this species.
Grasshopper sparrow (*Ammodramus savannarum*)	-	-	SSC	In California, breeding range includes most coastal counties south to Baja California; western Sacramento Valley and western edge of Sierra Nevada region. Nests in moderately open grasslands and prairies with patchy bare ground. Avoids grasslands with extensive shrub cover; more likely to occupy large tracts of habitat than small fragments; removal of grass cover by grazing often detrimental.	May-August	Absent. No suitable habitat present onsite.

Table 1. Special-Status Species Evaluated for the Study Area

Common Name (Scientific Name)	Status[1]			Habitat Description	Survey Period	Potential to Occur Onsite
	FESA	CESA/ NPPA	Other			
Burrowing owl (*Athene cunicularia)*	-	-	BCC, SSC	Nests in burrows or burrow surrogates in open, treeless, areas within grassland, steppe, and desert biomes. Often with other burrowing mammals (e.g., prairie dogs, California ground squirrels). May also use human-made habitat such as agricultural fields, golf courses, cemeteries, roadside, airports, vacant urban lots, and fairgrounds.	February-August	Low Potential. Marginal suitable habitat present onsite.
Oak titmouse (*Baeolophus inornatus*)			BCC	Nests in tree cavities within dry oak or oak-pine woodland and riparian; where oaks are absent, they nest in juniper woodland, open forests (gray, Jeffrey, Coulter, pinyon pines and Joshua tree).	March-July	Potential. Suitable habitat present onsite.
Swainson's hawk (*Buteo swainsoni*)	-	CT	BCC	Nesting occurs in trees in agricultural, riparian, oak woodland, scrub, and urban landscapes. Forages over grassland, agricultural lands, particularly during disking/harvesting, irrigated pastures	March-August	Potential. Suitable nesting and foraging habitat present onsite.
Ferruginous hawk (*Buteo regalis*)	-	-	BCC, CDFW WL	Rarely breeds in California (Lassen County); winter range includes grassland and shrubsteppe habitats from Northern California (except northeast and northwest corners) south to Mexico and east to Oklahoma, Nebraska, and Texas.	September-March (wintering)	Absent. No suitable habitat present onsite.

Table 1. Special-Status Species Evaluated for the Study Area

Common Name (Scientific Name)	Status[1]			Habitat Description	Survey Period	Potential to Occur Onsite
	FESA	CESA/ NPPA	Other			
Wrentit (*Chamaea fasciata*)	-	-	BCC	Coastal sage scrub, northern coastal scrub, chaparral, dense understory of riparian woodlands, riparian scrub, coyote brush and blackberry thickets, and dense thickets in suburban parks and gardens.	March-August	Absent. No suitable habitat present onsite.
Nuttall's woodpecker *(Dryobates nuttallii)*	-	-	BCC	Resident from northern California south to Baja California. Nests in tree cavities in oak woodlands and riparian woodlands.	April-July	Potential. Suitable habitat present onsite.
White-tailed kite (*Elanus leucurus*)	-	-	CFP	Nesting occurs within trees in low elevation grassland, agricultural, wetland, oak woodland, riparian, savannah, and urban habitats.	March-August	Potential. Suitable habitat present onsite.
Golden eagle (*Aquila chrysaetos*)	-	-	BCC, CFP	Nesting habitat includes mountainous canyon land, rimrock terrain of open desert and grasslands, riparian, oak woodland/savannah, and chaparral. Nesting occurs on cliff ledges, river banks, trees, and human-made structures (e.g., windmills, platforms, and transmission towers). Breeding occurs throughout California, except the immediate coast, Central Valley floor, Salton Sea region, and the Colorado River region, where they can be found during Winter.	Nest (February-August); winter CV (October-February)	Absent. No suitable habitat present onsite.

Table 1. Special-Status Species Evaluated for the Study Area

Common Name (Scientific Name)	Status[1]			Habitat Description	Survey Period	Potential to Occur Onsite
	FESA	CESA/ NPPA	Other			
Bald eagle (*Haliaeetus leucocephalus)*	Delisted	CE	CFP, BCC	Typically nests in forested areas near large bodies of water in the northern half of California; nest in trees and rarely on cliffs; wintering habitat includes forest and woodland communities near water bodies (e.g., rivers, lakes), wetlands, flooded agricultural fields, open grasslands	February – September (nesting); October-March (wintering)	Absent. No suitable habitat present onsite.
California black rail (*Laterallus jamaicensis coturniculus*)	-	CT	BCC, CFP	Salt marsh, shallow freshwater marsh, wet meadows, and flooded grassy vegetation. In California, primarily found in coastal and Bay-Delta communities, but also in Sierran foothills (Butte, Yuba, Nevada, Placer, El Dorado counties)	March-September (breeding)	Absent. No suitable habitat present onsite.
Lewis' woodpecker (*Melanerpes lewis*)	-	-	BCC	In California, breeds in Siskiyou and Modoc Counties, Warmer Mountains, inner coast ranges from Tehama to San Luis Obispo Counties, San Bernardino Mountains, and Big Pine Mountain (Inyo County); nesting habitat includes open ponderosa pine forest, open riparian woodland, logged/burned forest, and oak woodlands. Does not breed on the west side of Sierran crest (Beedy and Pandalfino 2013).	April-September (breeding); September-March (winter in Central Valley).	Absent. No suitable habitat present onsite.

Table 1. Special-Status Species Evaluated for the Study Area

Common Name (Scientific Name)	Status[1]			Habitat Description	Survey Period	Potential to Occur Onsite
	FESA	CESA/ NPPA	Other			
Yellow-billed magpie (*Pica nuttallii*)	-	-	BCC	Endemic to California; found in the Central Valley and coast range south of San Francisco Bay and north of Los Angeles County; nesting habitat includes oak savannah with large in large expanses of open ground; also found in urban parklike settings.	April-June	Potential. Suitable habitat present onsite.
Bank swallow (*Riparia riparia*)	-	CT	-	Nests colonially along coasts, rivers, streams, lakes, reservoirs, and wetlands in vertical banks, cliffs, and bluffs in alluvial, friable soils. May also nest in sand, gravel quarries and road cuts. In California, breeding range includes northern and central California.	May-July	Absent. No suitable habitat present onsite.
Purple martin (*Progne subis*)	-	-	SSC	In California, breeds along coast range, Cascade-northern Sierra Nevada region and isolated population in Sacramento. Nesting habitat includes montane forests, Pacific lowlands with dead snags; the isolated Sacramento population nests in weep holes under elevated highways/bridges. Winters in South America.	May-August	Absent. No suitable habitat present onsite.

Table 1. Special-Status Species Evaluated for the Study Area

Common Name (Scientific Name)	Status[1]			Habitat Description	Survey Period	Potential to Occur Onsite
	FESA	CESA/ NPPA	Other			
Rufous hummingbird *(Selasphorus rufus)*	-	-	BCC	Breeds in British Columbia and Alaska (does not breed in California). Winters in coastal Southern California south into Mexico. Common migrant during March-April in Sierra Nevada foothills and June-August in Lower Conifer to Alpine zone of Sierra Nevada. Nesting habitat includes secondary succession communities and openings, mature forests, parks and residential area.	April-July	Absent. No suitable habitat present onsite.
Lawrence's goldfinch (*Spinus lawrencei*)	-	-	BCC	Breeds in Sierra Nevada and inner Coast Range foothills surrounding the Central Valley and the southern Coast Range to Santa Barbara County east through southern California to the Mojave Desert and Colorado Desert into the Peninsular Range. Nests in arid and open woodlands with chaparral or other brushy areas, tall annual weed fields, and a water source (e.g., small stream, pond, lake), and to a lesser extent riparian woodland, coastal scrub, evergreen forests, pinyon-juniper woodland, planted conifers, and ranches or rural residences near weedy fields and water.	March-September	Absent. No suitable habitat present onsite.

Table 1. Special-Status Species Evaluated for the Study Area

Common Name (Scientific Name)	Status[1]			Habitat Description	Survey Period	Potential to Occur Onsite
	FESA	CESA/ NPPA	Other			
California thrasher (*Toxostoma redivivum*)	-	-	SSC, BCC	Resident and endemic to coastal and Sierra Nevada-Cascade foothill areas of California. Nests are usually well hidden in dense shrubs, including scrub oak, California lilac, and chamise.	February-July	Absent. No suitable habitat present onsite.
Mammals						
Pallid bat *(Antrozous pallidus)*	-	-	SSC	Crevices in rocky outcrops and cliffs, caves, mines, trees (e.g., basal hollows of redwoods, cavities of oaks, exfoliating pine and oak bark, deciduous trees in riparian areas, and fruit trees in orchards). Also roosts in various human structures such as bridges, barns, porches, bat boxes, and human-occupied as well as vacant buildings (Western Bat Working Group [WBWG] 2017).	April-September	Low potential. Marginal habitat present onsite.
American badger *(Taxidea taxus)*	-	-	SSC	Drier open stages of most shrub, forest, and herbaceous habitats with friable soils.	Any season	Absent. No suitable habitat present onsite.

Status Codes:

FESA	Federal Endangered Species Act
CESA	California Endangered Species Act
FE	FESA listed, Endangered
FT	FESA listed, Threatened
BCC	USFWS Bird of Conservation Concern (USFWS 2002)
CR	CESA- or NPPA-listed, Rare
CT	CESA- or NPPA-listed, Threatened
CE	CESA or NPPA listed, Endangered
CFP	California Fish and Game Code Fully Protected Species (§ 3511-birds, § 4700-mammals, §5 050-reptiles/amphibians)
CDFW WL	CDFW Watch List
SSC	CDFW Species of Special Concern (CDFW, updated July 2017)
1A	CRPR/Presumed extinct
1B	CRPR/Rare or Endangered in California and elsewhere
2B	Plants rare, threatened, or endangered in California but more common elsewhere
3	CRPR/Plants About Which More Information is Needed – A Review List

Table 1. Special-Status Species Evaluated for the Study Area						
	Status[1]					
Common Name (Scientific Name)	FESA	CESA/ NPPA	Other	Habitat Description	Survey Period	Potential to Occur Onsite

4 CRPR/Plants of Limited Distribution – A Watch List
0.1 Threat Rank/Seriously threatened in California (over 80% of occurrences threatened / high degree and immediacy of threat)
0.2 Threat Rank/Moderately threatened in California (20-80% occurrences threatened / moderate degree and immediacy of threat)
0.3 Threat Rank/Not very threatened in California (<20% of occurrences threatened / low degree and immediacy of threat or no current threats known)
Delisted Formally Delisted (delisted species are monitored for 5 years)
DPS = Distinct Population Segment

Based on the assessment of special-status species and the results of surveys conducted, 12 species were found to have some potential to occur within the Study Area. These special-status species include three invertebrates, one amphibian, seven birds, and one mammal, as described in more detail below. No special-status plant species were found during surveys in 2018 (ECORP 2018), and no special-status reptiles species are expected to occur based on a lack of habitat or range for the species.

5.6.1 Invertebrates

5.6.1.1 Vernal Pool Fairy Shrimp

The vernal pool fairy shrimp (*Branchinecta lynchi*) is listed as threatened pursuant to the federal ESA. Historically, the range of vernal pool fairy shrimp extended throughout the Central Valley of California. Vernal pool fairy shrimp populations have been found in several locations throughout California, with habitat extending from Stillwater Plain in Shasta County through the Central Valley to Pixley in Tulare County, and along the Central Coast range from northern Solano County to Pinnacles National Monument in San Benito County (Eng et al. 1990, Fugate 1992, Sugnet and Associates 1993). Additional populations occur in San Luis Obispo, Santa Barbara, and Riverside counties. The historic and current ranges of vernal pool fairy shrimp are very similar in extent; however, the remaining populations are more fragmented and isolated than during historical times (USFWS 2005a). Threats to vernal pool fairy shrimp include agricultural conversion and development that result in habitat loss. Habitat loss also occurs through changes in natural hydrology, incompatible livestock grazing, pollution by storm water, and disturbance from recreational activities (USFWS 2005a).

The life cycle of vernal pool fairy shrimp is adapted to seasonally inundated features such as vernal pools, seasonal wetlands, and seasonal wetland swales. Fairy shrimp embryos survive the dry season in cyst form. Cysts "hatch" soon after pools become inundated during the wet season. Fairy shrimp complete their life cycle quickly and feed on small particles of detritus, algae, and bacteria (Eriksen and Belk 1999).

Critical Habitat for vernal pool species was designated in August 2003 by USFWS (2003) and revised in 2005 (USFWS 2005b) and 2006 (USFWS 2006). The site does not occur within Critical Habitat for vernal

pool fairy shrimp. The *Recovery Plan for Vernal Pool Ecosystems of California and Southern Oregon (Recovery Plan)* includes vernal pool fairy shrimp conservation strategies (USFWS 2005a).

There are nine documented CNDDB occurrences of vernal pool fairy shrimp within 5 miles of the Study Area (CDFW 2021). The seasonal wetlands onsite provide marginally suitable habitat for this species; therefore, vernal pool fairy shrimp has low potential to occur onsite.

5.6.1.2 Vernal Pool Tadpole Shrimp

Vernal pool tadpole shrimp (*Lepidurus packardi)* is listed as endangered pursuant to the federal ESA. The historic range of the vernal pool tadpole shrimp likely extended throughout the Central Valley of California, and has been documented from east of Redding in Shasta County south to Fresno County, and from the San Francisco Bay Wildlife Refuge in Alameda County. The historic and current ranges of vernal pool tadpole shrimp are very similar in extent; however, the remaining populations are more fragmented and isolated than during historical times (USFWS 2005a). The largest threats to vernal pool tadpole shrimp are loss of habitat through urbanization. Other threats include encroachment of nonnative annual grasses, agricultural conversion, and parasitism by flukes (Trematoda) of an undetermined species (Ahl 1991). Some populations are also threatened by pesticide drift from adjacent farmlands (USFWS 2005a).

This species is associated with low-alkalinity seasonal pools in grasslands throughout the northern and eastern portions of the Central Valley. Suitable vernal pools and seasonal swales are generally underlain by hardpan or sandstone. Vernal pool tadpole shrimp are adapted to seasonally inundated features such as vernal pools, seasonal wetlands, and seasonal wetland swales. Tadpole shrimp embryos survive the dry season in cyst form. Cysts "hatch" soon after pools become inundated during the wet season. Sexually mature adults may persist three to four weeks after habitat inundation (Sugnet and Associates 1993).

Critical Habitat for vernal pool species was designated in August 2003 by USFWS (2003) and revised in 2005 (USFWS 2005b) and 2006 (USFWS 2006). The site does not occur within Critical Habitat for vernal pool tadpole shrimp. The *Recovery Plan for Vernal Pool Ecosystems of California and Southern Oregon (Recovery Plan)* includes vernal pool tadpole shrimp conservation strategies (USFWS 2005a).

There are 10 documented CNDDB occurrences of vernal pool tadpole shrimp within five miles of the Study Area (CDFW 2021). The seasonal wetlands onsite provide marginally suitable habitat for this species; therefore, vernal pool tadpole shrimp has low potential to occur onsite.

5.6.1.3 Valley Elderberry Longhorn Beetle

The valley elderberry longhorn beetle (*Desmocerus californicus dimorphus*, VELB) is listed as threatened pursuant to the federal ESA. The VELB occurs in metapopulations throughout the Central Valley (Collinge et. al 2001 as cited in USFWS 2017). These metapopulations (subpopulations) occur throughout contiguous riparian habitat which shift temporarily and spatially based on changing environmental conditions. This temporal and spatial shifting of the metapopulations results in a patchy and ever-changing distribution of the species. Research indicates that dense elderberry shrub clumps in healthy riparian habitat is the primary habitat for the VELB (USFWS 2017). The beetle's current distribution extends

from Shasta County in the north to Fresno County in the south and includes everything from the valley floor up into the lower foothills (USFWS 2017).

The VELB is completely dependent on its larval host plant, elderberry (*Sambucus* sp.), which occurs in riparian and other woodland and scrub communities (USFWS 1999, 2017). The vast majority of VELB occurrences have been recorded below 500 feet (152 meters), however, rare occurrences have been recorded up to approximately 3,000 feet (USFWS 1999, 2017). Elderberry plants, located within the range of the beetle, with one or more stems measuring 1.0 inch or greater in diameter at ground level are considered to be habitat for the species (USFWS 1999). The adult flight season extends from late March through July (USFWS 2017). During that time the adults feed on foliage and perhaps flowers, mate, and females lay eggs on living elderberry plants (Barr 1991). The first instar larvae bore into live elderberry stems, where they develop for one to two years feeding on the pith. The fifth instar larvae create exit holes in the stems and then plug the holes and remain in the stems through pupation (Talley et al. 2007).

There are nine documented CNDDB occurrences of VELB within five miles of the Study Area (CDFW 2021). Additionally, elderberry shrubs were documented within the Study Area during the 2016 survey (Figure 4). A total of 214~~213~~ shrubs are located within the Study Area~~.~~ Of these, 28 shrubs are permitted within the Glenborough Project: 21 shrubs are fully mitigated and seven will be mitigated by Glenborough. Therefore, 186 shrubs fall within the unpermitted portion of the Study Area ~~including those that were fully mitigated for by the Glenborough Project~~ (Figure 4). One shrub within the Study Area was observed with evidence of VELB (Figure 4). Therefore, VELB has potential to occur.

5.6.2 Amphibians

5.6.2.1 Western Spadefoot

Western spadefoot (*Spea hammondii*) is not listed pursuant to either the California or federal ESAs; however, it is considered an SSC by CDFW. Western spadefoot is typically associated with lowland washes, floodplains, rivers, vernal pools, alluvial fans, playas, and alkali flats (Stebbins 1985) in the Central Valley, although they also occur in foothills and mountains to approximately 4,000 feet above mean sea level. This species is found in open areas with sandy or gravelly soils and may be found in valley and foothill grasslands, open chaparral, and pine-oak woodland habitats (USFWS 2005b). Adult western spadefoots are terrestrial and enter water only to breed (Dimmitt and Ruibal 1980).

Individuals may spend eight to nine months in upland burrows during dry periods, emerging from burrows after late-winter and early-spring rains to forage and mate. Surface activity is generally nocturnal and has been documented in every month from October to May (Morey 1988; Morey and Guinn 1992).

There are two documented CNDDB occurrences of western spadefoot within five miles of the Study Area (CDFW 2021). The seasonal wetlands provide very marginal habitat for this species. Western spadefoot has low potential to occur onsite.

Figure 4. Valley Elderberry Longhorn Beetle Habitat

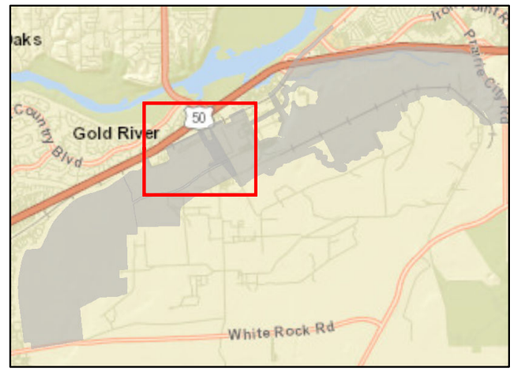
Map Features

- Easton Research Park West Study Area (151.02 ac.)
- Glenborough Phase 1 & Phase 2 Permitted and Mitigated (SPK-2004-00515)
- Future Glenborough Phases Permitted
- Elderberry Shrubs - VELB Evidence (1)
- Elderberry Shrubs - No VELB Evidence (199)
- Elderberry Shrubs - Unknown Evidence (14)

AMERICAN RIVER BIKE TRL
NIMBUS RD
FOLSOM BLVD
US 50 WB
US 50 EB
FLORIDA RD
BIRKMONT DR

VELB Mitigation Responsibility			
Evidence	Easton Research Park West	Glenborough Permitted	Glenborough Permitted and Mitigated
VELB Evidence	1	-	-
No VELB Evidence	185	5	9
Unknown VELB Evidence	-	2	12
Grand Total	**186**	**7**	**21**

Service Layer Credits: Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community



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ECORP: N:\2009\2009-169 WESTBOROUGH\MAPS\SSS_SURVEY_AND_MAPPING\VELB\V5_ERPW\ERPW_ELDERBERRY_LOC_BRA_20211022.MXD(KIT) -KTURNQUIST 10/25/2021

2018-012.02 Easton Research Park West

Scale in Feet
0 300 600

Photo Source: NAIP (2018)

Map Date: 10/25/2021

5.6.3 Birds

5.6.3.1 Tricolored Blackbird

The tricolored blackbird (TRBL, *Agelaius tricolor*), is listed as threatened under the California ESA. Additionally, it is considered a BCC by USFWS and an SSC by CDFW. This colonial nesting species is distributed widely throughout the Central Valley, Coast Range, and into Oregon, Washington, Nevada, and Baja California (Meese et al. 2014). TRBL nests in colonies that can range from several pairs to several thousand pairs, depending on prey availability, the presence of predators, or level of human disturbance. tricolor blackbird nesting habitat includes emergent marsh, riparian woodland/scrub, blackberry thickets, densely vegetated agricultural and idle fields (e.g., wheat, triticale, safflower, fava bean fields, thistle, mustard, cane, and fiddleneck), usually with some nearby standing water or ground saturation (Meese et al. 2014). They feed mainly on grasshoppers during the breeding season, but may also forage upon a variety of other insects, grains, and seeds in open grasslands, wetlands, feedlots, dairies, and agricultural fields (Meese et al. 2014). The nesting season is generally from March through August.

There are eight documented CNDDB occurrences of TRBL within five miles of the Study Area (CDFW 2021). The partially-disturbed grasslands onsite provide marginal potential foraging habitat for tricolored blackbird; therefore, tricolored blackbird has low potential to occur.

5.6.3.2 Burrowing Owl

The burrowing owl (BUOW, *Athene cunicularia*) is not listed pursuant to either the California or federal ESAs; however, it is designated as a BCC by USFWS and an SSC by CDFW. This species generally occupies dry open rolling hills, grasslands, deserts, sagebrush scrub, agricultural areas, earthen levees and berms, coastal uplands, and urban vacant lots, as well as the margins of airports, golf courses, and roads (California Department of Fish and Game [CDFG] 2012; Klute et al. 2003). The species' breeding range extends across the western United States from the Pacific coast to western Nebraska, north into parts of Canada and south to Baja California and into mainland Mexico (Klute et al. 2003). Urbanization and other human-induced landscape changes are the drivers of BUOW population declines (Boal and Dykstra 2018).

BUOW have three basic habitat requirements: open, well-drained terrain; short, sparse vegetation; and underground burrows or burrow facsimiles (CDFG 2012; Klute et al. 2003) in which to take refuge and to breed. BUOW typically use burrows created by fossorial mammals, particularly the California ground squirrel (*Otospermophilus beecheyi*). In areas developed by humans, they may also use burrow surrogates, such as cement culverts or pipes; concrete, asphalt, or wood debris piles; or openings beneath concrete or asphalt pavement (California Department of Fish and Game [CDFG] 1995, 2012). The breeding season for BUOW typically occurs between February 1 and August 31 (California Burrowing Owl Consortium [CBOC] 1993, CDFG 1995, 2012). During the breeding season, foraging occurs throughout the day, at dawn, dusk and during daylight hours (Poulin and Todd 2006).

There is one documented occurrence of BUOW within five miles of the Study Area (CDFW 2021). The remnant grassland and partially disturbed areas onsite provide marginal potential habitat. Burrowing owl has low potential to occur onsite.

5.6.3.3 Oak Titmouse

Oak titmouse (*Baeolophus inornatus*) are not listed and protected under either state or federal ESAs, but are considered a USFWS BCC. Oak titmouse breeding range includes southwestern Oregon south through California's Coast, Transverse and Peninsular ranges, western foothills of the Sierra Nevada, into Baja California; they are absent from the humid northwestern coastal region and the San Joaquin Valley (Cicero et al. 2017). They are found in dry oak or oak-pine woodlands, but may also use scrub oaks or other brush near woodlands (Cicero et al. 2017). Nesting occurs during March through July.

There are no documented CNDDB occurrences of oak titmouse within five miles of the Study Area (CDFW 2021). However, the oak trees onsite provide potential nesting habitat for the species. Oak titmouse has potential to occur onsite.

5.6.3.4 Swainson's Hawk

Swainson's hawk (*Buteo swainsoni*) is listed as a threatened species pursuant to the California ESA. Additionally, Swainson's hawk is designated as a BCC by USFWS. Historic declines in Swainson's hawk populations are attributed to pesticide use and rodent population reduction, along with loss of native habitat (Bechard 2010; CDFG 1994). This species nests in North America (Canada, western United States, and Mexico), including California's Central Valley. Swainson's hawk typically winters as far south as Argentina in South America and as far north as Mexico (Airola et al. 2019). However, a small population has been observed wintering in the Sacramento-San Joaquin River Delta (Bechard et al. 2010). In California, the nesting season for ranges from mid-March to late August (CDFG 1994; Estep 1989).

Swainson's hawk nest within tall trees in a variety of wooded communities including riparian, oak woodland, roadside landscape corridors, urban areas, and agricultural areas (CDFG 1994; Estep 1989). The species requires suitable foraging habitat in proximity to suitable nesting trees (CDFG 1994; Estep 1989). Foraging habitat includes open grassland, savannah, low-cover row crop fields, and livestock pastures. Swainson's hawk are opportunistic foragers and will readily forage in association with agricultural mowing, harvesting, disking, and irrigating (Estep 1989), which results in a temporary increase in readily available prey items for this species.

There are six documented CNDDB occurrences of Swainson's hawk within five miles of the Study Area. Trees onsite provide potential nesting and the grassland onsite provides potential foraging habitat for the species. Swainson's hawk has potential to occur onsite.

5.6.3.5 Nuttall's Woodpecker

The Nuttall's woodpecker (*Dryobates nuttallii*) is not listed and protected under either state or federal ESAs, but is considered a USFWS BCC. The species is resident from Siskiyou County south to Baja California. Nuttall's woodpecker nests in tree cavities primarily within oak woodlands, but also can be found in riparian woodlands (Lowther 2000). Breeding occurs during April through July.

There are no documented CNDDB occurrences of Nuttall's woodpecker within five miles of the Study Area (CDFW 2021). However, the scattered oak trees onsite provide potential nesting and foraging habitat. Nuttall's woodpecker has potential to occur onsite.

5.6.3.6 White-tailed Kite

White-tailed kite (*Elanus leucurus*) is not listed pursuant to either the California or federal ESAs; however, the species is fully protected pursuant to Section 3511 of the California Fish and Game Code. This species is a common resident in the Central Valley and the entire length of the California coast, and all areas up to the Sierra Nevada foothills and southeastern deserts (Dunk 1995). In northern California, white-tailed kite nesting occurs from March through early August, with nesting activity peaking from March through June. Nesting occurs in trees within riparian, oak woodland, savannah, and agricultural communities that are near foraging areas such as low elevation grasslands, agricultural, meadows, farmlands, savannahs, and emergent wetlands (Dunk 1995).

There are 10 documented CNDDB occurrences of white-tailed kite within five miles of the Study Area (CDFW 2021). The oak trees onsite provide potential nesting and grassland provides potential foraging habitat. White-tailed kite has potential to occur onsite.

5.6.3.7 Yellow-billed Magpie

The yellow-billed magpie (*Pica nuttalli*) is not listed pursuant to either the California or federal ESAs but is considered a USFWS BCC. This endemic species is a yearlong resident of the Central Valley and Coast Ranges from San Francisco Bay to Santa Barbara County. Yellow-billed magpies build large, bulky nests in trees in a variety of open woodland habitats, typically near grassland, pastures or cropland. Nest building begins in late-January to mid-February, which may take up to 6-8 weeks to complete, with eggs laid during April-May, and fledging during May-June (Koenig and Reynolds 2009). The young leave the nest at about 30 days after hatching (Koenig and Reynolds 2009). Yellow-billed magpies are highly susceptible to West Nile Virus, which may have been the cause of death to thousands of magpies during 2004-2006 (Koenig and Reynolds 2009).

There are no documented CNDDB occurrences of yellow-billed magpie within five miles of the Study Area (CDFW 2021). However, the trees onsite provide potential nesting habitat. Yellow-billed magpie has potential to occur onsite.

5.6.4 Mammals

5.6.4.1 Pallid Bat

The pallid bat (*Antrozous pallidus*) is not listed pursuant to either the California or federal ESAs; however, this species is considered an SSC by CDFW. This species ranges throughout North America from the interior of British Columbia, south to Mexico, and east to Texas. The pallid bat inhabits low elevation (below 6,000 ft) rocky arid deserts and canyonlands, shrub-steppe grasslands, karst formations, and higher elevation coniferous forest (above 7,000 ft). This species roosts alone or in groups in the crevices of rocky outcrops and cliffs, caves, mines, trees, and in various human structures such as bridges and barns. Pallid

bats are feeding generalists that glean a variety of arthropod prey from surfaces as well as capturing insects on the wing. Foraging occurs over grasslands, oak savannahs, ponderosa pine forests, talus slopes, gravel roads, lava flows, fruit orchards, and vineyards. This species is not thought to migrate long distances between summer and winter sites (WBWG 2017).

There is one documented CNDDB occurrence of pallid bat within five miles of the Study Area (CDFW 2021). The oak trees and manmade structures onsite provide marginal roosting habitat. Pallid bat has low potential to occur onsite.

5.7 Wildlife Movement/Corridors

The Study Area is previously disturbed and partially developed (Figure 3). Additionally, a heavily trafficked highway exists northwest of the Study Area. The surrounding landscape is made up of previously disturbed portions of the Aerojet campus, as well as development and infrastructure along Highway 50 (see Figure 1). Therefore, the Study Area does not provide an important movement corridor, and development associated with the Project is not expected to adversely impact wildlife movement.

5.8 Oak Trees

An arborist survey was conducted within a large portion of the Study Area on October 20 and 30, 2020 by ECORP certified arborist Krissy Walker-Berry (ECORP 2021, Attachment C). A total of 204 trees were inventoried during the survey, including several species of oak: interior live oak (*Quercus wislizenii*), valley oak (*Quercus lobata*), and blue oak (*Quercus douglasii*). Oak trees are regulated by Sacramento County in accordance with the Sacramento County General Plan, and by Rancho Cordova in accordance with the Rancho Cordova Tree Ordinance (Preservation and Protection of Private Trees). A tree permit will be required per one or both ordinances, depending on the location within the Study Area of the tree(s) for removal.

5.9 Critical Habitat

The Study Area is not located within the range of designated Critical Habitat for special-status species (USFWS 2021b).

6.0 RECOMMENDATIONS

Because the Study Area has been previously disturbed, biological diversity onsite has likely been reduced. A small amount of aquatic resources occur within the unpermitted portion of the Study Area (0.122 acre seasonal wetland and ditch). Scattered oak trees occur onsite, as well as potential habitat for multiple special-status species.

6.1 Aquatic Resources

The Study Area supports aquatic resources that are potential Waters of the U.S. and Waters of the State subject to verification by the USACE and RWQCB, respectively (Figure 3). The Project, as currently

designed, proposes to impact aquatic resources. The following measures are recommended to minimize potential impacts to aquatic resources:

- For aquatic resources within the Glenborough Permit area where mitigation has not been purchased, purchased mitigation credits as required by the Glenborough Permit
- For aquatic resources outside of the Glenborough Permit area, a permit authorization to fill wetlands under the Section 404 of the federal Clean Water Act (Section 404 Permit) will be obtained from USACE prior to discharging any dredged or fill materials into any Waters of the U.S. Final mitigation measures will be developed as part of the Section 404 Permit process to ensure no-net-loss of wetland function and values.
- For aquatic resources outside the Glenborough Permit area, a Water Quality Certification or waiver pursuant to Section 401 of the CWA must be obtained from the RWQCB for Section 404 permit actions.
- For aquatic resources outside the Glenborough Permit area, pursuant to the Porter-Cologne Water Quality Act, a permit authorization from the RWQCB is required prior to the discharge of material in an area that could affect Waters of the State. Mitigation requirements for discharge to Waters of the State will be developed in consultation with the RWQCB.

No features that may be subject to Section 1600 of the Fish and Game Code were identified in the Study Area; therefore, a Streambed Alteration Agreement from CDFW pursuant to Section 1602 of the California Fish and Game Code is not required.

6.2 Special-Status Species

6.2.1 Workers Awareness Training

Prior to start of construction activities, a qualified biologist shall conduct an education program for all persons involved with the proposed Project. The program shall consist of a presentation from the Biologist that includes a discussion of the biology and general behavior of the species discussed above, information about the distribution and habitat needs of these animals, sensitivity of these animals to human activities, and their status of legal protection.

6.2.2 Invertebrates

6.2.2.1 Vernal Pool Fairy and Tadpole Shrimp

Presence of federally listed large branchiopods will be assumed in onsite wetland features. A Biological Assessment (ECORP 2020) has been prepared and submitted to USFWS and appropriate mitigation will be determined through the Section 7 process.

The following measures are recommended to minimize potential impacts to Vernal Pool Fairy and Tadpole Shrimp:

- Assume presence of Vernal Pool Fairy and Tadpole Shrimp and initiate the Section 7 consultation process with USFWS through the Clean Water Act Section 404 Process; OR conduct protocol-level surveys for these species to determine presence or absence prior to consultation.
- If presence is assumed or confirmed after protocol surveys, acquire a Biological Opinion for the Project and implement all conditions of the Biological Opinion, including purchasing compensatory mitigation for permanent impacts to branchiopod habitat. Compensatory mitigation will be determined through the Section 7 process and outlined in the Biological Opinion.

6.2.2.2 Valley Elderberry Longhorn Beetle

As mentioned in Section 4.2, a survey for VELB was conducted in 2016 and shrubs were observed onsite (Figure 4). Implementation of the Project will require removal of elderberry shrubs, and a Biological Assessment (ECORP 2020) has been prepared and submitted to USFWS. Appropriate mitigation will be determined through the Section 7 process.

The following measures are recommended to minimize potential impacts to VELB:

- Initiate Section 7 consultation process with USFWS through the Clean Water Act Section 404 process on the Project effects to ESA-listed VELB and acquire a Biological Opinion for the Project. Implement all conditions of the Biological Opinion.
- Elderberry shrubs will be avoided to the extent practicable. For any impacts to elderberry shrubs, appropriate avoidance measures and a mitigation plan will be developed in consultation with USFWS and implemented during the appropriate timeframe.
- The area surrounding avoided elderberry shrubs shall be fenced and/or flagged as close to construction limits as possible.
- As much as feasible, all activities that could occur within 165 feet of an avoided elderberry shrub will be conducted outside of the flight season of VELB (March - July).
- Herbicides will not be used within the drip line of any elderberry shrubs. Insecticides will not be used within 100 feet of an elderberry shrub and will be applied using a backpack sprayer or similar direct application method.
- The potential effects of dust on VELB will be minimized by applying water during construction activities or by presoaking work areas that will occur within 100 feet of any potential elderberry shrub habitat.

6.2.3 Amphibians

6.2.3.1 Western Spadefoot

Implementation of the following minimization measures will ensure that there are no significant impacts to western spadefoot:

- Preconstruction surveys for western spadefoot will be conducted within the limits of construction to detect adults, larvae, and/or egg masses, within 48 hours prior to the start of construction.
- If no western spadefoots are found, no further measures pertaining to this species are necessary.
- If adults, larvae, or egg masses are found, they will be relocated to suitable habitat within an on- or off-site preserve(s), in consultation with CDFW.

6.2.4 Birds (including nesting raptors)

Suitable nesting and/or foraging habitat for several special-status birds is present within the Study Area. In addition to the special-status birds, all native birds, including raptors, are protected under the California Fish and Game Code and the MBTA. If nesting birds are present, the Project could result in harassment to or take of nesting individuals. As such, to ensure that there are no impacts to protected birds and/or active nests, the following mitigation measures are recommended if Project activities will occur within the nesting season (approximately February 1-September 15):

6.2.4.1 Nesting Birds

- A preconstruction survey for nesting birds will be conducted by a qualified biologist within 14 days (or fewer if recommended by CDFW) of commencement of Project activities. The survey will occur within the Study Area and a 100-foot buffer. If an active nest is located, a no-disturbance buffer will be established as determined by the biologist in consultation with CDFW and maintained until the nest is confirmed to be no longer active by the biologist.

6.2.4.2 Raptors

- A preconstruction survey for nesting raptors will be conducted within 14 days of commencement of Project activities by a qualified wildlife biologist within the Study Area and a 500-foot buffer. If an active nest is located, a no-disturbance buffer will be established as determined by the biologist in consultation with CDFW and maintained until a qualified biologist determines the young have fledged and are no longer reliant upon the nest for survival.

6.2.4.3 Swainson's Hawk

- A preconstruction survey for nesting Swainson's hawk will be conducted by a qualified biologist within 14 days of commencement of Project activities within the Study Area and a 0.25-mile buffer. As described above, if Swainson's hawks are found to be nesting in the vicinity, a no-disturbance buffer will be established in consultation with CDFW and maintained until a qualified biologist determines the young have fledged and are no longer reliant upon the nest for survival.
- Mitigation for permanent impacts to SWHA foraging habitat has been purchased for the portions of the Study Area that overlap with the Glenborough Project in accordance with the CEQA Environmental Impact Report Mitigation Measures for that Project.

- Mitigation for permanent impacts to SWHA foraging habitat for the remaining portions of the Study Area is required (see Figure 3). Compensatory mitigation should be consistent with the Sacramento County SWHA Ordinance.

6.2.4.4 Burrowing Owl

- A preconstruction survey for nesting burrowing owl will be conducted by a qualified biologist within 14 days prior to commencement of Project activities within the Study Area and a 250-foot buffer. Surveys shall be conducted at appropriate times and in appropriate weather conditions to maximize detection. If active burrowing owl burrows are found, an avoidance buffer will be immediately established, and an avoidance plan will be prepared in consultation with CDFW prior to the commencement of any ground-disturbing activities.

6.2.5 Mammals

6.2.5.1 Pallid Bat

The Study Area contains potential roosting habitat for pallid bat. To ensure that there are no significant impacts to special-status bats, the following mitigation measures are recommended:

- Prior to commencement of Project activities, a qualified biologist will survey for all suitable roosting habitat (e.g., manmade structures, trees, rock outcrops) within the Study Area proposed for removal and or disturbance. If no suitable roosting habitat is identified, no further measures are necessary.
- If suitable roosting habitat is identified, a qualified biologist will conduct an evening bat emergence survey that may include acoustic monitoring to determine whether or not bats are present. If roosting bats are found, consultation with CDFW is required prior to initiation of construction activities.

6.3 Sacramento County/Rancho Cordova Tree Preservation Ordinances

The Study Area may be subject to both the City of Rancho Cordova and Sacramento County Tree Preservation Ordinances. The following measures are recommended to comply with the City and/or County's Tree Preservation Ordinances if trees will be impacted as part of the Project:

- Prior to tree removal, an arborist survey will be conducted for any areas within the Study Area not previously surveyed (see Attachment C).
- If the proposed Project activities occur within the dripline of, or require the removal of, any trees, a Tree Permit will be required, and the corresponding tree ordinance shall be consulted for tree mitigation and preservation measures. This will include the development of a tree protection plan or its equivalent. This plan will provide arborist recommendations for preserved trees and general recommendations during and after construction activities as well as specific recommendations for long term maintenance.

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Western Bat Working Group (WBWG). 2017. Western Bat Species Accounts. http://wbwg.org/western-bat-species/. Accessed February 2020.

LIST OF ATTACHMENTS

Attachment A – Results of Database Queries

Attachment B – Representative Photographs

Attachment C – Arborist Report

ATTACHMENT A

Results of Database Queries

IPaC resource list

This report is an automatically generated list of species and other resources such as critical habitat (collectively referred to as *trust resources*) under the U.S. Fish and Wildlife Service's (USFWS) jurisdiction that are known or expected to be on or near the project area referenced below. The list may also include trust resources that occur outside of the project area, but that could potentially be directly or indirectly affected by activities in the project area. However, determining the likelihood and extent of effects a project may have on trust resources typically requires gathering additional site-specific (e.g., vegetation/species surveys) and project-specific (e.g., magnitude and timing of proposed activities) information.

Below is a summary of the project information you provided and contact information for the USFWS office(s) with jurisdiction in the defined project area. Please read the introduction to each section that follows (Endangered Species, Migratory Birds, USFWS Facilities, and NWI Wetlands) for additional information applicable to the trust resources addressed in that section.

NOT FOR CONSULTATION

Location

Sacramento County, California

Local office

Sacramento Fish And Wildlife Office

(916) 414-6600
(916) 414-6713

Federal Building
2800 Cottage Way, Room W-2605
Sacramento, CA 95825-1846

Endangered species

This resource list is for informational purposes only and does not constitute an analysis of project level impacts.

The primary information used to generate this list is the known or expected range of each species. Additional areas of influence (AOI) for species are also considered. An AOI includes areas outside of the species range if the species could be indirectly affected by activities in that area (e.g., placing a dam upstream of a fish population even if that fish does not occur at the dam site, may indirectly impact the species by reducing or eliminating water flow downstream). Because species can move, and site conditions can change, the species on this list are not guaranteed to be found on or near the project area. To fully determine any potential effects to species, additional site-specific and project-specific information is often required.

Section 7 of the Endangered Species Act **requires** Federal agencies to "request of the Secretary information whether any species which is listed or proposed to be listed may be present in the area of such proposed action" for any project that is conducted, permitted, funded, or licensed by any Federal agency. A letter from the local office and a species list which fulfills this requirement can **only** be obtained by requesting an official species list from either the Regulatory Review section in IPaC (see directions below) or from the local field office directly.

For project evaluations that require USFWS concurrence/review, please return to the IPaC website and request an official species list by doing the following:

1. Draw the project location and click CONTINUE.
2. Click DEFINE PROJECT.
3. Log in (if directed to do so).
4. Provide a name and description for your project.
5. Click REQUEST SPECIES LIST.

Listed species[1] and their critical habitats are managed by the Ecological Services Program of the U.S. Fish and Wildlife Service (USFWS) and the fisheries division of the National Oceanic and Atmospheric Administration (NOAA Fisheries[2]).

Species and critical habitats under the sole responsibility of NOAA Fisheries are **not** shown on this list. Please contact NOAA Fisheries for species under their jurisdiction.

1. Species listed under the Endangered Species Act are threatened or endangered; IPaC also shows species that are candidates, or proposed, for listing. See the listing status page for more information. IPaC only shows species that are regulated by USFWS (see FAQ).
2. NOAA Fisheries, also known as the National Marine Fisheries Service (NMFS), is an office of the National Oceanic and Atmospheric Administration within the Department of Commerce.

The following species are potentially affected by activities in this location:

Reptiles

NAME	STATUS

NOT FOR CONSULTATION

Giant Garter Snake Thamnophis gigas — Threatened
Wherever found
No critical habitat has been designated for this species.
https://ecos.fws.gov/ecp/species/4482

Amphibians

NAME	STATUS

California Red-legged Frog Rana draytonii — Threatened
Wherever found
There is **final** critical habitat for this species. The location of the critical habitat is not available.
https://ecos.fws.gov/ecp/species/2891

California Tiger Salamander Ambystoma californiense — Threatened
There is **final** critical habitat for this species. The location of the critical habitat is not available.
https://ecos.fws.gov/ecp/species/2076

Fishes

NAME	STATUS

Delta Smelt Hypomesus transpacificus — Threatened
Wherever found
There is **final** critical habitat for this species. The location of the critical habitat is not available.
https://ecos.fws.gov/ecp/species/321

Insects

NAME	STATUS

Valley Elderberry Longhorn Beetle Desmocerus californicus dimorphus — Threatened
Wherever found
There is **final** critical habitat for this species. The location of the critical habitat is not available.
https://ecos.fws.gov/ecp/species/7850

Crustaceans

NAME	STATUS

Conservancy Fairy Shrimp Branchinecta conservatio — Endangered
Wherever found
There is **final** critical habitat for this species. The location of the critical habitat is not available.
https://ecos.fws.gov/ecp/species/8246

NOT FOR CONSULTATION

Vernal Pool Fairy Shrimp Branchinecta lynchi — Threatened
Wherever found
There is **final** critical habitat for this species. The location of the critical habitat is not available.
https://ecos.fws.gov/ecp/species/498

Vernal Pool Tadpole Shrimp Lepidurus packardi — Endangered
Wherever found
There is **final** critical habitat for this species. The location of the critical habitat is not available.
https://ecos.fws.gov/ecp/species/2246

Flowering Plants

NAME	STATUS
Sacramento Orcutt Grass Orcuttia viscida Wherever found There is **final** critical habitat for this species. The location of the critical habitat is not available. https://ecos.fws.gov/ecp/species/5507	Endangered
Slender Orcutt Grass Orcuttia tenuis Wherever found There is **final** critical habitat for this species. The location of the critical habitat is not available. https://ecos.fws.gov/ecp/species/1063	Threatened

NOT FOR CONSULTATION

Critical habitats

Potential effects to critical habitat(s) in this location must be analyzed along with the endangered species themselves.

THERE ARE NO CRITICAL HABITATS AT THIS LOCATION.

Migratory birds

Certain birds are protected under the Migratory Bird Treaty Act[1] and the Bald and Golden Eagle Protection Act[2].

Any person or organization who plans or conducts activities that may result in impacts to migratory birds, eagles, and their habitats should follow appropriate regulations and consider implementing appropriate conservation measures, as described below.

1. The Migratory Birds Treaty Act of 1918.
2. The Bald and Golden Eagle Protection Act of 1940.

Additional information can be found using the following links:

- Birds of Conservation Concern http://www.fws.gov/birds/management/managed-species/birds-of-conservation-concern.php
- Measures for avoiding and minimizing impacts to birds http://www.fws.gov/birds/management/project-assessment-tools-and-guidance/conservation-measures.php
- Nationwide conservation measures for birds http://www.fws.gov/migratorybirds/pdf/management/nationwidestandardconservationmeasures.pdf

The birds listed below are birds of particular concern either because they occur on the USFWS Birds of Conservation Concern (BCC) list or warrant special attention in your project location. To learn more about the levels of concern for birds on your list and how this list is generated, see the FAQ below. This is not a list of every bird you may find in this location, nor a guarantee that every bird on this list will be found in your project area. To see exact locations of where birders and the general public have sighted birds in and around your project area, visit the E-bird data mapping tool (Tip: enter your location, desired date range and a species on your list). For projects that occur off the Atlantic Coast, additional maps and models detailing the relative occurrence and abundance of bird species on your list are available. Links to additional information about Atlantic Coast birds, and other important information about your migratory bird list, including how to properly interpret and use your migratory bird report, can be found below.

For guidance on when to schedule activities or implement avoidance and minimization measures to reduce impacts to migratory birds on your list, click on the PROBABILITY OF PRESENCE SUMMARY at the top of your list to see when these birds are most likely to be present and breeding in your project area.

NOT FOR CONSULTATION

NAME	BREEDING SEASON (IF A BREEDING SEASON IS INDICATED FOR A BIRD ON YOUR LIST, THE BIRD MAY BREED IN YOUR PROJECT AREA SOMETIME WITHIN THE TIMEFRAME SPECIFIED, WHICH IS A VERY LIBERAL ESTIMATE OF THE DATES INSIDE WHICH THE BIRD BREEDS ACROSS ITS ENTIRE RANGE. "BREEDS ELSEWHERE" INDICATES THAT THE BIRD DOES NOT LIKELY BREED IN YOUR PROJECT AREA.)
Bald Eagle Haliaeetus leucocephalus This is not a Bird of Conservation Concern (BCC) in this area, but warrants attention because of the Eagle Act or for potential susceptibilities in offshore areas from certain types of development or activities. https://ecos.fws.gov/ecp/species/1626	Breeds Jan 1 to Aug 31

California Thrasher Toxostoma redivivum — Breeds Jan 1 to Jul 31
This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.

Clark's Grebe Aechmophorus clarkii — Breeds Jan 1 to Dec 31
This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.

Common Yellowthroat Geothlypis trichas sinuosa — Breeds May 20 to Jul 31
This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA
https://ecos.fws.gov/ecp/species/2084

Golden Eagle Aquila chrysaetos — Breeds Jan 1 to Aug 31
This is not a Bird of Conservation Concern (BCC) in this area, but warrants attention because of the Eagle Act or for potential susceptibilities in offshore areas from certain types of development or activities.
https://ecos.fws.gov/ecp/species/1680

Lawrence's Goldfinch Carduelis lawrencei — Breeds Mar 20 to Sep 20
This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.
https://ecos.fws.gov/ecp/species/9464

Lewis's Woodpecker Melanerpes lewis — Breeds Apr 20 to Sep 30
This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.
https://ecos.fws.gov/ecp/species/9408

Nuttall's Woodpecker Picoides nuttallii — Breeds Apr 1 to Jul 20
This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA
https://ecos.fws.gov/ecp/species/9410

Oak Titmouse Baeolophus inornatus — Breeds Mar 15 to Jul 15
This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.
https://ecos.fws.gov/ecp/species/9656

Rufous Hummingbird selasphorus rufus — Breeds elsewhere
This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.
https://ecos.fws.gov/ecp/species/8002

NOT FOR CONSULTATION

Song Sparrow Melospiza melodia — Breeds Feb 20 to Sep 5
This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA

Spotted Towhee Pipilo maculatus clementae — Breeds Apr 15 to Jul 20
This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA
https://ecos.fws.gov/ecp/species/4243

Tricolored Blackbird Agelaius tricolor — Breeds Mar 15 to Aug 10
This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.
https://ecos.fws.gov/ecp/species/3910

Wrentit Chamaea fasciata — Breeds Mar 15 to Aug 10
This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.

Yellow-billed Magpie Pica nuttalli — Breeds Apr 1 to Jul 31
This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.
https://ecos.fws.gov/ecp/species/9726

NOT FOR CONSULTATION

Probability of Presence Summary

The graphs below provide our best understanding of when birds of concern are most likely to be present in your project area. This information can be used to tailor and schedule your project activities to avoid or minimize impacts to birds. Please make sure you read and understand the FAQ "Proper Interpretation and Use of Your Migratory Bird Report" before using or attempting to interpret this report.

Probability of Presence (■)

Each green bar represents the bird's relative probability of presence in the 10km grid cell(s) your project overlaps during a particular week of the year. (A year is represented as 12 4-week months.) A taller bar indicates a higher probability of species presence. The survey effort (see below) can be used to establish a level of confidence in the presence score. One can have higher confidence in the presence score if the corresponding survey effort is also high.

How is the probability of presence score calculated? The calculation is done in three steps:

1. The probability of presence for each week is calculated as the number of survey events in the week where the species was detected divided by the total number of survey events for that week. For example, if in week 12 there were 20 survey events and the Spotted Towhee was found in 5 of them, the probability of presence of the Spotted Towhee in week 12 is 0.25.
2. To properly present the pattern of presence across the year, the relative probability of presence is calculated. This is the probability of presence divided by the maximum probability of presence across all weeks. For example, imagine the probability of presence in week 20 for the Spotted Towhee is 0.05, and that the probability of presence at week 12 (0.25) is the maximum of any

week of the year. The relative probability of presence on week 12 is 0.25/0.25 = 1; at week 20 it is 0.05/0.25 = 0.2.

3. The relative probability of presence calculated in the previous step undergoes a statistical conversion so that all possible values fall between 0 and 10, inclusive. This is the probability of presence score.

To see a bar's probability of presence score, simply hover your mouse cursor over the bar.

Breeding Season (■)
Yellow bars denote a very liberal estimate of the time-frame inside which the bird breeds across its entire range. If there are no yellow bars shown for a bird, it does not breed in your project area.

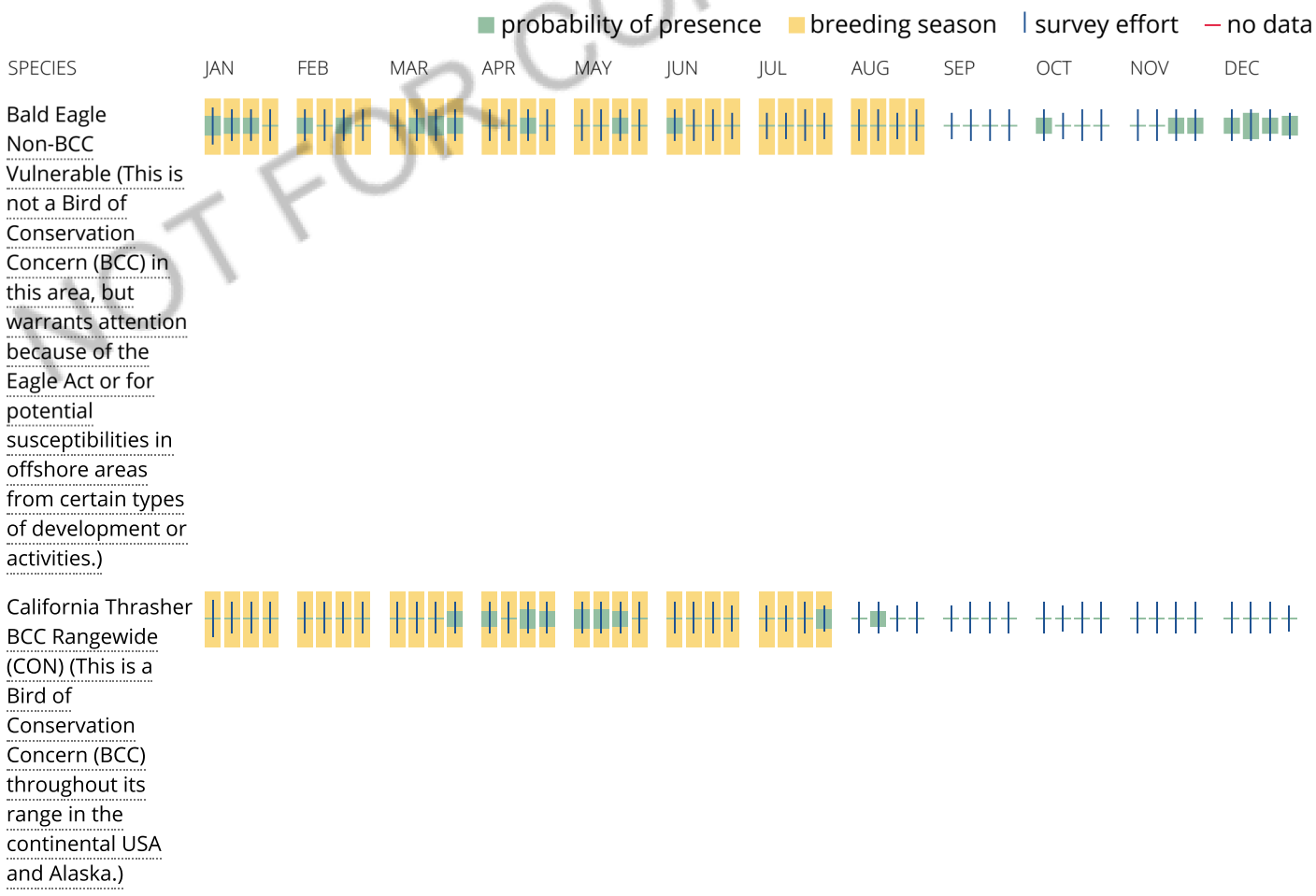
Survey Effort (|)
Vertical black lines superimposed on probability of presence bars indicate the number of surveys performed for that species in the 10km grid cell(s) your project area overlaps. The number of surveys is expressed as a range, for example, 33 to 64 surveys.

To see a bar's survey effort range, simply hover your mouse cursor over the bar.

No Data (–)
A week is marked as having no data if there were no survey events for that week.

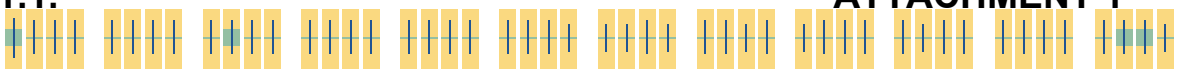
Survey Timeframe
Surveys from only the last 10 years are used in order to ensure delivery of currently relevant information. The exception to this is areas off the Atlantic coast, where bird returns are based on all years of available data, since data in these areas is currently much more sparse.

DRAFT FOR CONSULTATION

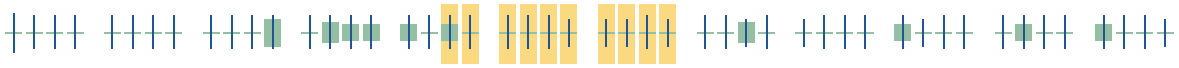


ITEM 11.1. ATTACHMENT 1

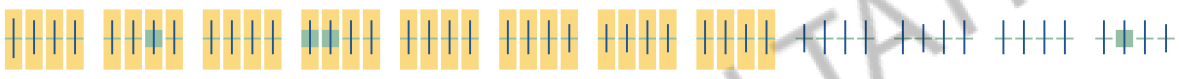
Clark's Grebe BCC Rangewide (CON) (This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.)



Common Yellowthroat BCC - BCR (This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA)



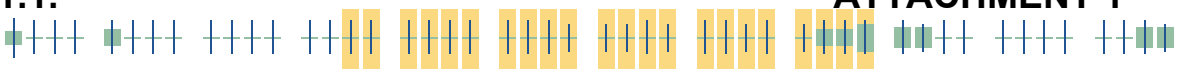
Golden Eagle Non-BCC Vulnerable (This is not a Bird of Conservation Concern (BCC) in this area, but warrants attention because of the Eagle Act or for potential susceptibilities in offshore areas from certain types of development or activities.)



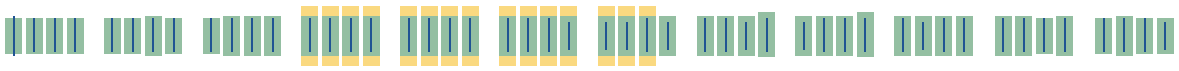
Lawrence's Goldfinch BCC Rangewide (CON) (This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.)

NOT FOR CONSULTATION

Lewis's Woodpecker BCC Rangewide (CON) (This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.)



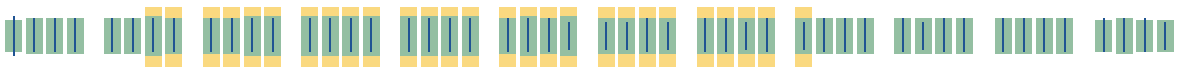
Nuttall's Woodpecker BCC - BCR (This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA)



Oak Titmouse BCC Rangewide (CON) (This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.)

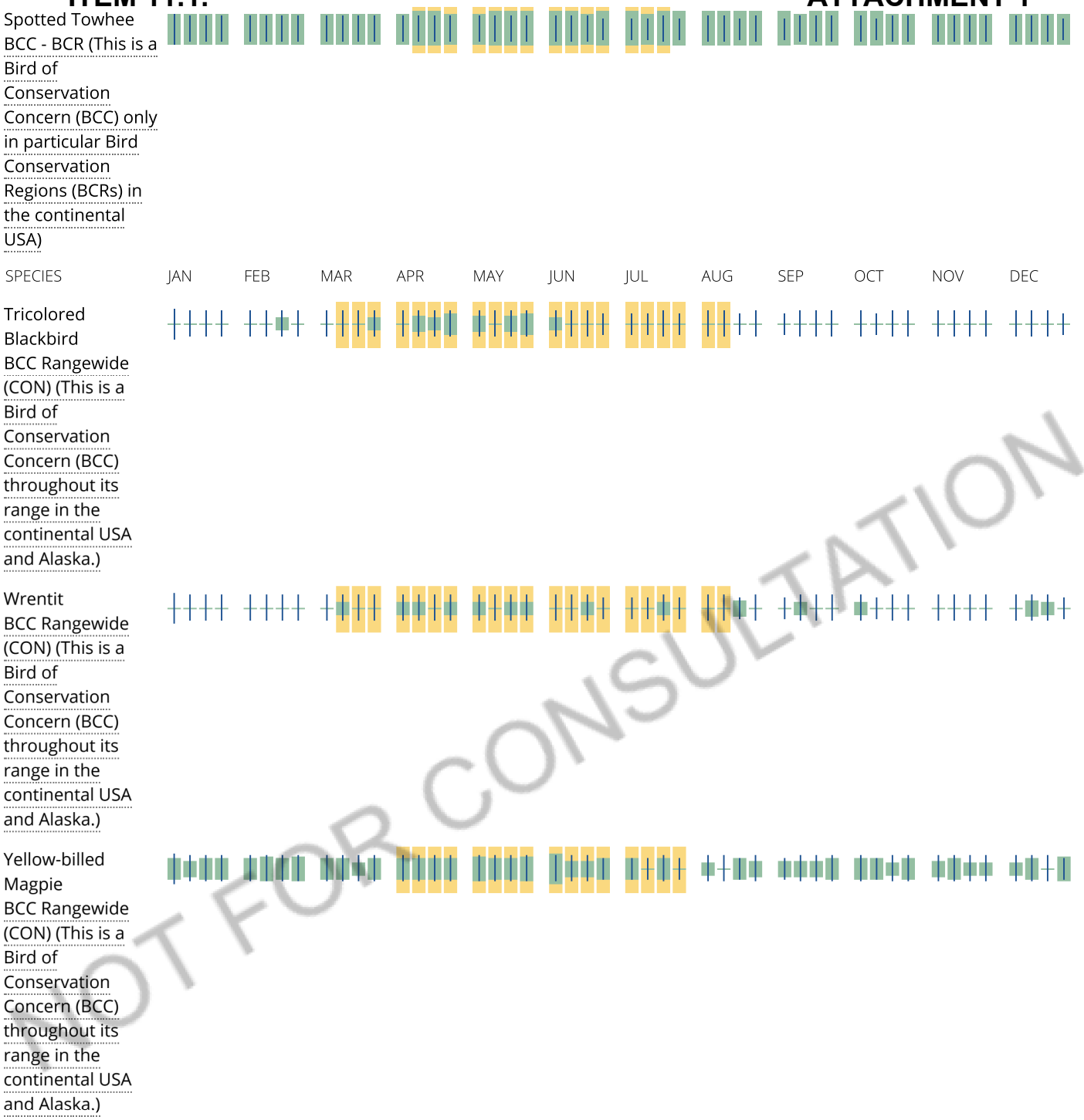
Rufous Hummingbird BCC Rangewide (CON) (This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.)

Song Sparrow BCC - BCR (This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA)



NOT FOR CONSULTATION

ITEM 11.1. ATTACHMENT 1



NOT FOR CONSULTATION

Tell me more about conservation measures I can implement to avoid or minimize impacts to migratory birds.

Nationwide Conservation Measures describes measures that can help avoid and minimize impacts to all birds at any location year round. Implementation of these measures is particularly important when birds are most likely to occur in the project area. When birds may be breeding in the area, identifying the locations of any active nests and avoiding their destruction is a very helpful impact minimization measure. To see when birds are most likely to occur and be breeding in your project area, view the Probability of Presence Summary. Additional measures or permits may be advisable depending on the type of activity you are conducting and the type of infrastructure or bird species present on your project site.

What does IPaC use to generate the migratory birds potentially occurring in my specified location?

The Migratory Bird Resource List is comprised of USFWS Birds of Conservation Concern (BCC) and other species that may warrant special attention in your project location.

The migratory bird list generated for your project is derived from data provided by the Avian Knowledge Network (AKN). The AKN data is based on a growing collection of survey, banding, and citizen science datasets and is queried and filtered to return a list of those birds reported as occurring in the 10km grid cell(s) which your project intersects, and that have been identified as warranting special attention because they are a BCC species in that area, an eagle (Eagle Act requirements may apply), or a species that has a particular vulnerability to offshore activities or development.

Again, the Migratory Bird Resource list includes only a subset of birds that may occur in your project area. It is not representative of all birds that may occur in your project area. To get a list of all birds potentially present in your project area, please visit the AKN Phenology Tool.

What does IPaC use to generate the probability of presence graphs for the migratory birds potentially occurring in my specified location?

The probability of presence graphs associated with your migratory bird list are based on data provided by the Avian Knowledge Network (AKN). This data is derived from a growing collection of survey, banding, and citizen science datasets .

Probability of presence data is continuously being updated as new and better information becomes available. To learn more about how the probability of presence graphs are produced and how to interpret them, go the Probability of Presence Summary and then click on the "Tell me about these graphs" link.

How do I know if a bird is breeding, wintering, migrating or present year-round in my project area?

To see what part of a particular bird's range your project area falls within (i.e. breeding, wintering, migrating or year-round), you may refer to the following resources: The Cornell Lab of Ornithology All About Birds Bird Guide, or (if you are unsuccessful in locating the bird of interest there), the Cornell Lab of Ornithology Neotropical Birds guide. If a bird on your migratory bird species list has a breeding season associated with it, if that bird does occur in your project area, there may be nests present at some point within the timeframe specified. If "Breeds elsewhere" is indicated, then the bird likely does not breed in your project area.

What are the levels of concern for migratory birds?

Migratory birds delivered through IPaC fall into the following distinct categories of concern:

1. "BCC Rangewide" birds are Birds of Conservation Concern (BCC) that are of concern throughout their range anywhere within the USA (including Hawaii, the Pacific Islands, Puerto Rico, and the Virgin Islands);
2. "BCC - BCR" birds are BCCs that are of concern only in particular Bird Conservation Regions (BCRs) in the continental USA; and
3. "Non-BCC - Vulnerable" birds are not BCC species in your project area, but appear on your list either because of the Eagle Act requirements (for eagles) or (for non-eagles) potential susceptibilities in offshore areas from certain types of development or activities (e.g. offshore energy development or longline fishing).

Although it is important to try to avoid and minimize impacts to all birds, efforts should be made, in particular, to avoid and minimize impacts to the birds on this list, especially eagles and BCC species of rangewide concern. For more information on conservation measures you can implement to help avoid and minimize migratory bird impacts and requirements for eagles, please see the FAQs for these topics.

Details about birds that are potentially affected by offshore projects

For additional details about the relative occurrence and abundance of both individual bird species and groups of bird species within your project area off the Atlantic Coast, please visit the Northeast Ocean Data Portal. The Portal also offers data and information about other taxa besides birds that may be helpful to you in your project review.

NOT FOR CONSULTATION

Alternately, you may download the bird model results files underlying the portal maps through the NOAA NCCOS Integrative Statistical Modeling and Predictive Mapping of Marine Bird Distributions and Abundance on the Atlantic Outer Continental Shelf project webpage.

Bird tracking data can also provide additional details about occurrence and habitat use throughout the year, including migration. Models relying on survey data may not include this information. For additional information on marine bird tracking data, see the Diving Bird Study and the nanotag studies or contact Caleb Spiegel or Pam Loring.

What if I have eagles on my list?

If your project has the potential to disturb or kill eagles, you may need to obtain a permit to avoid violating the Eagle Act should such impacts occur.

Proper Interpretation and Use of Your Migratory Bird Report

The migratory bird list generated is not a list of all birds in your project area, only a subset of birds of priority concern. To learn more about how your list is generated, and see options for identifying what other birds may be in your project area, please see the FAQ "What does IPaC use to generate the migratory birds potentially occurring in my specified location". Please be aware this report provides the "probability of presence" of birds within the 10 km grid cell(s) that overlap your project; not your exact project footprint. On the graphs provided, please also look carefully at the survey effort (indicated by the black vertical bar) and for the existence of the "no data" indicator (a red horizontal bar). A high survey effort is the key component. If the survey effort is high, then the probability of presence score can be viewed as more dependable. In contrast, a low survey effort bar or no data bar means a lack of data and, therefore, a lack of certainty about presence of the species. This list is not perfect; it is simply a starting point for identifying what birds of concern have the potential to be in your project area, when they might be there, and if they might be breeding (which means nests might be present). The list helps you know what to look for to confirm presence, and helps guide you in knowing when to implement conservation measures to avoid or minimize potential impacts from your project activities, should presence be confirmed. To learn more about conservation measures, visit the FAQ "Tell me about conservation measures I can implement to avoid or minimize impacts to migratory birds" at the bottom of your migratory bird trust resources page.

NOT FOR CONSULTATION

Facilities

National Wildlife Refuge lands

Any activity proposed on lands managed by the National Wildlife Refuge system must undergo a 'Compatibility Determination' conducted by the Refuge. Please contact the individual Refuges to discuss any questions or concerns.

THERE ARE NO REFUGE LANDS AT THIS LOCATION.

Fish hatcheries

THERE ARE NO FISH HATCHERIES AT THIS LOCATION.

Wetlands in the National Wetlands Inventory

Impacts to NWI wetlands and other aquatic habitats may be subject to regulation under Section 404 of the Clean Water Act, or other State/Federal statutes.

For more information please contact the Regulatory Program of the local U.S. Army Corps of Engineers District.

Please note that the NWI data being shown may be out of date. We are currently working to update our NWI data set. We recommend you verify these results with a site visit to determine the actual extent of wetlands on site.

This location overlaps the following wetlands:

FRESHWATER EMERGENT WETLAND

- PEM1Cx
- PEM1Fx

FRESHWATER POND

- PUBFx
- PUSKx

RIVERINE

- R5UBFx
- R5UBF

A full description for each wetland code can be found at the National Wetlands Inventory website

Data limitations

The Service's objective of mapping wetlands and deepwater habitats is to produce reconnaissance level information on the location, type and size of these resources. The maps are prepared from the analysis of high altitude imagery. Wetlands are identified based on vegetation, visible hydrology and geography. A margin of error is inherent in the use of imagery; thus, detailed on-the-ground inspection of any particular site may result in revision of the wetland boundaries or classification established through image analysis.

The accuracy of image interpretation depends on the quality of the imagery, the experience of the image analysts, the amount and quality of the collateral data and the amount of ground truth verification work conducted. Metadata should be consulted to determine the date of the source imagery used and any mapping problems.

Wetlands or other mapped features may have changed since the date of the imagery or field work. There may be occasional differences in polygon boundaries or classifications between the information depicted on the map and the actual conditions on site.

Data exclusions

Certain wetland habitats are excluded from the National mapping program because of the limitations of aerial imagery as the primary data source used to detect wetlands. These habitats include seagrasses or submerged aquatic vegetation that are found in the intertidal and subtidal zones of estuaries and nearshore coastal waters. Some deepwater reef communities (coral or tuberficid worm reefs) have also been excluded from the inventory. These habitats, because of their depth, go undetected by aerial imagery.

Data precautions

NOT FOR CONSULTATION

Federal, state, and local regulatory agencies with jurisdiction over wetlands may define and describe wetlands in a different manner than that used in this inventory. There is no attempt, in either the design or products of this inventory, to define the limits of proprietary jurisdiction of any Federal, state, or local government or to establish the geographical scope of the regulatory programs of government agencies. Persons intending to engage in activities involving modifications within or adjacent to wetland areas should seek the advice of appropriate federal, state, or local agencies concerning specified agency regulatory programs and proprietary jurisdictions that may affect such activities.

NOT FOR CONSULTATION

Selected Elements by Element Code

California Department of Fish and Wildlife

California Natural Diversity Database

Query Criteria: Quad IS (Folsom (3812162) OR Folsom SE (3812151) OR Buffalo Creek (3812152) OR Roseville (3812173) OR Citrus Heights (3812163) OR Carmichael (3812153) OR Elk Grove (3812143) OR Sloughhouse (3812142) OR Carbondale (3812141) OR Clarksville (3812161) OR Pilot Hill (3812171) OR Rocklin (3812172))

Element Code	Species	Federal Status	State Status	Global Rank	State Rank	Rare Plant Rank/CDFW SSC or FP
AAAAA01181	***Ambystoma californiense pop. 1*** California tiger salamander - central California DPS	Threatened	Threatened	G2G3	S2S3	WL
AAABF02020	***Spea hammondii*** western spadefoot	None	None	G2G3	S3	SSC
AAABH01022	***Rana draytonii*** California red-legged frog	Threatened	None	G2G3	S2S3	SSC
AAABH01050	***Rana boylii*** foothill yellow-legged frog	None	Endangered	G3	S3	SSC
ABNFD01020	***Phalacrocorax auritus*** double-crested cormorant	None	None	G5	S4	WL
ABNGA04010	***Ardea herodias*** great blue heron	None	None	G5	S4	
ABNGA04040	***Ardea alba*** great egret	None	None	G5	S4	
ABNKC01010	***Pandion haliaetus*** osprey	None	None	G5	S4	WL
ABNKC06010	***Elanus leucurus*** white-tailed kite	None	None	G5	S3S4	FP
ABNKC10010	***Haliaeetus leucocephalus*** bald eagle	Delisted	Endangered	G5	S3	FP
ABNKC12040	***Accipiter cooperii*** Cooper's hawk	None	None	G5	S4	WL
ABNKC19070	***Buteo swainsoni*** Swainson's hawk	None	Threatened	G5	S3	
ABNKC19120	***Buteo regalis*** ferruginous hawk	None	None	G4	S3S4	WL
ABNKC22010	***Aquila chrysaetos*** golden eagle	None	None	G5	S3	FP
ABNKD06030	***Falco columbarius*** merlin	None	None	G5	S3S4	WL
ABNME03041	***Laterallus jamaicensis coturniculus*** California black rail	None	Threatened	G3G4T1	S1	FP
ABNSB10010	***Athene cunicularia*** burrowing owl	None	None	G4	S3	SSC
ABPAU01010	***Progne subis*** purple martin	None	None	G5	S3	SSC

Selected Elements by Element Code

California Department of Fish and Wildlife

California Natural Diversity Database

Element Code	Species	Federal Status	State Status	Global Rank	State Rank	Rare Plant Rank/CDFW SSC or FP
ABPAU08010	***Riparia riparia*** bank swallow	None	Threatened	G5	S2	
ABPBXA0020	***Ammodramus savannarum*** grasshopper sparrow	None	None	G5	S3	SSC
ABPBXB0020	***Agelaius tricolor*** tricolored blackbird	None	Threatened	G1G2	S1S2	SSC
AFCHA0209K	***Oncorhynchus mykiss irideus pop. 11*** steelhead - Central Valley DPS	Threatened	None	G5T2Q	S2	
AMACC02010	***Lasionycteris noctivagans*** silver-haired bat	None	None	G3G4	S3S4	
AMACC10010	***Antrozous pallidus*** pallid bat	None	None	G4	S3	SSC
AMAFJ01010	***Erethizon dorsatum*** North American porcupine	None	None	G5	S3	
AMAJF04010	***Taxidea taxus*** American badger	None	None	G5	S3	SSC
ARAAD02030	***Emys marmorata*** western pond turtle	None	None	G3G4	S3	SSC
ARADB36150	***Thamnophis gigas*** giant gartersnake	Threatened	Threatened	G2	S2	
CTT37D00CA	***Ione Chaparral*** Ione Chaparral	None	None	G1	S1.1	
CTT42110CA	***Valley Needlegrass Grassland*** Valley Needlegrass Grassland	None	None	G3	S3.1	
CTT44110CA	***Northern Hardpan Vernal Pool*** Northern Hardpan Vernal Pool	None	None	G3	S3.1	
CTT44132CA	***Northern Volcanic Mud Flow Vernal Pool*** Northern Volcanic Mud Flow Vernal Pool	None	None	G1	S1.1	
CTT45310CA	***Alkali Meadow*** Alkali Meadow	None	None	G3	S2.1	
CTT45320CA	***Alkali Seep*** Alkali Seep	None	None	G3	S2.1	
CTT61430CA	***Great Valley Valley Oak Riparian Forest*** Great Valley Valley Oak Riparian Forest	None	None	G1	S1.1	
ICBRA03030	***Branchinecta lynchi*** vernal pool fairy shrimp	Threatened	None	G3	S3	
ICBRA03150	***Branchinecta mesovallensis*** midvalley fairy shrimp	None	None	G2	S2S3	
ICBRA06010	***Linderiella occidentalis*** California linderiella	None	None	G2G3	S2S3	
ICBRA10010	***Lepidurus packardi*** vernal pool tadpole shrimp	Endangered	None	G4	S3S4	

Selected Elements by Element Code

California Department of Fish and Wildlife

California Natural Diversity Database

Element Code	Species	Federal Status	State Status	Global Rank	State Rank	Rare Plant Rank/CDFW SSC or FP
ICBRA23010	***Dumontia oregonensis*** hairy water flea	None	None	G1G3	S1	
IICOL48011	***Desmocerus californicus dimorphus*** valley elderberry longhorn beetle	Threatened	None	G3T2	S3	
IICOL5V010	***Hydrochara rickseckeri*** Ricksecker's water scavenger beetle	None	None	G2?	S2?	
IIHYM24250	***Bombus occidentalis*** western bumble bee	None	Candidate Endangered	G2G3	S1	
IIHYM24480	***Bombus crotchii*** Crotch bumble bee	None	Candidate Endangered	G3G4	S1S2	
IIHYM35030	***Andrena blennospermatis*** Blennosperma vernal pool andrenid bee	None	None	G2	S2	
IIHYM35210	***Andrena subapasta*** An andrenid bee	None	None	G1G2	S1S2	
IIPLE23020	***Cosumnoperla hypocrena*** Cosumnes stripetail	None	None	G2	S2	
ILARA14020	***Banksula californica*** Alabaster Cave harvestman	None	None	GH	SH	
PDAPI0Z0P0	***Eryngium pinnatisectum*** Tuolumne button-celery	None	None	G2	S2	1B.2
PDAST11061	***Balsamorhiza macrolepis*** big-scale balsamroot	None	None	G2	S2	1B.2
PDAST8H1V0	***Packera layneae*** Layne's ragwort	Threatened	Rare	G2	S2	1B.2
PDAST9X0D0	***Wyethia reticulata*** El Dorado County mule ears	None	None	G2	S2	1B.2
PDCAM060C0	***Downingia pusilla*** dwarf downingia	None	None	GU	S2	2B.2
PDCAM0C010	***Legenere limosa*** legenere	None	None	G2	S2	1B.1
PDCIS020F0	***Crocanthemum suffrutescens*** Bisbee Peak rush-rose	None	None	G2?Q	S2?	3.2
PDCON040H0	***Calystegia stebbinsii*** Stebbins' morning-glory	Endangered	Endangered	G1	S1	1B.1
PDERI04240	***Arctostaphylos myrtifolia*** Ione manzanita	Threatened	None	G1	S1	1B.2
PDONA05053	***Clarkia biloba ssp. brandegeeae*** Brandegee's clarkia	None	None	G4G5T4	S4	4.2
PDPGN080F1	***Eriogonum apricum var. apricum*** Ione buckwheat	Endangered	Endangered	G2T1	S1	1B.1
PDPGN080F2	***Eriogonum apricum var. prostratum*** Irish Hill buckwheat	Endangered	Endangered	G2T1	S1	1B.1

Selected Elements by Element Code

California Department of Fish and Wildlife

California Natural Diversity Database

Element Code	Species	Federal Status	State Status	Global Rank	State Rank	Rare Plant Rank/CDFW SSC or FP
PDPLM0C0X1	***Navarretia myersii ssp. myersii*** pincushion navarretia	None	None	G2T2	S2	1B.1
PDRHA04190	***Ceanothus roderickii*** Pine Hill ceanothus	Endangered	Rare	G1	S1	1B.1
PDROS0W0C0	***Horkelia parryi*** Parry's horkelia	None	None	G2	S2	1B.2
PDRUB0N0E7	***Galium californicum ssp. sierrae*** El Dorado bedstraw	Endangered	Rare	G5T1	S1	1B.2
PDSCR0J0D1	***Chloropyron molle ssp. hispidum*** hispid salty bird's-beak	None	None	G2T1	S1	1B.1
PDSCR0R060	***Gratiola heterosepala*** Boggs Lake hedge-hyssop	None	Endangered	G2	S2	1B.2
PDSTE03030	***Fremontodendron decumbens*** Pine Hill flannelbush	Endangered	Rare	G1	S1	1B.2
PMALI040Q0	***Sagittaria sanfordii*** Sanford's arrowhead	None	None	G3	S3	1B.2
PMCYP03M60	***Carex xerophila*** chaparral sedge	None	None	G2	S2	1B.2
PMJUN011L1	***Juncus leiospermus var. ahartii*** Ahart's dwarf rush	None	None	G2T1	S1	1B.2
PMJUN011L2	***Juncus leiospermus var. leiospermus*** Red Bluff dwarf rush	None	None	G2T2	S2	1B.1
PMLIL0G020	***Chlorogalum grandiflorum*** Red Hills soaproot	None	None	G3	S3	1B.2
PMLIL0V010	***Fritillaria agrestis*** stinkbells	None	None	G3	S3	4.2
PMPOA4G050	***Orcuttia tenuis*** slender Orcutt grass	Threatened	Endangered	G2	S2	1B.1
PMPOA4G070	***Orcuttia viscida*** Sacramento Orcutt grass	Endangered	Endangered	G1	S1	1B.1

Record Count: 75

Inventory of Rare and Endangered Plants of California

CALIFORNIA NATIVE PLANT SOCIETY

Search Results

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36 matches found. Click on scientific name for details

Search Criteria: Quad is one of [**3812162,3812152,3812173,3812172,3812171,3812161,3812163,3812153,3812151,3812141,3812142,3812143**]

Scientific Name | Common Name | Family | Lifeform | Blooming Period | Fed List | State List | Global Rank | State Rank | CA Rare Plant Rank | General Habitats | Micro Habitats | Lowest Elevation | Highest Elevation | CA Endemic | Date Added | Photo

Search:

▲ SCIENTIFIC NAME	COMMON NAME	FAMILY	LIFEFORM	BLOOMING PERIOD	FED LIST	STATE LIST	GLOBAL RANK	STATE RANK	CA RARE PLANT RANK	PHOTO
Allium sanbornii var. *sanbornii*	Sanborn's onion	Alliaceae	perennial bulbiferous herb	May-Sep	None	None	G4T3T4	S3S4	4.2	No Photo Available
Arctostaphylos myrtifolia	Ione manzanita	Ericaceae	perennial evergreen shrub	Nov-Mar	FT	None	G1	S1	1B.2	No Photo Available
Balsamorhiza macrolepis	big-scale balsamroot	Asteraceae	perennial herb	Mar-Jun	None	None	G2	S2	1B.2	©1998 Dean Wm. Taylor
Brodiaea rosea ssp. *vallicola*	valley brodiaea	Themidaceae	perennial bulbiferous herb	Apr-May(Jun)	None	None	G5T3	S3	4.2	No Photo Available
Calandrinia breweri	Brewer's calandrinia	Montiaceae	annual herb	(Jan)Mar-Jun	None	None	G4	S4	4.2	No Photo Available
Calystegia stebbinsii	Stebbins' morning-glory	Convolvulaceae	perennial rhizomatous herb	Apr-Jul	FE	CE	G1	S1	1B.1	No Photo Available
Carex xerophila	chaparral sedge	Cyperaceae	perennial herb	Mar-Jun	None	None	G2	S2	1B.2	No Photo Available
Ceanothus roderickii	Pine Hill ceanothus	Rhamnaceae	perennial evergreen shrub	Apr-Jun	FE	CR	G1	S1	1B.1	No Photo Available
Chlorogalum grandiflorum	Red Hills soaproot	Agavaceae	perennial bulbiferous herb	May-Jun	None	None	G3	S3	1B.2	No Photo Available
Chloropyron molle ssp. *hispidum*	hispid salty bird's-beak	Orobanchaceae	annual herb (hemiparasitic)	Jun-Sep	None	None	G2T1	S1	1B.1	No Photo Available
Clarkia biloba ssp. *brandegeeae*	Brandegee's clarkia	Onagraceae	annual herb	May-Jul	None	None	G4G5T4	S4	4.2	No Photo Available
Crocanthemum suffrutescens	Bisbee Peak rush-rose	Cistaceae	perennial evergreen shrub	Apr-Aug	None	None	G2?Q	S2?	3.2	No Photo Available

▲ SCIENTIFIC NAME	COMMON NAME	FAMILY	LIFEFORM	BLOOMING PERIOD	FED LIST	STATE LIST	GLOBAL RANK	STATE RANK	PLANT RANK	PHOTO
Downingia pusilla	dwarf downingia	Campanulaceae	annual herb	Mar-May	None	None	GU	SU	2B.2 RARE	No Photo Available
Eriogonum apricum var. *apricum*	Ione buckwheat	Polygonaceae	perennial herb	Jul-Oct	FE	CE	G2T1	S1	1B.1	No Photo Available
Eriogonum apricum var. *prostratum*	Irish Hill buckwheat	Polygonaceae	perennial herb	Jun-Jul	FE	CE	G2T1	S1	1B.1	No Photo Available
Eriophyllum jepsonii	Jepson's woolly sunflower	Asteraceae	perennial herb	Apr-Jun	None	None	G3	S3	4.3	No Photo Available
Eryngium pinnatisectum	Tuolumne button-celery	Apiaceae	annual/perennial herb	May-Aug	None	None	G2	S2	1B.2	No Photo Available
Fremontodendron decumbens	Pine Hill flannelbush	Malvaceae	perennial evergreen shrub	Apr-Jul	FE	CR	G1	S1	1B.2	No Photo Available
Fritillaria agrestis	stinkbells	Liliaceae	perennial bulbiferous herb	Mar-Jun	None	None	G3	S3	4.2	No Photo Available
Galium californicum ssp. *sierrae*	El Dorado bedstraw	Rubiaceae	perennial herb	May-Jun	FE	CR	G5T1	S1	1B.2	No Photo Available
Gratiola heterosepala	Boggs Lake hedge-hyssop	Plantaginaceae	annual herb	Apr-Aug	None	CE	G2	S2	1B.2	No Photo Available
Hesperevax caulescens	hogwallow starfish	Asteraceae	annual herb	Mar-Jun	None	None	G3	S3	4.2	No Photo Available
Horkelia parryi	Parry's horkelia	Rosaceae	perennial herb	Apr-Sep	None	None	G2	S2	1B.2	No Photo Available
Iris longipetala	coast iris	Iridaceae	perennial rhizomatous herb	Mar-May(Jun)	None	None	G3	S3	4.2	No Photo Available
Juncus leiospermus var. *ahartii*	Ahart's dwarf rush	Juncaceae	annual herb	Mar-May	None	None	G2T1	S1	1B.2	No Photo Available
Juncus leiospermus var. *leiospermus*	Red Bluff dwarf rush	Juncaceae	annual herb	Mar-Jun	None	None	G2T2	S2	1B.1	No Photo Available
Legenere limosa	legenere	Campanulaceae	annual herb	Apr-Jun	None	None	G2	S2	1B.1	No Photo Available
Leptosiphon ambiguus	serpentine leptosiphon	Polemoniaceae	annual herb	Mar-Jun	None	None	G4	S4	4.2	No Photo Available
Lilium humboldtii ssp. *humboldtii*	Humboldt lily	Liliaceae	perennial bulbiferous herb	May-Jul(Aug)	None	None	G4T3	S3	4.2	No Photo Available
Navarretia eriocephala	hoary navarretia	Polemoniaceae	annual herb	May-Jun	None	None	G4?	S4?	4.3	No Photo Available
Navarretia myersii	pincushion	Polemoniaceae	annual herb	Apr-May	None	None	G2T2	S2	1B.1	

▲ SCIENTIFIC NAME	COMMON NAME	FAMILY	LIFEFORM	BLOOMING PERIOD	FED LIST	STATE LIST	GLOBAL RANK	STATE RANK	RARE PLANT RANK	PHOTO
ssp. *navarretia*										No Photo Available
Orcuttia tenuis	slender Orcutt grass	Poaceae	annual herb	May-Sep(Oct)	FT	CE	G2	S2	1B.1	No Photo Available
Orcuttia viscida	Sacramento Orcutt grass	Poaceae	annual herb	Apr-Jul(Sep)	FE	CE	G1	S1	1B.1	No Photo Available
Packera layneae	Layne's ragwort	Asteraceae	perennial herb	Apr-Aug	FT	CR	G2	S2	1B.2	No Photo Available
Sagittaria sanfordii	Sanford's arrowhead	Alismataceae	perennial rhizomatous herb (emergent)	May-Oct(Nov)	None	None	G3	S3	1B.2	No Photo Available
Wyethia reticulata	El Dorado County mule ears	Asteraceae	perennial herb	Apr-Aug	None	None	G2	S2	1B.2	No Photo Available

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California Natural Diversity Database
The Jepson Flora Project
The Consortium of California Herbaria
CalPhotos

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ATTACHMENT B

Representative Photographs

Photo 1. Representative photo of oak trees and annual grassland onsite. Photo taken March 5, 2020.

Photo 2. Representative photo of a seasonal wetland onsite, facing northeast. Photo taken March 5, 2020.

Photo 3. Representative photo of annual grassland onsite. Photo taken March 5, 2020.

Photo 4. Representative photo of a seasonal wetland onsite, facing southeast. Photo taken March 5, 2020.

ATTACHMENT C

Arborist Report

Arborist Survey Report

Easton Research Park West Project

Rancho Cordova and Sacramento County, California

Prepared For:

Easton Development Company, LLC

March 11, 2021

ECORP Consulting, Inc.
ENVIRONMENTAL CONSULTANTS

CONTENTS

1.0 INTRODUCTION 1
2.0 SITE DESCRIPTION 1
3.0 METHODS 2
4.0 RESULTS 4
5.0 CONCLUSION 5
6.0 REFERENCES 6

LIST OF FIGURES

Figure 1. Project Location and Vicinity 3

LIST OF ATTACHMENTS

Attachment A – Tree Inventory for the Easton Research Park West Project

Attachment B – Tree Survey Data (October 20 and 30, 2020)

LIST OF ACRONYMS AND ABBREVIATIONS

City	City of Rancho Cordova
County	Sacramento County
dsh	Diameter at standard height
Glenborough	Glenborough Project
NRCS	Natural Resources Conservation Service
Project	Easton Research Park West Project
USEPA	U.S. Environmental Protection Agency
USGS	U.S. Geological Survey

1.0 INTRODUCTION

On behalf of the Easton Development Company, LLC, ECORP Consulting, Inc. conducted an arborist survey for the Easton Research Park West Project (Project), located in Rancho Cordova and Sacramento County, California. A portion of the Project occurs within the boundary of the Glenborough Project (Glenborough). Trees that are within Glenborough are subject to the mitigation required for that project and are not addressed further in this report. This report only addresses trees within the Project that do not overlap with Glenborough.

The purpose of this survey was to identify, map, and assess the general condition of trees within the Project site according to the City of Rancho Cordova's (City) Preservation and Protection of Private Trees Ordinance (Chapter 19.12; City of Rancho Cordova 2020) and the Sacramento County (County) Arborist Report Requirements (Sacramento County 2020). Due to the Project falling within the limits of two separate municipalities (the City and the County), where the definitions overlapped, the code with the more stringent definition took precedence. The following are definitions from both sources that were used to guide the methodology and data collection for this survey effort.

Size Threshold: All native oak and specified non-oak native trees (see Species List) that are four inches in diameter at standard height (dsh) and larger or 10-inch aggregate diameter for multi-trunk native oak and Northern California black walnut trees, and any tree species not listed on the Species List that is at least 12 inches in diameter or greater.

Species List: Valley oak (*Quercus lobata*), interior live oak (*Quercus wislizenii*), blue oak (*Quercus douglasii*), coast live oak (*Quercus agrifolia*), oracle oak (*Quercus* x *morehus*), native oak hybrids, California sycamore (*Platanus racemosa*), Northern California black walnut (*Juglans californica* v. *hindsii*), Oregon ash (*Fraxinus latifolia*), Goodding's black willow (*Salix gooddingii*), box elder (*Acer negundo* v. *californicum*), white alder (*Alnus rhombifolia*), and California buckeye (*Aesculus californica*).

Impacted Trees: All onsite trees and all offsite trees that have canopies overhanging the site or that may be impacted by offsite Project-related construction. Please note that an impact analysis is not included in this report.

Heritage Tree: This classification is for a California native oak tree growing on any land in the County, including privately owned land, with a trunk 60 inches or greater in girth (equal to 19 inches dsh or larger) measured 4.5 feet above the ground (from Sacramento County Code §19.04.030).

2.0 SITE DESCRIPTION

The approximately 105.5-acre Project is located south of Highway 50 and Folsom Boulevard and west of Nimbus Road in Rancho Cordova, California. The Project corresponds to an unsectioned portion of the Rio de Los Americanos Landgrant (Mount Diablo Base Meridian) within the "Folsom, California" and the "Buffalo Creek, California" U.S. Geological Survey (USGS) 7.5-minute quadrangles (USGS 1967a

[photorevised 1980] and 1967b [photorevised 1980]) (Figure 1. *Project Location and Vicinity*). The approximate center of the Project is located at 38.626036° latitude and -121.219026° longitude within the Lower American watershed (Hydrologic Unit Code #18020111; Natural Resources Conservation Service [NRCS], USGS, and U.S. Environmental Protection Agency [USEPA] 2017).

The Project site is comprised of flat to gently rolling terrain situated in the Sacramento Valley Subregion of the California Floristic Province (Baldwin et al. 2012) at an elevational range of 140 to 150 feet above mean sea level. The Project is composed of a combination of developed areas, roadways, and undeveloped annual grassland. Land uses on the north side of Folsom Boulevard include transportation corridors for Highway 50 and the Union Pacific Railroad, as well as commercial, industrial, and low-density residential properties. Surrounding lands to the east, south, and west are largely Aerojet property, with a few industrial and commercial properties to the west bordering Highway 50.

3.0 METHODS

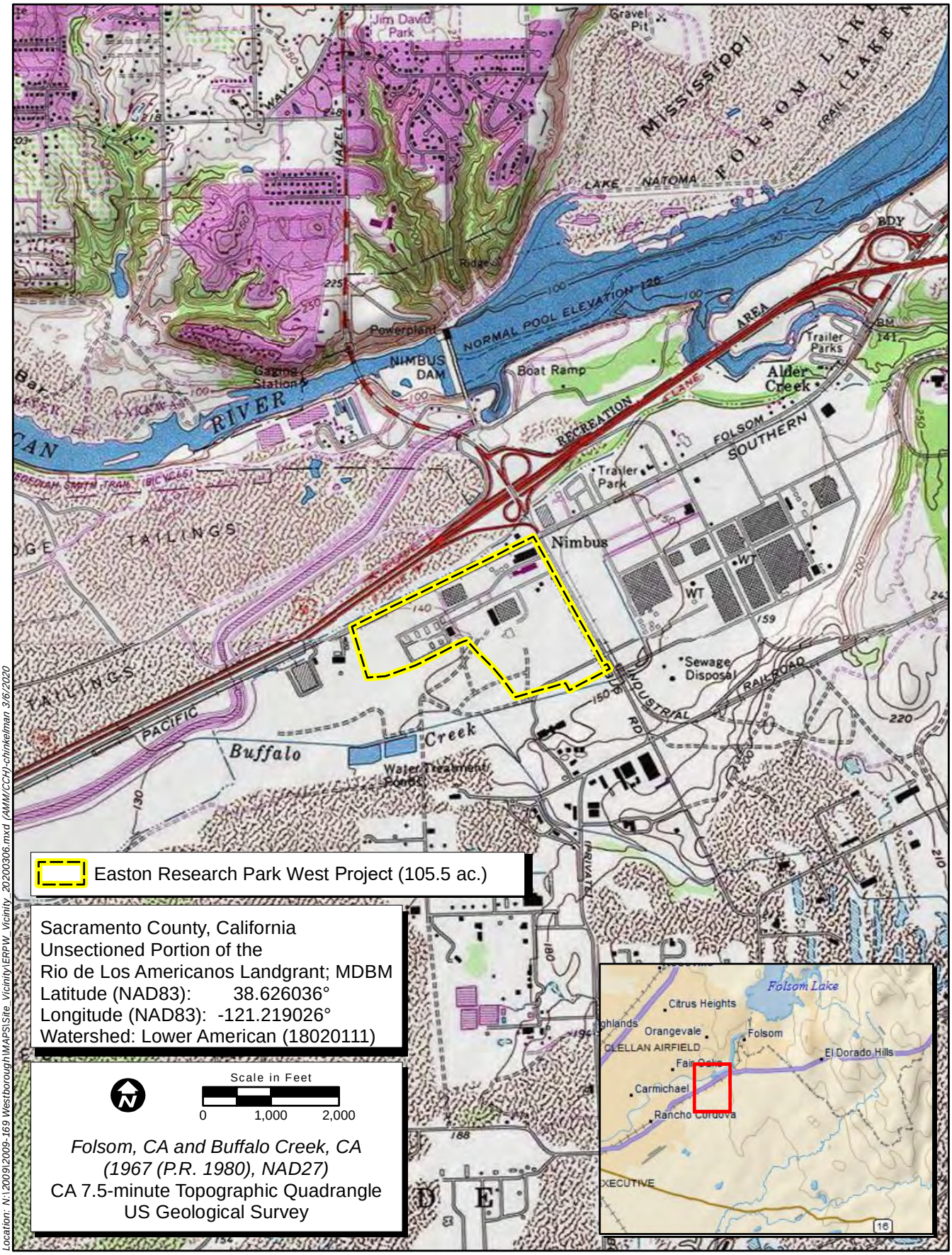
ECORP arborist Krissy Walker-Berry (International Society of Arboriculture Certification #WE-11308A) conducted the field survey on October 20 and 30, 2020, with ECORP biologist Gabrielle Attisani. During the field survey, the ECORP staff walked the accessible portions of the Project site and recorded data using a sub-meter accuracy Global Positioning System unit.

Data collected included location, species, tree tag number, dsh, dripline radius, health, structure, dripline environment, and overall condition[1]. In accordance with the definitions listed in Section 1.0, all trees in the Species List that meet the size threshold were surveyed.

The survey results are intended for general Project planning purposes only; therefore, these results should not be considered a detailed tree analysis (i.e., results do not include hazard assessment, tree health diagnosis, preservation/removal recommendations, or pruning advisement). The following terms define the collected data:

DSH: Trunk diameter at 4.5 feet above grade on the high side of the tree except for a tree that branches at or below dsh, in which case the dsh then means the diameter at the narrowest point between the grade and the branching point. For a tree with a common root system that branches at the ground, dsh means the sum of the diameter of all trunks at 4.5 feet above natural grade. Occasional deviations from this were required for trees with unusual structural configurations (e.g., horizontal trunks). On multi-trunked trees (trees with multiple vertical trunks in contact at or near ground level), the report lists total aggregate diameter along each individual trunk diameter.

[1] Recommendations were not provided for any of the trees as the impacts for the Project have not yet been determined.



Location: N:\2009\2009-169 Westborough\MAPS\Site_Vicinity\ERPW_Vicinity_20200306.mxd (AMM/CCH)-chinkelman 3/6/2020

Map Date: 3/6/2020

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Figure 1. Location and Vicinity

2018-012 Easton Research Park West

Dripline Radius/Root Protection Zone: A circle with the radius being the measurement of the length of the distance from the trunk to the end of the longest limb.

Health: A measure of overall vigor and vitality of the tree and rated as good, fair, or poor based on an assessment of crown density, leaf color and size, active callusing, shoot growth rate, extent of crown dieback, cambium layer health, and tree age.

Structure: A measure of the tree's structural stability and failure potential and rated as good, fair, or poor based on assessment of specific structural features (e.g., decay, conks, co-dominant trunks, included bark, abnormal lean, one-sided canopy, history of failure, prior construction impact, pruning history).

Dripline Environment: A brief written description of the growing condition of the immediate area beneath the defined dripline protection zone (natural grasses, steep terrain, existing roadway or structure, utility lines, drainage swales, previous grading cuts or fills, fire damage, etc.)

Overall Condition: Based on the foregoing tree health and structural assessment, the arborist shall assign a numerical rating of the tree based on the following ratings: 0) dead, 1) severe decline, 2) declining, 3) fair, 4) good, and 5) excellent.

In addition, where appropriate, notes were taken regarding any unusual features (e.g., large trunk cavities, obvious damage or disease, girdling by barbed wire).

4.0 RESULTS

A total of 204 trees were inventoried for the Project. Of these trees, 29 trees were either inaccessible, or located on unknown property ownership. Therefore, tree tags were not installed on these trees and locations were estimated in the field; however, they have been assigned a tree number in the 5,000 range. A map depicting the locations of all inventoried trees is included in Attachment A. Detailed tree survey data for each tree are included in Attachment B.

Nine species were inventoried for the Project. The trees inventoried from the Species List include: 95 interior live oak, 52 valley oak, four blue oak, four Goodding's black willow, and one Northern California black walnut. Remaining native trees that were inventoried included 44 Fremont's cottonwood (*Populus fremontii*), one sandbar willow (*Salix exigua*), and one Pacific willow (*Salix lasiandra*). One non-native Callery pear (*Pyrus calleryana*) was also inventoried for the Project.

Three trees meet the definition of Heritage Tree; this includes tree tags 1133 (Fremont's cottonwood), 12081 (interior live oak), and 12279(Northern California black walnut).

5.0 CONCLUSION

The Project contains 204 trees with potential to be impacted by Project activities. If the proposed Project activities occur within the dripline or remove any of these trees, a Tree Permit will be required and the corresponding tree ordinance shall be consulted for tree mitigation and preservation measures. This will include the development of a tree protection plan or its equivalent. This plan will provide arborist recommendations for preserved trees and general recommendations during and after construction activities as well as specific recommendations for long term maintenance.

6.0 REFERENCES

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_____. 1967b (Photo Revised 1980). "Buffalo Creek, CA" 7.5-minute Quadrangle. Geological Survey. Denver, Colorado.

LIST OF ATTACHMENTS

Attachment A – Tree Inventory for the Easton Research Park West Project

Attachment B – Tree Survey Data (October 20 and 30, 2020)

ATTACHMENT A

Tree Inventory for the Easton Research Park West Project

Attachment A.
Arborist Survey Results

Map Features

- Easton Research Park West Project
- Glenborough Project - Fully Mitigated

Tree Species (204)

- Blue Oak (4)
- Callery Pear (1)
- Fremont's Cottonwood (44)
- Goodding's Black Willow (4)
- Interior Live Oak (95)
- Northern California Black Walnut (1)
- Pacific Willow (1)
- Sandbar Willow (2)
- Valley Oak (52)

Service Layer Credits: Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

ECORP Consulting, Inc.
ENVIRONMENTAL CONSULTANTS

ECORP: N:\2009\2009-169 WESTBOROUGH\MAPS\ARBORIST\ERPW_ARBORIST_20201215.MXD(CCH) -CHINKELMAN 12/16/2020

2018-012.02 Easton Research Park West

Scale in Feet
0 187.5 375

Photo Source: NAIP (2018)

Map Date: 12/16/2020

ATTACHMENT B

Easton Research Park West Tree Survey Data (October 20 and 30, 2020)

Easton Research Park West
Tree Survey Data (October 20 and 30, 2020)

Tree Tag #	Common Name	Latin Name	DBH (inches)	Multistemmed Stem Sizes	Dripline (feet)	Approximate Height (feet)	Health	Structure	Dripline Environment	Overall Tree Condition	Field Note
672	Callery Pear	*Pyrus calleryana*	15		17	23	Fair	Fair	Natural Grasses	Fair	
1080	Interior Live Oak	*Quercus wislizeni*	24.5		28	35	Good	Fair	Poison oak and duff	Good	
1081	Valley Oak	*Quercus lobata*	10		23	22	Good	Good	Poison oak and duff	Good	
1082	Sandbar Willow	*Salix exigua*	15	11,4	13	20	Poor	Poor	Poison oak and duff	Declining	
1083	Goodding's Black Willow	*Salix gooddingii*	14		10	23	Fair	Poor	Poison oak and duff	Fair	
1084	Fremont's Cottonwood	*Populus fremontii*	20		18	30	Fair	Poor	Poison hemlock and duff	Declining	
1086	Valley Oak	*Quercus lobata*	8.5		13	25	Fair	Fair	Natural Grasses	Fair	
1087	Interior Live Oak	*Quercus wislizeni*	17		18	28	Good	Good	Natural Grasses	Good	
1088	Valley Oak	*Quercus lobata*	7		10	20	Fair	Good	Natural Grasses	Fair	
1089	Interior Live Oak	*Quercus wislizeni*	37.5		28	45	Good	Good	Natural Grasses	Good	
1090	Interior Live Oak	*Quercus wislizeni*	15.5		25	30	Good	Fair	Poison oak and duff	Good	
1091	Pacific Willow	*Salix lasiandra*	29	13,16	12	13	Poor	Poor	Natural Grasses	Severe Decline	
1092	Interior Live Oak	*Quercus wislizeni*	28	11,17	33	28	Fair	Poor	Poison oak and duff	Declining	
1093	Interior Live Oak	*Quercus wislizeni*	55.5	32,23.5	28	30	Fair	Poor	Poison oak and duff	Declining	
1094	Fremont's Cottonwood	*Populus fremontii*	38		20	22	Poor	Poor	Poison oak and duff	Severe Decline	
1096	Interior Live Oak	*Quercus wislizeni*	52.5		30	36	Fair	Poor	Duff	Declining	
1097	Interior Live Oak	*Quercus wislizeni*	32		30	35	Fair	Poor	Poison oak and duff	Declining	
1098	Fremont's Cottonwood	*Populus fremontii*	30		12	28	Poor	Poor	Natural Grasses	Severe Decline	
1099	Valley Oak	*Quercus lobata*	20		13	25	Poor	Poor	Natural Grasses	Severe Decline	
1100	Fremont's Cottonwood	*Populus fremontii*	19.5		11	17	Poor	Poor	Natural Grasses	Severe Decline	
1101	Fremont's Cottonwood	*Populus fremontii*	16		10	18	Poor	Poor	Natural Grasses	Severe Decline	
1102	Interior Live Oak	*Quercus wislizeni*	10.5		14	15	Good	Fair	Natural Grasses	Good	
1103	Fremont's Cottonwood	*Populus fremontii*	15.5		18	25	Poor	Poor	Natural Grasses	Declining	
1104	Fremont's Cottonwood	*Populus fremontii*	12		1	23	Poor	Poor	Natural Grasses	Severe Decline	
1105	Fremont's Cottonwood	*Populus fremontii*	19		22	30	Fair	Poor	Natural Grasses	Fair	
1106	Interior Live Oak	*Quercus wislizeni*	18		18	25	Good	Fair	Duff	Good	
1107	Fremont's Cottonwood	*Populus fremontii*	32		23	35	Fair	Poor	Poison oak and duff	Declining	Bees in tree
1114	Interior Live Oak	*Quercus wislizeni*	36	16,20	20	32	Good	Fair	Poison oak and duff	Good	
1115	Interior Live Oak	*Quercus wislizeni*	13		18	23	Good	Good	Poison oak and duff	Good	
1116	Valley Oak	*Quercus lobata*	11		14	22	Good	Good	Natural Grasses	Excellent	
1117	Valley Oak	*Quercus lobata*	5		11	18	Good	Good	Natural Grasses	Excellent	
1118	Fremont's Cottonwood	*Populus fremontii*	10.5		8	22	Poor	Fair	Duff	Declining	
1119	Interior Live Oak	*Quercus wislizeni*	6.5		12	18	Good	Fair	Natural Grasses	Good	
1120	Fremont's Cottonwood	*Populus fremontii*	14.5		25	25	Poor	Poor	Duff	Declining	
1121	Fremont's Cottonwood	*Populus fremontii*	22		20	30	Poor	Poor	Duff	Severe Decline	
1122	Fremont's Cottonwood	*Populus fremontii*	13		18	30	Poor	Fair	Poison oak and duff	Declining	
1123	Interior Live Oak	*Quercus wislizeni*	14		13	18	Good	Fair	Natural Grasses	Good	
1124	Fremont's Cottonwood	*Populus fremontii*	19		32	25	Fair	Poor	Duff	Declining	
1125	Fremont's Cottonwood	*Populus fremontii*	13.5		15	27	Fair	Poor	Duff	Declining	
1126	Fremont's Cottonwood	*Populus fremontii*	17		18	25	Fair	Poor	Poison oak and duff	Declining	
1127	Fremont's Cottonwood	*Populus fremontii*	20.5		15	25	Poor	Poor	Natural Grasses	Declining	
1128	Fremont's Cottonwood	*Populus fremontii*	20.5		10	25	Poor	Poor	Natural Grasses	Declining	
1129	Interior Live Oak	*Quercus wislizeni*	10		18	22	Fair	Good	Natural Grasses	Good	
1130	Valley Oak	*Quercus lobata*	6.5		11	28	Good	Good	Poison oak and duff	Good	

Easton Research Park West
Tree Survey Data (October 20 and 30, 2020)

Tree Tag #	Common Name	Latin Name	DBH (inches)	Multistemmed Stem Sizes	Dripline (feet)	Approximate Height (feet)	Health	Structure	Dripline Environment	Overall Tree Condition	Field Note
1131	Interior Live Oak	*Quercus wislizeni*	9		13	20	Good	Good	Poison oak and duff	Good	
1132	Fremont's Cottonwood	*Populus fremontii*	28		26	35	Poor	Poor	Duff	Severe Decline	
1133	Fremont's Cottonwood	*Populus fremontii*	66.5	42,24.5	30	30	Poor	Poor	Natural Grasses	Severe Decline	
1134	Interior Live Oak	*Quercus wislizeni*	21		16	25	Good	Good	Duff	Good	
1135	Interior Live Oak	*Quercus wislizeni*	15.5		22	25	Good	Good	Natural Grasses	Excellent	
1136	Interior Live Oak	*Quercus wislizeni*	8		14	20	Good	Good	Natural Grasses	Good	
1137	Valley Oak	*Quercus lobata*	14		18	35	Fair	Good	Natural Grasses	Fair	
1138	Interior Live Oak	*Quercus wislizeni*	26.5		25	40	Fair	Fair	Poison oak and duff	Fair	
1139	Interior Live Oak	*Quercus wislizeni*	13		11	16	Good	Good	Natural Grasses	Good	
1140	Interior Live Oak	*Quercus wislizeni*	12.5		16	25	Good	Good	Natural Grasses	Good	
1141	Interior Live Oak	*Quercus wislizeni*	10.5		25	25	Good	Fair	Duff	Good	
1142	Interior Live Oak	*Quercus wislizeni*	9		17	30	Fair	Fair	Duff	Fair	
1143	Interior Live Oak	*Quercus wislizeni*	8.5		22	27	Fair	Fair	Natural Grasses	Fair	
1144	Interior Live Oak	*Quercus wislizeni*	8		25	22	Fair	Poor	Duff	Fair	
1145	Interior Live Oak	*Quercus wislizeni*	8		18	25	Fair	Fair	Poison oak and duff	Fair	
1146	Interior Live Oak	*Quercus wislizeni*	5		15	13	Fair	Poor	Poison oak and duff	Declining	
1147	Interior Live Oak	*Quercus wislizeni*	5		17	15	Fair	Poor	Poison oak and duff	Declining	
1148	Valley Oak	*Quercus lobata*	27		30	45	Fair	Good	Poison oak and duff	Fair	
1149	Interior Live Oak	*Quercus wislizeni*	15		22	33	Good	Good	Natural Grasses	Good	
1150	Interior Live Oak	*Quercus wislizeni*	26.5		30	25	Fair	Poor	Natural Grasses	Declining	
1151	Interior Live Oak	*Quercus wislizeni*	14		17	25	Good	Good	Poison oak and duff	Good	
1152	Interior Live Oak	*Quercus wislizeni*	9		17	25	Good	Good	Poison oak and duff	Good	
1153	Interior Live Oak	*Quercus wislizeni*	15		18	25	Good	Good	Duff	Good	
1154	Interior Live Oak	*Quercus wislizeni*	6		12	22	Fair	Good	Natural Grasses	Fair	
1155	Valley Oak	*Quercus lobata*	36		30	45	Fair	Fair	Poison oak and duff	Declining	
1156	Interior Live Oak	*Quercus wislizeni*	7		15	20	Fair	Fair	Poison oak and duff	Fair	
1157	Interior Live Oak	*Quercus wislizeni*	8.5		14	27	Fair	Good	Duff	Fair	
1158	Interior Live Oak	*Quercus wislizeni*	8		12	13	Fair	Fair	Poison oak and duff	Declining	
1159	Interior Live Oak	*Quercus wislizeni*	30		35	40	Fair	Fair	Duff	Fair	
1160	Interior Live Oak	*Quercus wislizeni*	19.5		18	25	Good	Fair	Natural Grasses	Good	
1161	Interior Live Oak	*Quercus wislizeni*	11		21	25	Poor	Good	Natural Grasses	Declining	
1162	Valley Oak	*Quercus lobata*	7.5		11	30	Fair	Good	Duff	Fair	
1163	Interior Live Oak	*Quercus wislizeni*	10.5		13	20	Fair	Good	Duff	Fair	
1164	Interior Live Oak	*Quercus wislizeni*	16.5		19	25	Fair	Good	Duff	Fair	
1165	Valley Oak	*Quercus lobata*	4		6	25	Poor	Fair	Duff	Declining	
1166	Interior Live Oak	*Quercus wislizeni*	8.5		18	22	Fair	Good	Duff	Fair	
1167	Interior Live Oak	*Quercus wislizeni*	5.5		13	20	Fair	Good	Duff	Fair	
1168	Interior Live Oak	*Quercus wislizeni*	7.5		17	22	Fair	Good	Duff	Fair	
1169	Interior Live Oak	*Quercus wislizeni*	7		17	26	Fair	Good	Duff	Fair	
1170	Interior Live Oak	*Quercus wislizeni*	7		14	22	Good	Good	Duff	Good	
1171	Sandbar Willow	*Salix exigua*	24	11.5,12.5	13	18	Fair	Fair	Natural Grasses	Fair	
1172	Interior Live Oak	*Quercus wislizeni*	4.5		10	15	Fair	Good	Duff	Fair	
1173	Interior Live Oak	*Quercus wislizeni*	9.5	2,7.5	14	20	Good	Good	Duff	Good	
1174	Interior Live Oak	*Quercus wislizeni*	17		19	25	Good	Good	Natural Grasses	Good	

Easton Research Park West
Tree Survey Data (October 20 and 30, 2020)

Tree Tag #	Common Name	Latin Name	DBH (inches)	Multistemmed Stem Sizes	Dripline (feet)	Approximate Height (feet)	Health	Structure	Dripline Environment	Overall Tree Condition	Field Note
1175	Blue Oak	*Quercus douglasii*	11		18	25	Fair	Good	Natural Grasses	Good	
1176	Interior Live Oak	*Quercus wislizeni*	7.5		11	15	Good	Fair	Natural Grasses	Good	
1177	Interior Live Oak	*Quercus wislizeni*	22		23	30	Good	Fair	Duff	Fair	
1178	Interior Live Oak	*Quercus wislizeni*	47		32	40	Good	Fair	Duff	Fair	
1179	Interior Live Oak	*Quercus wislizeni*	43		34	30	Fair	Fair	Duff	Fair	
1180	Blue Oak	*Quercus douglasii*	4		10	17	Good	Good	Natural Grasses	Good	
1181	Valley Oak	*Quercus lobata*	10		17	35	Fair	Good	Natural Grasses	Fair	
1182	Interior Live Oak	*Quercus wislizeni*	6.5		14	25	Good	Good	Natural Grasses	Good	
1183	Interior Live Oak	*Quercus wislizeni*	10		12	20	Fair	Fair	Natural Grasses	Fair	
1184	Valley Oak	*Quercus lobata*	18		27	35	Fair	Fair	Duff	Declining	
1185	Valley Oak	*Quercus lobata*	13		18	35	Good	Good	Natural Grasses	Good	
1186	Interior Live Oak	*Quercus wislizeni*	8		10	15	Good	Good	Natural Grasses	Good	
1187	Interior Live Oak	*Quercus wislizeni*	9.5		11	20	Good	Good	Duff	Good	
1188	Interior Live Oak	*Quercus wislizeni*	4		8	12	Good	Good	Natural Grasses	Good	
1189	Valley Oak	*Quercus lobata*	17		19	35	Fair	Good	Natural Grasses	Fair	
1190	Interior Live Oak	*Quercus wislizeni*	22.5		27	40	Good	Good	Duff	Good	
1191	Interior Live Oak	*Quercus wislizeni*	15.5		20	25	Good	Fair	Duff	Good	
1192	Blue Oak	*Quercus douglasii*	8.5		14	18	Good	Good	Duff	Good	
1193	Interior Live Oak	*Quercus wislizeni*	11		6	10	Poor	Poor	Poison oak and duff	Severe Decline	
1194	Interior Live Oak	*Quercus wislizeni*	14		18	15	Good	Poor	Duff	Fair	
1195	Valley Oak	*Quercus lobata*	27		23	35	Fair	Fair	Duff	Fair	
1196	Interior Live Oak	*Quercus wislizeni*	14		16	20	Good	Good	Poison oak and duff	Good	
1197	Valley Oak	*Quercus lobata*	17.5		13	25	Poor	Good	Natural Grasses	Declining	
1244	Valley Oak	*Quercus lobata*	9.5		10	23	Good	Good	Natural Grasses	Good	
1245	Valley Oak	*Quercus lobata*	16		12	30	Fair	Fair	Natural Grasses	Fair	
1246	Interior Live Oak	*Quercus wislizeni*	14.5		20	20	Good	Good	Duff	Good	
1247	Interior Live Oak	*Quercus wislizeni*	20		18	35	Good	Fair	Duff	Good	
1248	Valley Oak	*Quercus lobata*	19.5		23	40	Fair	Fair	Natural Grasses	Fair	
1249	Valley Oak	*Quercus lobata*	13		28	20	Fair	Fair	Duff	Fair	
1250	Valley Oak	*Quercus lobata*	12		23	35	Fair	Good	Duff	Fair	
1251	Valley Oak	*Quercus lobata*	14		18	32	Fair	Fair	Natural Grasses	Declining	Tree flush with fence
1252	Valley Oak	*Quercus lobata*	5.5		11	18	Fair	Poor	Natural Grasses	Declining	Tree growing through fence
1253	Valley Oak	*Quercus lobata*	34		32	40	Fair	Poor	Duff	Fair	Tree on steep slope
1254	Interior Live Oak	*Quercus wislizeni*	29		28	35	Fair	Fair	Duff	Fair	
1255	Blue Oak	*Quercus douglasii*	17		15	22	Fair	Fair	Natural Grasses	Declining	
1256	Interior Live Oak	*Quercus wislizeni*	11		12	25	Good	Good	Natural Grasses	Good	
1257	Fremont's Cottonwood	*Populus fremontii*	30		20	45	Poor	Poor	Poison oak and duff	Declining	
1258	Fremont's Cottonwood	*Populus fremontii*	30		25	35	Poor	Poor	Poison oak and duff	Declining	
1259	Interior Live Oak	*Quercus wislizeni*	56	23,33	28	35	Fair	Poor	Poison oak and duff	Fair	
1260	Goodding's Black Willow	*Salix gooddingii*	23	13,10	25	20	Fair	Poor	Poison oak and duff	Declining	
1261	Goodding's Black Willow	*Salix gooddingii*	5		15	15	Poor	Poor	Poison oak and duff	Severe Decline	
1262	Interior Live Oak	*Quercus wislizeni*	25		35	35	Fair	Poor	Poison oak and duff	Fair	
1263	Goodding's Black Willow	*Salix gooddingii*	28	16,12	15	40	Poor	Poor	Poison oak and duff	Declining	
1264	Interior Live Oak	*Quercus wislizeni*	16		18	25	Good	Fair	Poison oak and duff	Good	

Easton Research Park West
Tree Survey Data (October 20 and 30, 2020)

Tree Tag #	Common Name	Latin Name	DBH (inches)	Multistemmed Stem Sizes	Dripline (feet)	Approximate Height (feet)	Health	Structure	Dripline Environment	Overall Tree Condition	Field Note
1265	Interior Live Oak	*Quercus wislizeni*	11		14	18	Good	Good	Duff	Good	
1266	Interior Live Oak	*Quercus wislizeni*	9		17	18	Fair	Poor	Duff	Fair	
1267	Interior Live Oak	*Quercus wislizeni*	16.5	10,6.5	25	22	Fair	Fair	Duff	Fair	
1268	Interior Live Oak	*Quercus wislizeni*	12	3,2,1.5,4,1.5	16	15	Good	Fair	Duff	Good	
1269	Valley Oak	*Quercus lobata*	5.5		18	15	Fair	Poor	Duff	Declining	
1270	Interior Live Oak	*Quercus wislizeni*	11		15	16	Good	Poor	Duff	Fair	
5000	Fremont's Cottonwood	*Populus fremontii*	23		15	25	Poor	Poor	Poison oak and duff	Declining	
5001	Fremont's Cottonwood	*Populus fremontii*	38		32	45	Fair	Poor	Poison oak and duff	Fair	
5002	Interior Live Oak	*Quercus wislizeni*	37.5	19,18.5	24	30	Fair	Good	Poison oak and duff	Good	
5003	Fremont's Cottonwood	*Populus fremontii*	36		20	40	Fair	Poor	Poison oak and duff	Declining	
5004	Interior Live Oak	*Quercus wislizeni*	54	9.5,2.5,42	28	30	Fair	Poor	Duff	Declining	
5005	Interior Live Oak	*Quercus wislizeni*	16		18	25	Fair	Good	Poison oak and duff	Fair	
5006	Valley Oak	*Quercus lobata*	15		18	40	Fair	Good	Poison oak and duff	Fair	
5007	Fremont's Cottonwood	*Populus fremontii*	39		28	40	Fair	Poor	Poison oak and duff	Severe Decline	
5008	Fremont's Cottonwood	*Populus fremontii*	35		25	35	Fair	Poor	Poison oak and duff	Declining	
5009	Fremont's Cottonwood	*Populus fremontii*	25		23	35	Fair	Fair	Poison oak and duff	Declining	
5010	Valley Oak	*Quercus lobata*	14		18	30	Good	Good	Poison oak and duff	Good	
5011	Interior Live Oak	*Quercus wislizeni*	26		27	40	Fair	Fair	Poison oak and duff	Declining	
5012	Interior Live Oak	*Quercus wislizeni*	10		20	18	Good	Fair	Poison oak and duff	Good	
5013	Valley Oak	*Quercus lobata*	15		20	35	Fair	Good	Poison oak and duff	Fair	
5014	Interior Live Oak	*Quercus wislizeni*	14		15	10	Fair	Poor	Duff	Fair	
5015	Fremont's Cottonwood	*Populus fremontii*	13		18	22	Good	Fair	Duff	Good	
5016	Valley Oak	*Quercus lobata*	24		22	35	Fair	Poor	Natural Grasses	Declining	
5017	Interior Live Oak	*Quercus wislizeni*	12		18	18	Fair	Poor	Poison oak and duff	Declining	
5018	Interior Live Oak	*Quercus wislizeni*	12		18	16	Fair	Poor	Poison oak and duff	Fair	
5019	Fremont's Cottonwood	*Populus fremontii*	35		25	40	Fair	Fair	Poison oak and duff	Declining	
5020	Interior Live Oak	*Quercus wislizeni*	29	12,17	20	25	Good	Poor	Poison oak and duff	Fair	
5021	Interior Live Oak	*Quercus wislizeni*	15		15	25	Fair	Poor	Poison oak and duff	Fair	
5022	Interior Live Oak	*Quercus wislizeni*	12		25	20	Fair	Poor	Poison oak and duff	Fair	
5023	Valley Oak	*Quercus lobata*	4		10	20	Fair	Good	Natural Grasses	Fair	
5024	Valley Oak	*Quercus lobata*	7		10	25	Fair	Good	Natural Grasses	Fair	
5025	Valley Oak	*Quercus lobata*	9		13	23	Fair	Good	Natural Grasses	Fair	
5026	Valley Oak	*Quercus lobata*	4.5		9	15	Fair	Good	Duff	Fair	
5027	Valley Oak	*Quercus lobata*	5		11	25	Fair	Good	Duff	Fair	
5028	Valley Oak	*Quercus lobata*	37		33	45	Fair	Fair	Duff	Fair	
12066	Interior Live Oak	*Quercus wislizeni*	50.5	38,12.5	27	35	Fair	Poor	Natural Grasses	Declining	
12068	Valley Oak	*Quercus lobata*	16		21	35	Fair	Good	Natural Grasses	Fair	
12069	Valley Oak	*Quercus lobata*	20		27	45	Fair	Fair	Natural Grasses	Fair	
12070	Valley Oak	*Quercus lobata*	12.5		16	35	Fair	Good	Natural Grasses	Fair	
12072	Fremont's Cottonwood	*Populus fremontii*	23		13	40	Poor	Good	Natural Grasses	Declining	
12072	Fremont's Cottonwood	*Populus fremontii*	29		18	30	Fair	Fair	Poison oak and duff	Fair	
12073	Interior Live Oak	*Quercus wislizeni*	36.5		27	40	Good	Good	Natural Grasses	Good	
12074	Interior Live Oak	*Quercus wislizeni*	33.5		25	45	Fair	Fair	Duff	Declining	
12076	Valley Oak	*Quercus lobata*	32		28	45	Fair	Fair	Natural Grasses	Fair	

Easton Research Park West
Tree Survey Data (October 20 and 30, 2020)

Tree Tag #	Common Name	Latin Name	DBH (inches)	Multistemmed Stem Sizes	Dripline (feet)	Approximate Height (feet)	Health	Structure	Dripline Environment	Overall Tree Condition	Field Note
12081	Interior Live Oak	*Quercus wislizeni*	63	32,31	35	40	Fair	Poor	Duff	Fair	
12106	Fremont's Cottonwood	*Populus fremontii*	43.5		30	40	Good	Good	Natural Grasses	Good	
12122	Fremont's Cottonwood	*Populus fremontii*	38		25	25	Fair	Poor	Poison oak and duff	Declining	
12124	Fremont's Cottonwood	*Populus fremontii*	32		27	35	Poor	Poor	Poison oak and duff	Severe Decline	
12127	Fremont's Cottonwood	*Populus fremontii*	25.5		21	40	Fair	Fair	Natural Grasses	Fair	
12128	Fremont's Cottonwood	*Populus fremontii*	24		20	40	Fair	Poor	Duff	Declining	
12129	Fremont's Cottonwood	*Populus fremontii*	36		23	40	Fair	Fair	Poison oak and duff	Fair	
12134	Valley Oak	*Quercus lobata*	32.5		30	40	Fair	Good	Natural Grasses	Good	
12167	Valley Oak	*Quercus lobata*	25		23	45	Fair	Good	Natural Grasses	Good	
12174	Valley Oak	*Quercus lobata*	37		30	37	Fair	Good	Natural Grasses	Fair	
12175	Valley Oak	*Quercus lobata*	39		33	40	Fair	Good	Natural Grasses	Good	
12220	Fremont's Cottonwood	*Populus fremontii*	19		18	40	Poor	Fair	Natural Grasses	Declining	
12222	Fremont's Cottonwood	*Populus fremontii*	26		18	45	Poor	Fair	Natural Grasses	Declining	
12226	Fremont's Cottonwood	*Populus fremontii*	24		22	25	Poor	Poor	Poison oak and duff	Declining	
12264	Valley Oak	*Quercus lobata*	24.5		23	33	Good	Good	Natural Grasses	Good	
12274	Interior Live Oak	*Quercus wislizeni*	42		25	30	Fair	Fair	Duff	Fair	
12275	Interior Live Oak	*Quercus wislizeni*	20		20	27	Fair	Fair	Natural Grasses	Fair	
12276	Valley Oak	*Quercus lobata*	15.5		17	30	Fair	Good	Poison oak and duff	Fair	
12279	Northern California Black Walnut	*Juglans hindsii*	135.5	46,48.5,41	38	35	Fair	Poor	Natural Grasses	Declining	
12287	Valley Oak	*Quercus lobata*	20		24	40	Fair	Good	Poison oak and duff	Declining	
12291	Interior Live Oak	*Quercus wislizeni*	24.5		28	35	Fair	Fair	Poison oak and duff	Fair	
12292	Valley Oak	*Quercus lobata*	18		21	35	Fair	Good	Natural Grasses	Fair	
12429	Fremont's Cottonwood	*Populus fremontii*	45.5		20	40	Poor	Poor	Natural Grasses	Severe Decline	
12430	Fremont's Cottonwood	*Populus fremontii*	58		30	35	Poor	Poor	Natural Grasses	Severe Decline	
12434	Fremont's Cottonwood	*Populus fremontii*	44		21	40	Fair	Poor	Natural Grasses	Declining	
12435	Valley Oak	*Quercus lobata*	39		32	45	Fair	Fair	Duff	Fair	
12437	Valley Oak	*Quercus lobata*	18.5		25	32	Fair	Fair	Natural Grasses	Declining	
12438	Valley Oak	*Quercus lobata*	17		20	32	Fair	Fair	Duff	Fair	

ATTACHMENT F

Local Transportation Analysis Final Report

Easton Research Park West Tentative Subdivision Map Project

LOCAL TRANSPORTATION ANALYSIS

FINAL REPORT

Prepared for:
City of Rancho Cordova

November 2, 2021

FEHR PEERS

RS20-3971

Table of Contents

Table of Contents **1**
List of Tables **3**
List of Figures **3**

INTRODUCTION 1

PROJECT DESCRIPTION 1

ANALYSIS METHODOLOGY 3
Intersection Operations **3**
Roadway Segments **4**
Freeway Off-Ramp Queuing **5**

SIGNIFICANT TRANSPORTATION EFFECTS 6
Roadway Segments **6**
Signalized Intersections **6**
Freeway Ramps **6**
Bicycle and Pedestrian Facilities **6**
Transit **7**

ANALYSIS SCENARIOS 7

BASELINE CONDITIONS 7
Roadway System **7**
Traffic Volumes **8**
Roadway Capacity Analysis **11**
Intersection Operations Analysis **12**
Freeway Off-Ramp Queues **13**
Bicycle/Pedestrian System **13**
Transit System **15**

BASELINE PLUS PROJECT CONDITIONS 16
Trip Generation **16**
Trip Distribution **16**
Operations Analysis **20**
Baseline Plus Project Roadway Capacity Analysis **20**
Baseline Plus Project Intersection Operations Analysis **20**
Freeway Off-Ramp Queues **22**

CUMULATIVE CONDITIONS 22
Land Use and Roadway Network Assumptions **22**

Traffic Forecasting **23**
Potential Limitations to Travel Demand Model and Forecasts (COVID-19) **26**
Cumulative Trip Distribution **27**
Cumulative Operations Analysis **30**
Roadway Operations Analysis **30**
Intersection Operation Analysis **30**
Jug Handle Queues **33**
Freeway Off-Ramp Queues **34**

List of Tables

Table 1: Levels of Service Definitions – Intersections 4
Table 2: Level of Service Criteria for Roadway Segments 5
Table 3: Count Data Sources 9
Table 4: Roadway Level of Service – Baseline Conditions 11
Table 5: Intersection Level of Service – Baseline Conditions 12
Table 6: Peak Hour Freeway Off-Ramp Queuing – Baseline Conditions 13
Table 7: Project Vehicle Trip Generation Estimate 16
Table 8: Roadway ADT Level of Service – Baseline Plus Project Conditions 20
Table 9: Intersection Level of Service – Baseline Plus Project Conditions 21
Table 10: Peak Hour Freeway Off-Ramp Queuing – Baseline Plus Project Conditions 22
Table 11: Roadway ADT Level of Service – Cumulative Conditions 30
Table 12: Intersection Level of Service – Cumulative Conditions 32
Table 13: Peak Hour Jug Handle Queuing – Cumulative Conditions 33
Table 14: Peak Hour Freeway Off-Ramp Queuing – Cumulative Conditions 34

List of Figures

Figure 1: Study Area 2
Figure 2: Peak Hour Turning Movement – Baseline Conditions 10
Figure 3: Bicycle and Pedestrian System 14
Figure 4: Project Trip Distribution – Baseline and Cumulative Conditions 17
Figure 5: Project Trip Assignment – Baseline Conditions 18
Figure 6: Peak Hour Turning Movement Forecasts – Baseline Plus Project Conditions 19
Figure 7: Peak Hour Turning Movement Forecasts – Cumulative Conditions 25
Figure 8: Project Trip Assignment – Cumulative Conditions 28
Figure 9: Peak Hour Turning Movement Forecasts – Cumulative Plus Project Conditions 29

INTRODUCTION

This study analyzes the transportation and traffic effects of the proposed Easton Research Park West Industrial project on the local transportation system, following the analysis guidance documented in *Transportation Analysis Guidelines (TAG)*, County of Sacramento, 2020, as specified in the City of Rancho Cordova Transportation Impact Guidelines. In this report, the Easton Research Park West Industrial is referred to as the Project.

Consistent with the TAG, this report presents an analysis of localized traffic circulation using level of service (LOS), consistent with General Plan Circulation Element policies that require land development evaluate and address adverse effects to local and regional roadways. This analysis, referred to as local transportation analysis (LTA), also includes evaluates the potential need for multimodal transportation improvements (e.g., transit, bicycle, pedestrian) where there is the potential for the project to cause a substantial worsening of conditions for multimodal travel. The purpose of the LTA is to ensure that each project provides its fair share of infrastructure improvements to accommodate its multimodal transportation demands. This LTA quantifies the expected changes in transportation conditions and evaluates the need for and efficacy of potential improvements.

The City's TAG provides VMT screening criteria for development projects based on project characteristics and/or project location. Projects may be screened out of VMT impacts using project size, VMT efficiency maps, transit availability, and provision of affordable housing. A project that meets at least one of the VMT screening criteria would have a less than significant VMT impact. The Project is located within 1/2-mile of the Sacramento Regional Transit Gold Line Hazel light rail station. Therefore, the project is screened from VMT analysis.

PROJECT DESCRIPTION

The Project site is in Rancho Cordova, proposed south of Folsom Boulevard and west of Natomas Road (Future Hazel Avenue extension). The Project site is located on about 107 acres and proposes approximately 1,486,000 square feet industrial warehouse land use.

The project location and study intersections are shown in **Figure 1.** The project site plan is included in **Appendix A.**.

1 Study Intersection

Project Site

Figure 1

Study Area

ANALYSIS METHODOLOGY

This study analyzes traffic operations using LOS as the primary measure of performance. Automobile LOS is a qualitative description of traffic flow from the perspective of motorists. The Highway Capacity Manual (HCM) defines six levels of service from LOS A representing the least congested traffic conditions to LOS F representing the most congested traffic conditions. These grades represent the perspective of drivers and are an indication of the comfort and convenience associated with driving, as well as speed, travel time, traffic interruptions, and freedom to maneuver.

Intersection Operations

The different jurisdictions in which the study intersections are located all employ the procedures described in the *Highway Capacity Manual (HCM) 6th Edition* (Transportation Research Board, 2016) to analyze operations. This study uses the Synchro and SimTraffic software programs to conduct the HCM 6th Edition analyses for traffic signal-controlled intersections. Roundabout operations analysis was conducted using SIDRA Intersection software.

Intersection LOS at signalized and all-way stop controlled intersections is based on the weighted average control delay measured in seconds per vehicle for all motorists traveling through the intersection. Control delay includes initial deceleration delay, queue move-up time, stopped delay, and final acceleration. In addition, for side-street stop-controlled intersections, this study reports the average control delay for the lane group with the greatest delay.

Table 1 presents the control delay range for each LOS for signalized and unsignalized intersections. The delay ranges for signalized intersections are different from unsignalized intersections. The HCM anticipates that motorists expect signalized intersections to carry higher traffic volume that result in greater delay than an unsignalized intersection. Unsignalized intersections are associated with more uncertainty as delays are less predictable, which can reduce users' delay tolerance.

Table 1: Levels of Service Definitions – Intersections

Level of Service	Description	Average Control Delay[1]	
		Signalized Intersections	Unsignalized Intersections
A	Volume-to-capacity ratio is low and either progression is exceptionally favorable, or cycle length is very short. Most vehicles arrive during the green phase and travel through the intersection without stopping.	≤ 10	≤ 10
B	Volume-to-capacity ratio is low and either progression is highly favorable, or the cycle length is short. More vehicles stop than with LOS A.	>10 to 20	>10 to 15
C	Progression is favorable or the cycle length is moderate. Individual cycle failures (i.e., one or more queued vehicles are not able to depart because of insufficient capacity during the cycle) may begin to appear at this level. The number of vehicles stopping is significant, although many vehicles still pass through the intersection without stopping.	>20 to 35	>15 to 25
D	Volume-to-capacity ratio is high and either progression is ineffective, or the cycle length is long. Many vehicles stop and individual cycle failures are noticeable.	>35 to 55	>25 to 35
E	Volume-to-capacity ratio is high, progression is unfavorable, and the cycle length is long. Individual cycle failures are frequent.	>55 to 80	>35 to 50
F	Volume-to-capacity ratio is very high, progression is very poor, and the cycle length is long. Most cycles fail to clear the queue.	>80	>50

Notes:
1. Average control delay presented in seconds per vehicle. Delay values are rounded to the nearest second and evaluated for LOS based on the above delay ranges (i.e., 10 seconds per vehicle = LOS A)

Source: *Highway Capacity Manual 6th Edition*, Transportation Research Board, 2016.

This study analyzes signalized intersections using the Synchro micro-simulation module SimTraffic to apply the methodologies presented in the HCM. Synchro considers traffic volumes, lane configurations, signal timings, and other parameters. SimTraffic additionally considers interactions between adjacent intersections, turn lane spillbacks, coordinated signal timing, and upstream/downstream bottlenecks. SimTraffic is preferable to use when operating conditions are near capacity, turn lane storage exceedance is common, and/or intersections are spaced closely together. Outside of these conditions, Synchro is generally appropriate for use.

Roadway Segments

Roadway segments are analyzed by comparing the average daily traffic volume to daily volume targets identified presented in **Table 2**. These targets are used as guidelines to identify the need for new or upgraded facilities based on daily traffic volumes.

Table 2: Level of Service Criteria for Roadway Segments

Facility Type	# of Lanes	Maximum Volume for Given Service Level				
		A	B	C	D	E
Residential	2	600	1,200	2,000	3,000	4,500
Residential collector with frontage	2	1,600	3,200	4,800	6,400	8,000
Residential collector without frontage	2	6,000	7,000	8,000	9,000	10,000
Arterial, low access control	2	9,000	10,500	12,000	13,500	15,000
Arterial, low access control	4	18,000	21,000	24,000	27,000	30,000
Arterial, low access control	6	27,000	31,500	36,000	40,500	45,000
Arterial, moderate access control	2	10,800	12,600	14,400	16,200	18,000
Arterial, moderate access control	4	21,600	25,200	28,800	32,400	36,000
Arterial, moderate access control	6	32,400	37,800	43,200	48,600	54,000
Arterial, high access control	2	12,000	14,000	16,000	18,000	20,000
Arterial, high access control	4	24,000	28,000	32,000	36,000	40,000
Arterial, high access control	6	36,000	42,000	48,000	54,000	60,000
Rural, 2-lane road, 24' of pavement, 6' paved shoulders	2	2,200	4,300	7,100	12,200	20,000
Rural, 2-lane road, <24' of pavement, < 6' shoulders	2	1,000	2,100	3,400	6,000	12,800

Notes:

Facility Type	Stops/Mile	Driveway	Speed
Arterial, low access control	4+	Frequent	25-35 MPH
Arterial, moderate access control	2-4	Limited	35-45 MPH
Arterial, high access control	1-2	None	45-55 MPH

Source:
Sacramento County Transportation Analysis Guidelines, July 1, 2020

Freeway Off-Ramp Queuing

This study reports the maximum queue at freeway off-ramps based on an average of ten simulation runs using the SimTraffic micro-simulation module. As noted in the intersection operations methodology section above, the SimTraffic micro-simulation module considers interactions between adjacent intersections, turn lane spillbacks, coordinated signal timing, and upstream/downstream bottlenecks. SimTraffic is preferable when conditions are near capacity, turn lane storage exceedance is common, and/or intersections are spaced closely together.

SimTraffic reports the average maximum vehicle queue length in feet. This report assumes that each vehicle in the queue occupies approximately 25 feet. Since the SimTraffic output does not round to the nearest vehicle length, this analysis rounds the SimTraffic outputs up to the next highest 25-foot interval.

These average maximum queue estimates are then compared to the storage length on the freeway off-ramp, as measured via aerial imagery from the limit line of the off-ramp terminal intersection to the off-ramp gore point at the mainline.

SIGNIFICANT TRANSPORTATION EFFECTS

The Sacramento County TAG LTA identifies the following performance targets to determine if the project's effect is significant and require improvements:

Roadway Segments

A project is considered to have a significant effect if it would:

- Result in a roadway segment operating at an acceptable LOS to deteriorate to an unacceptable LOS; or
- Increase the V/C ration by more than 0.05 at a roadway segment the is operating at an unacceptable LOS without the project.

Signalized Intersections

A project is considered to have a significant effect if it would:

- Result in a signalized intersection operating at an acceptable LOS to deteriorate to an unacceptable LOS; or
- Increase the average delay by more than 5 seconds at a signalized intersection that is operating at an unacceptable LOS without the project.

Freeway Ramps

A project is considered to have a significant effect if it would:

- Result in or significantly lengthen ramp queues exceeding storage capacity.

Bicycle and Pedestrian Facilities

A project is considered to have a significant effect if it would:

- Eliminate or adversely affect an existing bikeway or pedestrian facility in a way that would discourage its use.
- Interfere with the implementation of planned bikeway as shown in the Bicycle Master Plan, or conflict with the Pedestrian Master Plan; or
- Fail to provide adequate access for bicyclists and pedestrians, resulting in unsafe conditions, including unsafe bicycle/pedestrian, bicycle/motor vehicle, or pedestrian/motor vehicle conflicts.

Transit

A project is considered to have a significant effect if it would:

- Eliminate or adversely affect existing transit access, service, or operations.
- Interfere with the implementation of transit service as planned in the Metropolitan Transportation Plan/Sustainable Communities Strategy (MTP/SCS); or
- Substantially increase transit demand and fail to provide adequate transit service.

ANALYSIS SCENARIOS

This section presents the transportation analysis scenarios and methods used to conduct the transportation analysis including travel demand forecasting and LOS analysis.

This study analyzes the following scenarios to identify the transportation effects of the project under baseline and cumulative conditions:

1. Baseline Conditions
2. Baseline Plus Project Conditions
3. Cumulative Conditions
4. Cumulative Plus Project Conditions

BASELINE CONDITIONS

This chapter describes the baseline transportation system including the roadway, bicycle, pedestrian, and transit systems within the study area.

Roadway System

Regional access to the project is provided by US-50, which is an eight-lane freeway within the study area. Access to the project site is provided through the Hazel Avenue interchange, Hazel Avenue, and Folsom Boulevard.

Folsom Boulevard – is an east-west arterial that generally runs parallel to US-50 and connects the City of Sacramento to the City of Rancho Cordova and the City of Folsom. At Hazel Avenue, Folsom Boulevard consists of two lanes in each direction and has a posted speed limit of 35 miles per hour east of Hazel Avenue and 45 miles per hour west of Hazel Avenue.

Hazel Avenue – is a north-south arterial that extends from City of Roseville to Folsom Boulevard. It has two to three lanes in each direction within the project area. Hazel Avenue provides regional north-south access over the American River, which is a heavily utilized connection for travel between the US-50 corridor and Fair Oaks, Orangevale, and Placer County communities to the north. Hazel Avenue has a posted speed limit of 45 miles per hour at the US 50/Hazel Avenue interchange

Nimbus Road – is the south leg of the Hazel Avenue/Folsom Boulevard intersection and provides access to the Aerojet Rocketdyne facility. The access is controlled by a security gate that is located about 1,000 feet south of Folsom Boulevard.

Hazel Avenue/Folsom Boulevard Intersection – is located about 300 feet south of the US 50/Hazel Avenue interchange northbound off-ramp. The intersection has traffic signal control. Pedestrian crossings are provided on the north, east, and west legs of the intersection. The south leg of the intersection is crossed by two rail lines (U.S. DOT Crossing Inventory Number – 753546R), operated by Sacramento Regional Transit (i.e., Gold Line LRT) and by Union Pacific Railroad (UPRR). The UPRR line terminates about 1,700 east of Nimbus Road and is primarily used for switching activities.

Traffic Volumes

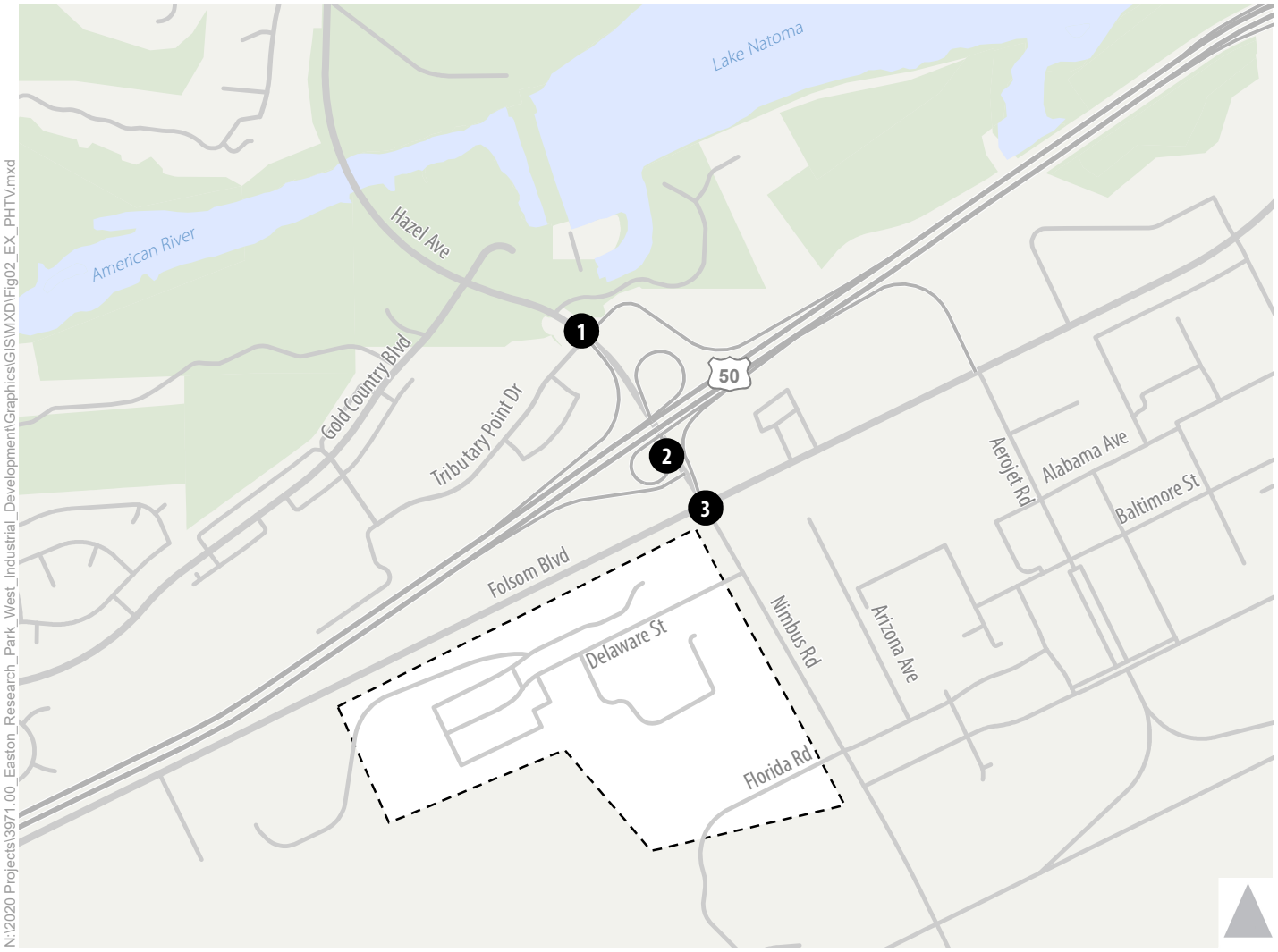
This study was initiated during the current Coronavirus Disease 2019 (Covid-19) pandemic. The pandemic has prompted government and public health officials to encourage physical distancing (i.e., limit in-person economic and social interactions), which has altered conventional travel behavior as more people work remotely, school campuses remained closed at the beginning of the 2020-21 school year, and many businesses operate at reduced capacity. Therefore, collecting a traditional traffic count was not sufficient to capture the typical roadway and intersection traffic conditions that existed before the pandemic. This study uses a few data sources to replicate the pre-pandemic traffic conditions as closely as possible. **Table 3** includes the list of sources for the traffic count data. As shown in **Table 3**, new traffic counts were collected at all study intersections and roadway segments in September 2020. This study also relied on traffic count data collected at various intersections and roadways within 2018 – 2019 timeframe. Additionally, this study uses turning movement estimates for 2019 obtained from StreetLight Data, which uses location data from mobile devices (e.g., mobile phones, global position system (GPS) devices, etc.) and historic traffic counts to estimate daily average turning movements. For study intersections and/or roadway segments that did not have any historic data available, the September 2020 traffic count data was factored and balanced using the adjacent intersection and/or roadway segment data from 2018-2019.

Figure 2 presents the baseline peak hour turning movements for all study intersections.

Table 3: Count Data Sources

Intersection/Roadway	Source-1	Source-2
Hazel Avenue / US 50 Westbound Off-Ramp/Tributary Point Drive	September 2020[1]	February 2018[2]
Hazel Avenue / US 50 Eastbound Ramps	September 2020[1]	February 2018[2]
Hazel Avenue / Folsom Boulevard	September 2020[1]	February 2018[2]
Folsom Boulevard East of Hazel Avenue	September 2020[1]	-

Notes:
[1] September 2020 data reflects observed traffic volumes collected on September 9, 2020.
[2] February 2018 data was obtained from a previous study.
[3] StreetLight Data provided average daily turning movement estimates for the year of 2019



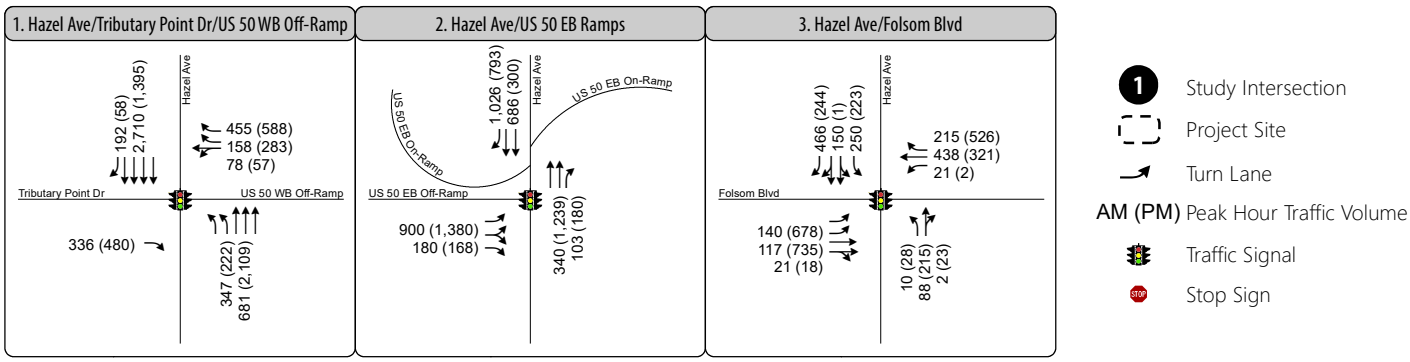


Figure 2

Peak Hour Traffic Volumes and Lane Configurations - Baseline Conditions

Roadway Capacity Analysis

Table 4 shows average daily traffic (ADT) volume and corresponding LOS for the study roadway segments under baseline conditions. The existing roadways in the study have adequate capacity and operate acceptably at LOS A.

Table 4: Roadway Level of Service – Baseline Conditions

Roadway	Type	Lanes	Baseline Condition		
			ADT	VC	LOS
Folsom Boulevard: Hazel Avenue to Aerojet Road	Arterial, moderate access control	4	16,600	0.46	A
Folsom Boulevard: West of Hazel Avenue	Arterial, moderate access control	4	18,400	0.51	A

Notes:
ADT = average daily traffic volume
VC – Volume-to-Capacity Ratio
Fehr & Peers, 2021

Intersection Operations Analysis

Table 5 displays the weekday AM and PM peak hour traffic operations analysis results at the study intersections under baseline conditions (refer to Appendix A for detailed calculations). This table indicates that most of the intersections operate acceptably except the Hazel Avenue/Folsom Boulevard intersection.

Table 5: Intersection Level of Service – Baseline Conditions

Intersection	Traffic Control[1]	LOS Standard	Peak Hour	Baseline Conditions	
				Delay[2]	LOS
Hazel Avenue / US 50 Westbound Off-Ramp/Tributary Point Drive	Signal	E	AM	35	C
			PM	33	C
Hazel Avenue / US 50 Eastbound Ramps	Signal	E	AM	26	C
			PM	13	B
Hazel Avenue / Folsom Boulevard	Signal	E	AM	33	C
			PM	**86**	**F**

Notes:
Bold text indicates unacceptable operations.
1. The overall average intersection control delay is reported in seconds per vehicle for signalized and all-way stop controlled intersections.

Source: Fehr & Peers, 2021.

Freeway Off-Ramp Queues

Table 6 shows the weekday peak hour maximum off-ramp queues at the five US-50 off-ramps in the study area under baseline conditions based on outputs from the SimTraffic microsimulation model. The table shows that all the off-ramp queues are accommodated within the available storage.

Table 6: Peak Hour Freeway Off-Ramp Queuing – Baseline Conditions

Intersection	Available Storage (feet)	Peak Hour	Maximum Queue (ft)[2]
US 50 WB Off-Ramp at Hazel Ave	2,000	AM	325
		PM	425
US 50 EB Off-Ramp at Hazel Ave	1,300	AM	250
		PM	250

Notes:
Bold text indicates unacceptable operations.
1. The available storage is estimated by measuring the distance from the gore point where the off-ramp departs from the mainline to the limit line at the ramp terminal intersection with the local street, as measured from aerial imagery. Distance is reported in feet.
2. Reported maximum queue is calculated using the average of 10 SimTraffic microsimulation runs.

Source: Fehr & Peers, 2021.

Bicycle/Pedestrian System

Figure 3 displays the existing pedestrian and bicycle facilities located near the project site. As shown, Class II bike lane facilities (designated with appropriate signing and striping) exist along Folsom Boulevard near the project site. The Jedediah Smith Memorial Trail provides north-south bicycle and pedestrian access over US-50 to Folsom Boulevard near the Aerojet Road off-ramp. Sidewalks are present along Folsom Boulevard west of Aerojet Road but do not exist east of Aerojet Road. At Hazel Avenue/Folsom Boulevard Intersection, crosswalks with push-button pedestrian activation are present on north, east, and west legs.

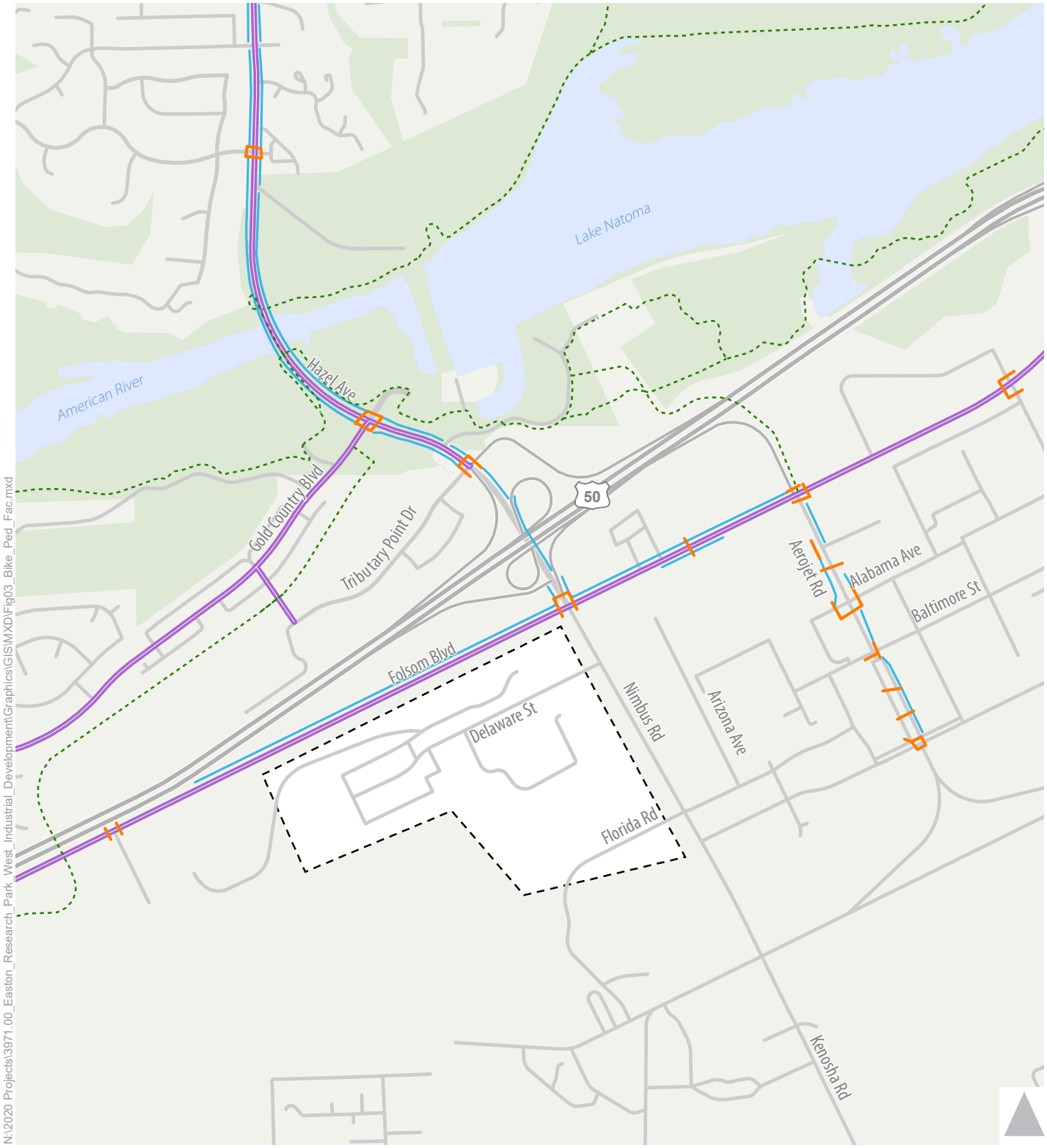


Figure 3

Baseline Bicycle and Pedestrian Facilities

Transit System

Sacramento Regional Transit (SacRT) is the primary transit operator in the study area, operating both light-rail transit and bus transit service. The project site is located west of the Hazel Light Rail Station along the Gold Line light-rail service, which operates between Downtown Sacramento and Folsom. The Gold Line light-rail service operates from 5:00 AM to 11:30 PM on weekdays, with shorter service windows on weekends and holidays. While the Gold Line operates with 15-minute headways during weekday peak hours west of the Sunrise station, it operates with 30-minute headways in the study area at the Hazel Light Rail Station. The light rail stations include park-and-ride facilities and bike racks. The project is about a 1,200-foot walk to the Hazel Light Rail Station, measured from the southwest corner of the Hazel Avenue/Folsom Boulevard intersection.

SacRT's Hazel Express (Route 109) commuter bus also operates in the study area. The Hazel Express is an express commuter route that connects Oak Avenue in Orangevale to Downtown Sacramento. This route operates at 30-minute intervals during the AM and PM peak hours only, with AM peak hour travel towards Downtown Sacramento and PM peak hour travel towards Orangevale. The closest bus stop to the project site serving this route is at Hazel Avenue and Gold County Boulevard, which is about a half-mile walk from the project site measured from the southwest corner of the Hazel Avenue/Folsom Boulevard intersection.

BASELINE PLUS PROJECT CONDITIONS

Trip Generation

Trip generation for the project was calculated using trip generation rates from the Institute of Transportation Engineers' (ITE) *Trip Generation Manual*, 10th Edition. Table 7 includes the estimated number of daily, AM peak hour, and PM peak hour vehicle trips for the project, using ITE Land Use Code 154 (High-Cube Transload and Short-Term Storage Warehouse). This land use category best matches use description (i.e., intended operation) provided by the applicant. **Table 7** presents the vehicle trip generation estimate for the project.

Table 7: Project Vehicle Trip Generation Estimate

Land Use[1]	ITE Code	Quantity (1,000 Square Feet)	Time Period	Vehicle Trips		
				Total	Entry	Exit
High-Cube Transload and Short-Term Storage Warehouse[1]	154	1,486	Daily	2,080	1,040	1,040
			AM	119	92	27
			PM	149	42	107

Notes:
KSF = thousand square feet
[1]High-Cube Transload and Short-Term Storage Warehouse facilities have a primary function of consolidation and distribution of pallet loads (or larger) for manufacturers, wholesalers, or retailers. The typically have little storage duration, high throughput, and are high-efficiency facilities.

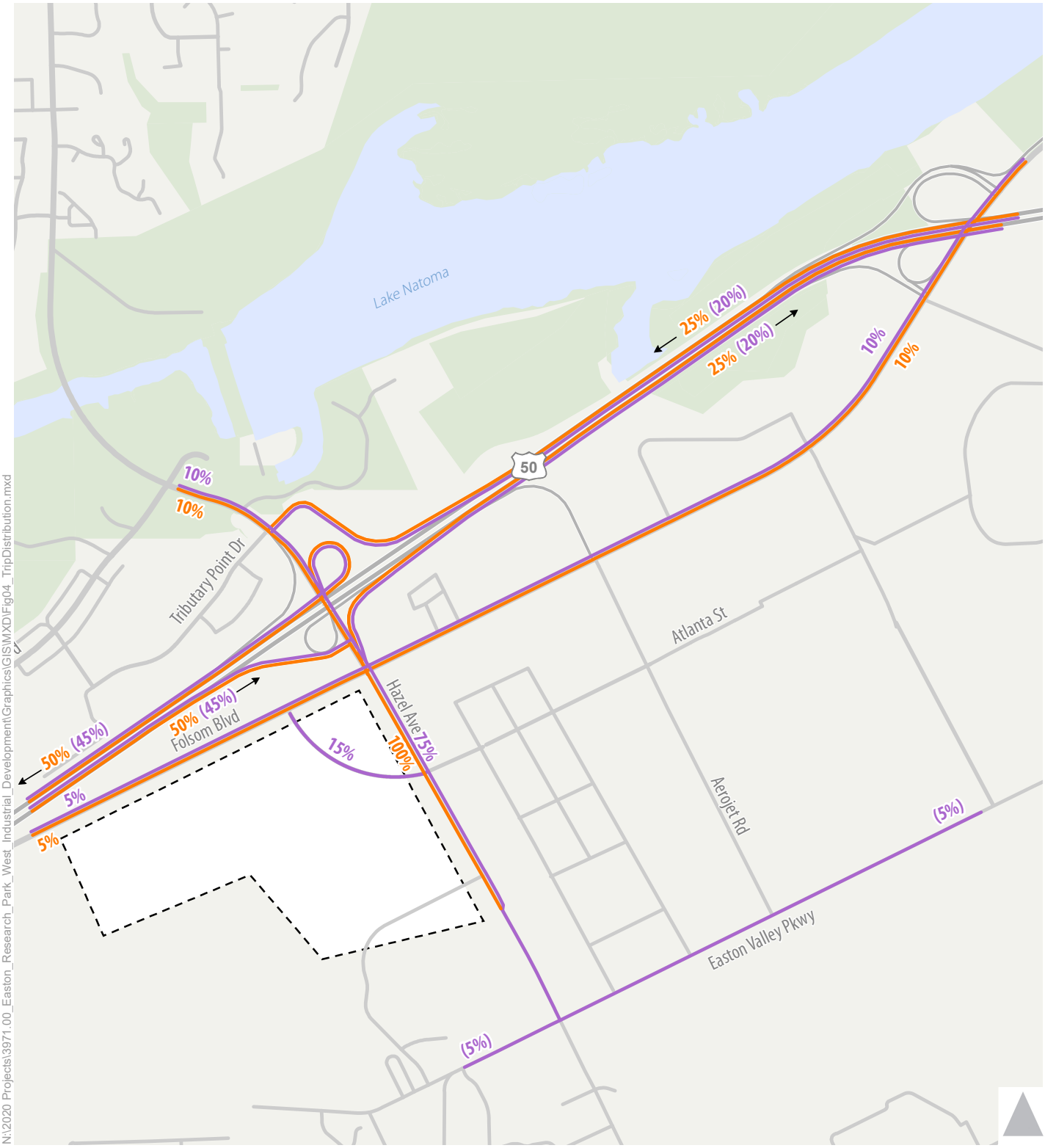
Source:
Institute of Transportation Engineers' (ITE) *Trip Generation Manual*, 10th Edition
Fehr & Peers, 2021

Trip Distribution

Figure 4 displays the expected trip distribution for baseline and cumulative conditions. The trip distribution shown on **Figure 4** was developed based on existing turning movement traffic volume counts and a project-only assignment from a modified version of SACOG's Activity-Based Travel Simulation Model (SACSIM 19).

Project trips were assigned to the study intersections and driveways in accordance with the trip distribution percentages. Those trips were then added to the baseline traffic volumes and cumulative traffic volume forecasts.

Figure 5 shows the project only trip assignment under baseline conditions and **Figure 6** shows the Baseline Plus Project volume forecasts.



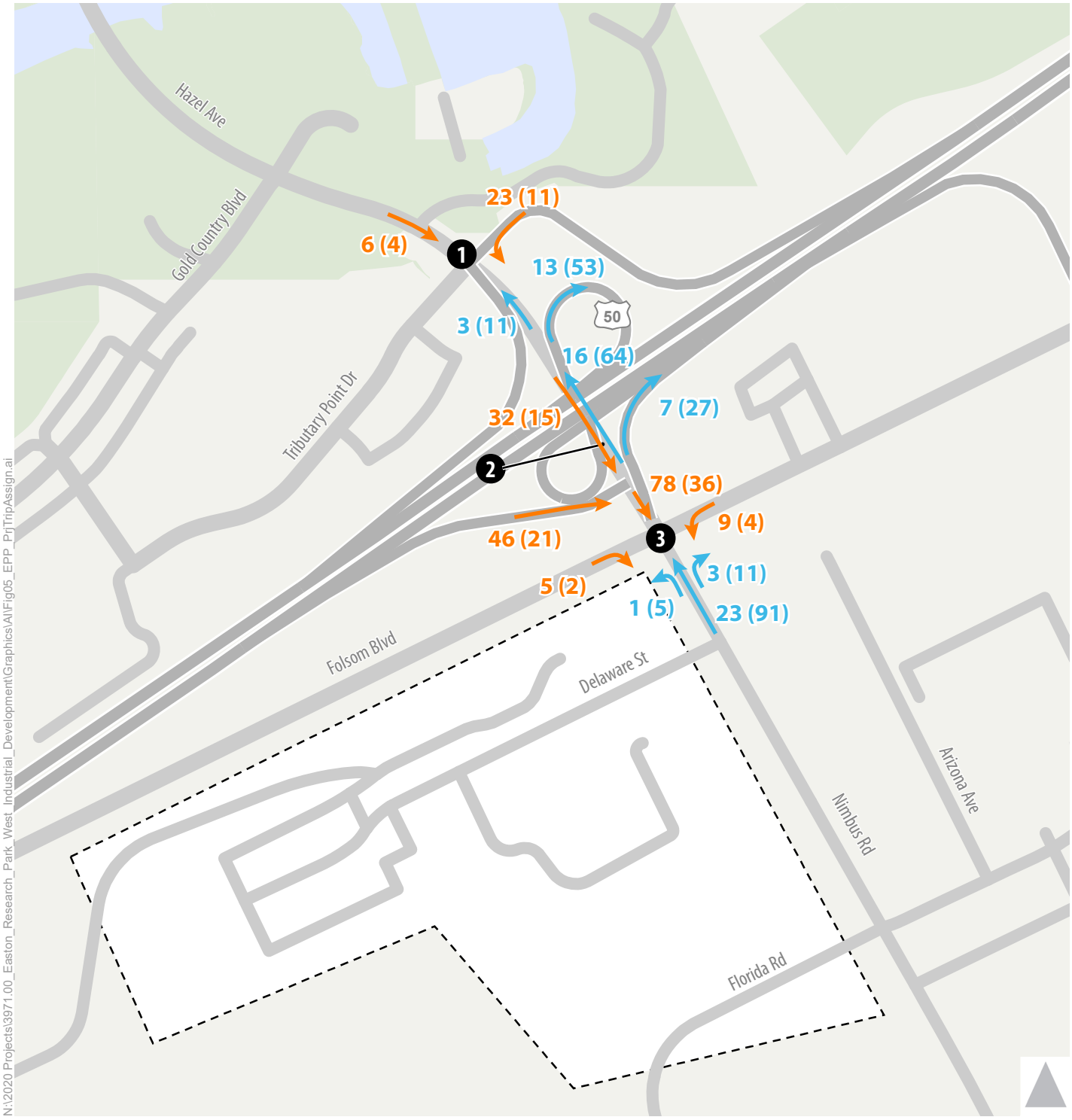
x% Existing Trip Distribution Percentage

x% Cumulative Trip Distribution Percentage

Project Site

Figure 4

Baseline & Cumulative Year Preliminary Project Trip Distribution



AM (PM) Incoming Peak Hour Turning Movement Volume

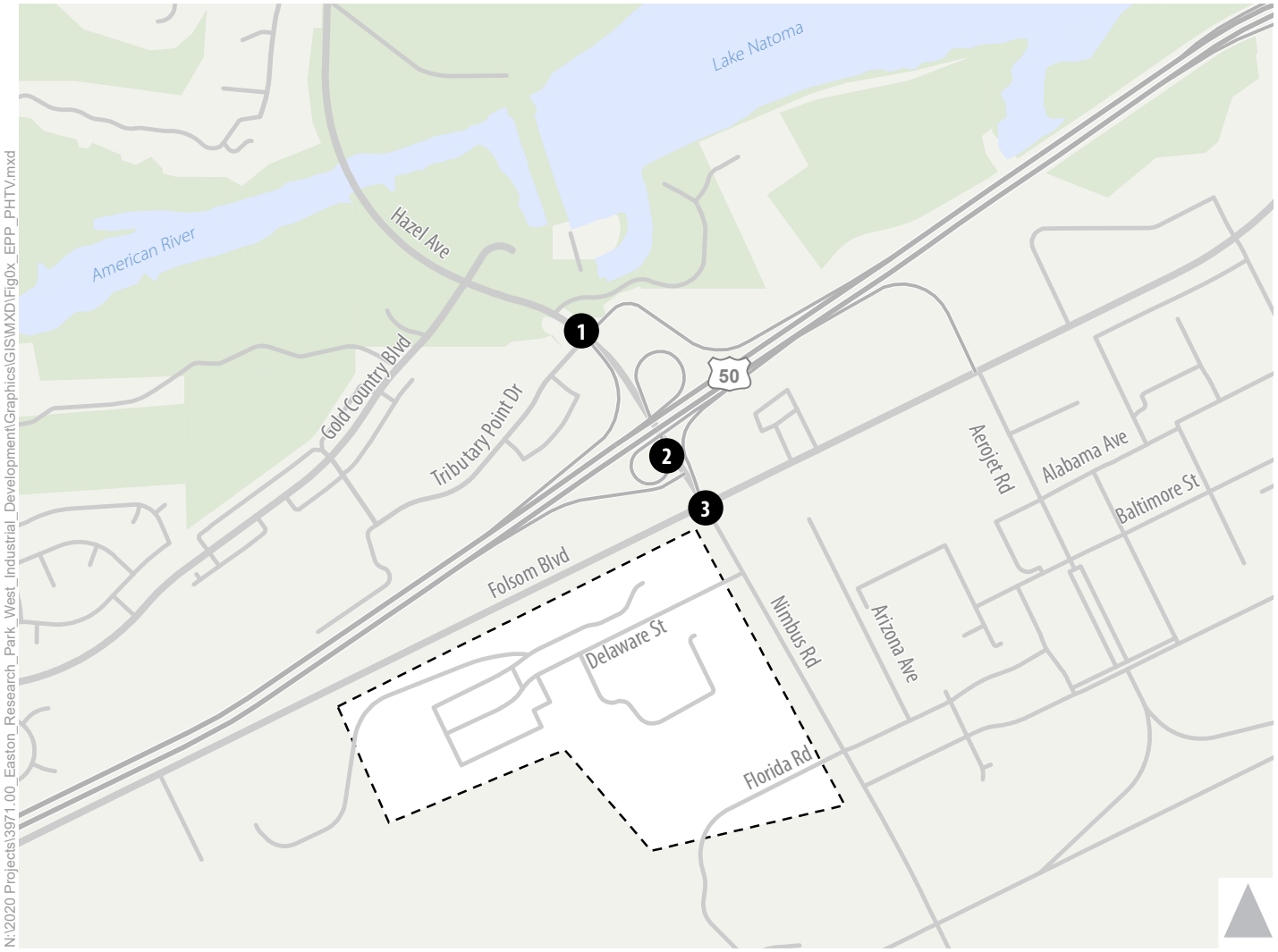
AM (PM) Outgoing Peak Hour Turning Movement Volume

1 Study Intersection

Project Site

Figure 5

Project Trip Assignment - Baseline Plus Project Conditions



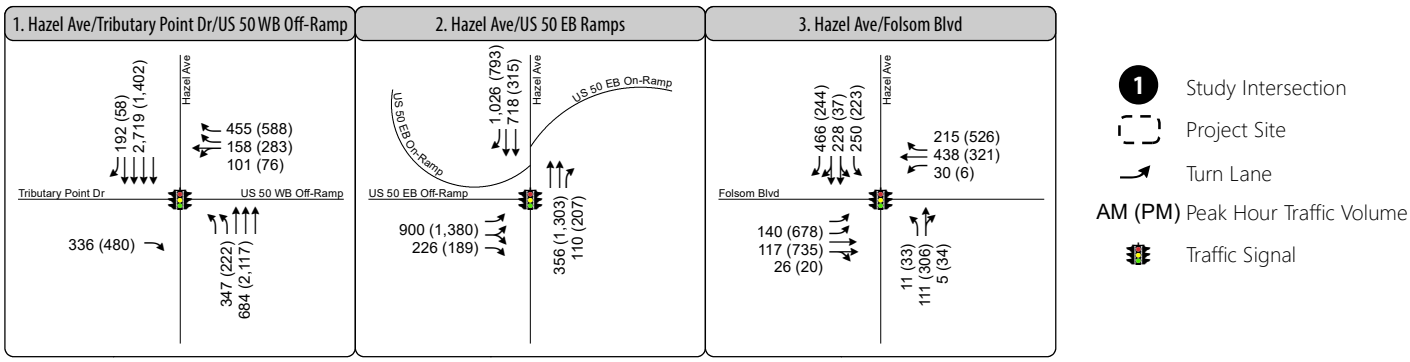


Figure 6

Peak Hour Traffic Volumes and Lane Configurations - Baseline Plus Project Conditions

Operations Analysis

The following presents the operations analysis under Baseline Conditions with the addition of the Project.

Baseline Plus Project Roadway Capacity Analysis

Table 8 shows the ADT and corresponding LOS for the study roadway segments under baseline plus project conditions. The study roadway segments continue to operate at acceptably, at LOS A, under baseline plus project conditions.

Table 8: Roadway ADT Level of Service – Baseline Plus Project Conditions

Roadway[1]	Lanes	Baseline Condition			Baseline Plus Project Condition		
		ADT	VC	LOS	ADT	VC	LOS
Folsom Boulevard: Hazel Avenue to Aerojet Road	4	16,600	0.46	A	16,800	0.47	A
Folsom Boulevard: West of Hazel Avenue	4	18,400	0.51	A	18,500	0.51	A

Source:
[1]Roadway Classification – Moderate Access Control
ADT = Average daily traffic volume
VC – Volume-to-Capacity Ratio
Fehr & Peers, 2021

Baseline Plus Project Intersection Operations Analysis

Table 9 presents the weekday AM and PM peak hour traffic operations analysis results at the intersections under baseline plus project conditions (refer to Appendix A for detailed calculations). As shown, most of the intersections will continue to operate acceptably. However, the addition of project traffic would worsen unacceptable LOS F conditions at the Hazel Avenue/Folsom Boulevard intersection during the PM peak hour.

However, this intersection will be grade separated with the US-50 / Hazel Avenue interchange project. Therefore, physical capacity enhancements to this intersection (e.g., additional turn lanes or travel lanes) are not recommended as improvements would have limited utility. In addition, an interim improvement was analyzed that would provide one shared through/left-turn lane and on shared through/right-turn lane on the northbound approach to the intersection. Note, that the shared lane configuration would require northbound/southbound split phase signal operation. With this improvement, the intersection LOS would improve from LOS D to LOS C in the AM peak hour. The intersection would continue to operate at LOS F during the PM peak hour with a decrease in delay from 93.0 seconds to 92.0 seconds.

Table 9: Intersection Level of Service – Baseline Plus Project Conditions

Intersection	Traffic Control	LOS Standard	Peak Hour	Baseline Condition		Baseline Plus Project Condition		Baseline Plus Project Condition With Interim Improvements	
				Delay	LOS	Delay	LOS	Delay	LOS
Hazel Avenue / US 50 Westbound Off-Ramp/Tributary Point Drive	Signal	E	AM	35	C	58	E	47	D
			PM	33	C	34	C	36	D
Hazel Avenue / US 50 Eastbound Ramps	Signal	E	AM	26	C	43	D	32	C
			PM	13	B	15	B	16	B
Hazel Avenue / Folsom Boulevard	Signal	E	AM	33	C	40	D	34	C
			PM	**86**	**F**	**93**	**F**	**92**	**F**

Notes:
Bold text indicates unacceptable operations.
1. The overall average intersection control delay is reported in seconds per vehicle for signalized intersections.
Source: Fehr & Peers, 2021.

Freeway Off-Ramp Queues

Table 10 shows the weekday peak hour maximum off-ramp queues at the two US-50 off-ramps in the study area under baseline plus project conditions. The table shows that the maximum queues increase but remain within the available storage.

Table 10: Peak Hour Freeway Off-Ramp Queuing – Baseline Plus Project Conditions

Intersection	Available Storage(ft)[1]	Peak Hour	Maximum Queue (ft)[2]	
			Baseline Conditions	Baseline + Project Conditions
US 50 WB Off-Ramp at Hazel Ave	2,000	AM	325	575
		PM	425	500
US 50 EB Off-Ramp at Hazel Ave	1,300	AM	250	350
		PM	250	400

Notes:
Bold text indicates unacceptable operations.
1. The ramp length is estimated by measuring the distance from the gore point where the off-ramp departs from the mainline to the limit line at the ramp terminal intersection with the local street, as measured from aerial imagery. Distance is reported in feet.
2. Maximum queue, as calculated using the average of 10 SimTraffic microsimulation runs.

Source: Fehr & Peers, 2021.

CUMULATIVE CONDITIONS

This section presents the cumulative effects of the proposed project on the transportation system. Cumulative scenarios analyzed for this report include:

- Cumulative No Project
- Cumulative Plus Project

Land Use and Roadway Network Assumptions

The cumulative analysis is based on the latest version of the SACSIM19 travel demand model developed by the Sacramento Area Council of Governments (SACOG). The 2040 land use inputs developed by SACOG include the land development that is anticipated to occur over the next 20 years in the SACOG region. This includes new residential units and non-residential buildings in the Glenborough and Easton Place developments adjacent to the proposed project.

The cumulative scenario also includes both new local roadways that would be constructed with the forecasted land use development and regional transportation projects listed in the financially constrained

project list in SACOG's 2020 MTP/SCS. New local roadways in the study area include Easton Valley Parkway, an east-west arterial that would extend east from Hazel Avenue through the Glenborough development to Prairie City Road, and Glenborough Drive, which would add a southern leg to the Folsom Boulevard / US-50 Eastbound Ramps intersection and extend south to Easton Valley Parkway.

Regional transportation projects in the study area include the construction of the US-50 / Hazel Avenue interchange improvement project. Based on information obtained from the *Hazel Avenue/U.S. 50 Interchange Project Public Draft Environmental Impact Report/Environmental Assessment* prepared by Caltrans and the County of Sacramento, the Hazel Avenue interchange project would reconfigure the interchange ramps, ramp terminal intersections, and elevate Hazel Avenue above Folsom Boulevard and the light-rail tracks. This study uses the lane configurations and traffic control devices proposed for Alternative 1, based on direction from Sacramento County staff.

Under Alternative 1, a jug handle would provide circulation between Hazel Avenue and Folsom Boulevard. The jug handle would intersect Folsom Boulevard west of the proposed Hazel Avenue overcrossing and intersect Hazel Avenue at the future Atlanta Street extension into Easton Place, located south of Folsom Boulevard. As a result of the interchange project, the study intersection of Hazel Avenue / Folsom Boulevard would be grade separated and turning movements between these two streets would shift to the jug handle. The Hazel Avenue interchange project documentation also indicates that Hazel Avenue would be widened and extended south to the future Easton Valley Parkway.

Traffic Forecasting

This study uses the SACSIM19 regional activity-based travel forecasting model to prepare daily and peak hour traffic volume forecasts for the cumulative scenarios. The off-the-shelf model lacks sufficient detail and was not fully calibrated for the project study area. Therefore, roadway network and travel analysis zone (TAZ) loading detail were refined in the study area. However, this study did not modify the underlying land use inputs generated by SACOG for the 2040 horizon year.

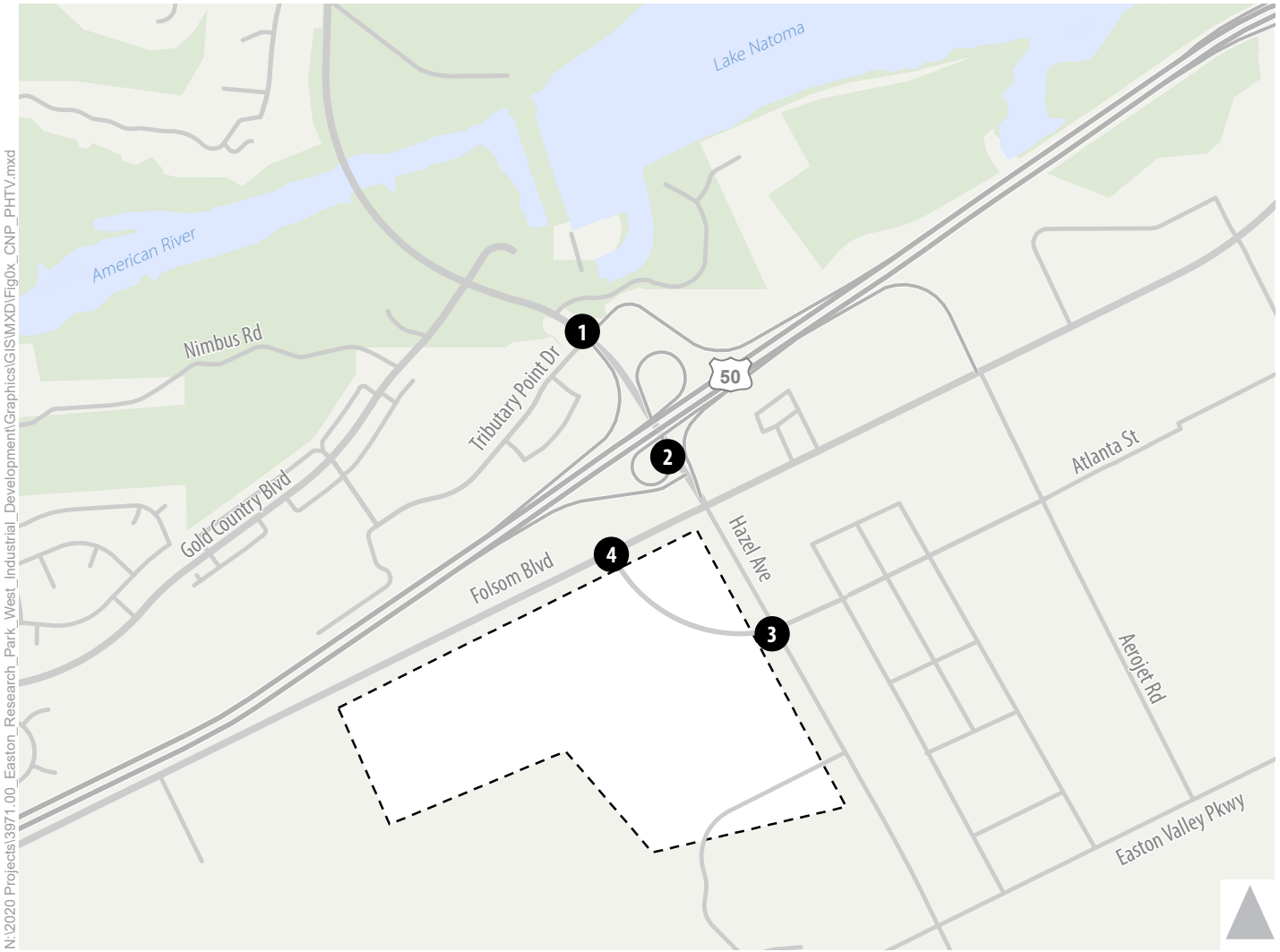
This study uses a forecasting adjustment procedure known as the "difference method" to prepare the cumulative traffic volume forecasts. The difference method adds the increment of growth (i.e., increase or decrease in traffic volume) between the model forecast scenario and base year model to baseline traffic volumes at the study intersections, roadway segments, and freeway off-ramps to develop forecasts. This method corrects potential anomalies within the model and assures a more accurate forecast. This forecasting procedure is calculated as follows:

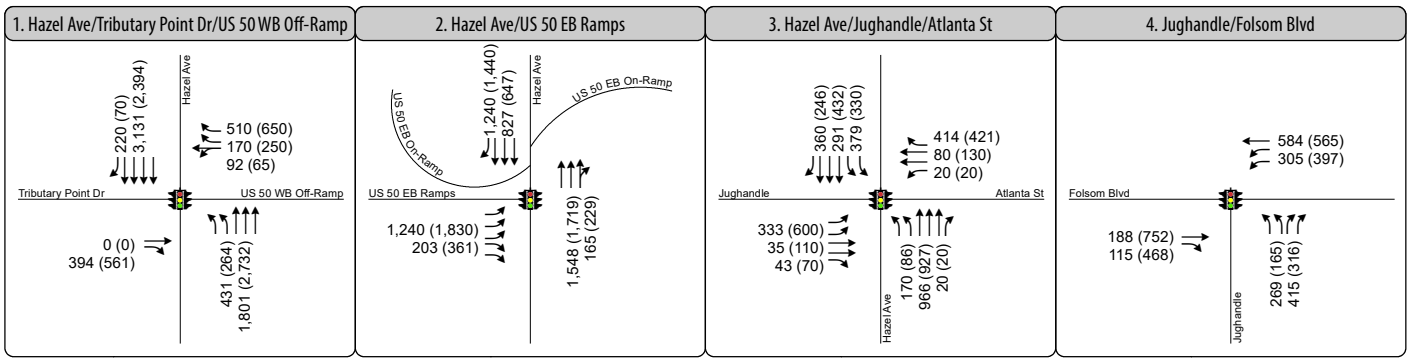
Cumulative Forecast = Baseline Traffic Count + (Cumulative Model Volume – Base Year Model Volume)

In instances where the turning movement does not currently exist (e.g., turning movements onto Glenborough Drive at the Folsom Boulevard / US-50 Eastbound Ramps intersection), this study uses the

raw cumulative model volume directly. This study also rounds the cumulative traffic forecasts to the nearest 10 vehicles to reflect the likely variation in travel from day-to-day.

Figure 7 presents the forecasted cumulative no project traffic volumes.





1 Study Intersection

Project Site

Turn Lane

AM (PM) Peak Hour Traffic Volume

Traffic Signal

Figure 7

Peak Hour Traffic Volumes and Lane Configurations - Cumulative No Project Conditions

Potential Limitations to Travel Demand Model and Forecasts (COVID-19)

Transportation and mobility are being transformed through several forces ranging from new technologies, different personal preferences, and the unique effects of the current COVID-19 pandemic, the combination of which could alter traditional travel demand relationships in the near- and long-term future. While travel activity will likely return to some form of normality after the pandemic has concluded, it is possible that some of these temporary changes will influence people's travel choices into the future, including either accelerating or diminishing some of the emerging trends in transportation that were already underway prior to the pandemic, including:

- Substitution of internet shopping and home delivery for some shopping or meal-related travel
- Substitution of telework for commute travel.
- Substitution of virtual interactions for in-person interactions (i.e., telemedicine, online/distance education, etc.)
- Substitution of social media for social/recreational travel
- New travel modes and choices: Transportation Network Companies (TNCs), such as Uber and Lyft, car share, bike share, scooter share, and on-demand micro transit have increased the travel options available to travelers in the Sacramento area, and have contributed to changes in traditional travel demand relationships. For example, combined bus and rail ridership on SacRT has declined by approximately 20 percent between 2016 and 2019. The SACSIM model was calibrated to 2016 conditions and may not fully capture all the factors influencing transit ridership declines today or in the future.

Automation of vehicles: Both passenger vehicles and commercial vehicles and trucks are evolving to include more automation. Research, development, and deployment testing is proceeding on fully automated vehicles, for which no human driver would be required, and the vehicle itself can navigate the roadways take people or goods where they need to go. Uncertainty exists for the behavioral response to AVs. In terms of VMT impacts on the transportation system and the environment, the worst-case scenario would be one in which AVs are privately owned, like they are now, but the automated function of the vehicles would be used to travel more:

  - Reposition vehicles to serve different members of a household.
  - Reduce the value travelers place on time spent in a vehicle, resulting in an increase in the willingness to make longer trips.
  - Increase the willingness to drive more to avoid parking costs or tolls.

Connected vehicles (CVs)—can communicate wireless with its surroundings including other vehicles, bicyclists, pedestrians, roadway infrastructure (i.e., traffic signals, toll facilities, traffic management facilities,

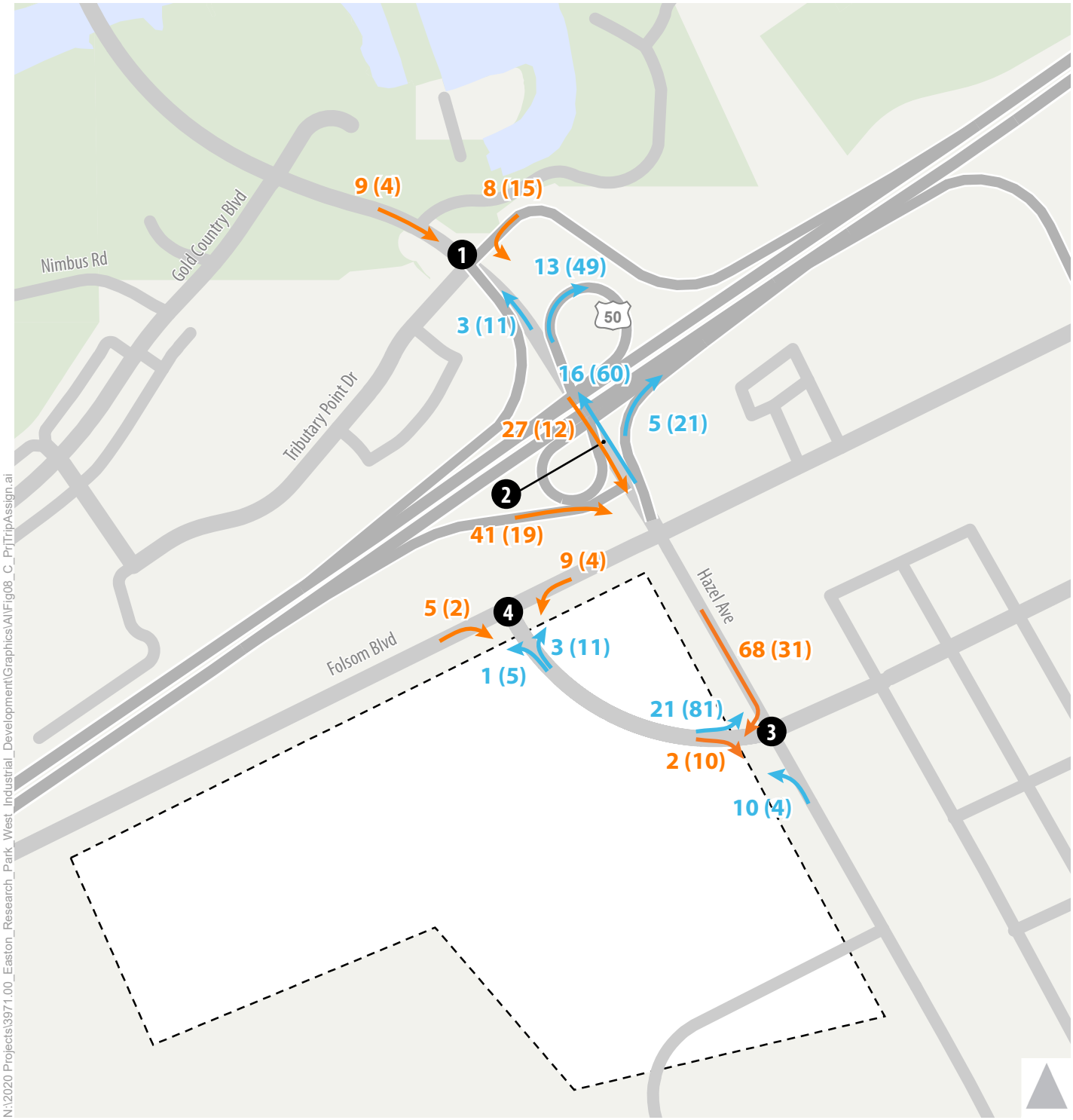
etc.) and the internet. The influence that CVs may have is still speculative but includes potential for reductions in collisions and congestion and greater overall network performance optimization.

The 2018-2019 traffic counts collected for the transportation analysis are intended to reflect more conventional travel patterns prior to the pandemic. However, the travel forecasts developed for the proposed project may not account for the potential short-term or long-term behavioral changes that may result from the pandemic (e.g., shifting to more telecommuting and virtual meetings). While some of these changes may result in fewer average daily trips, the degree of these changes and their resilience over time is not known and cannot be predicted with a high degree of confidence.

Cumulative Trip Distribution

The cumulative trip distribution for the project was estimated using the same method as base year. Due to planned development surrounding the project site (i.e., Easton Place and Glenborough), cumulative growth in the overall SACOG region, and reasonably foreseeable transportation improvements (i.e., Easton Valley Parkway, Hazel Avenue interchange project, etc.), the project's trip distribution under cumulative conditions is anticipated to be different than the base year. **Figure 4** shows the trip distribution under cumulative conditions for the project.

Project trips are assigned to the study intersections and driveways in accordance with the trip distribution shown in **Figure 4**. The project trips are then added to the cumulative no project forecasts to yield the cumulative plus project volumes. **Figure 8** shows the project only trip assignment under cumulative conditions and **Figure 9** shows the Cumulative Plus Project volume forecasts.



AM (PM) Incoming Peak Hour Turning Movement Volume

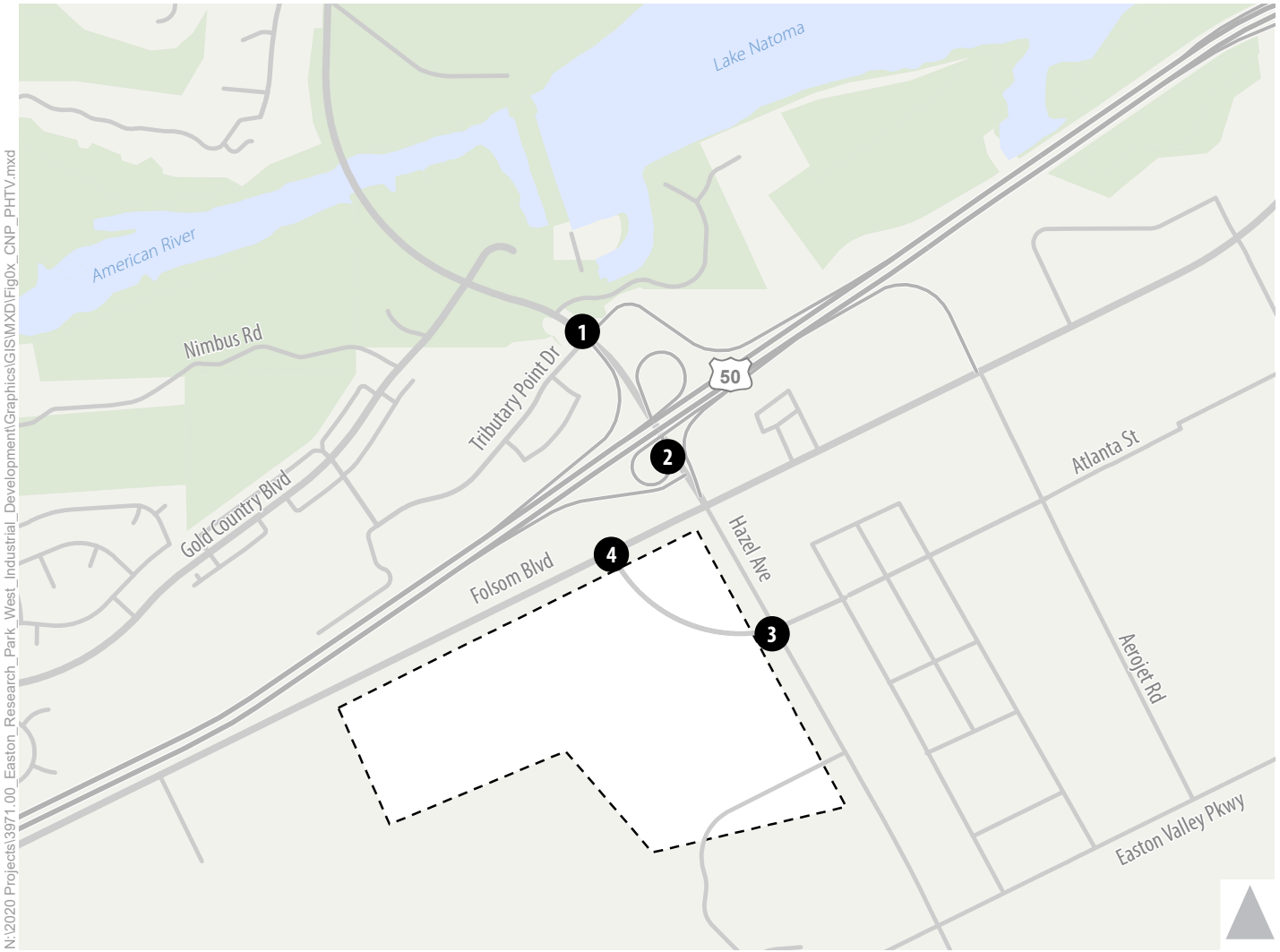
AM (PM) Outgoing Peak Hour Turning Movement Volume

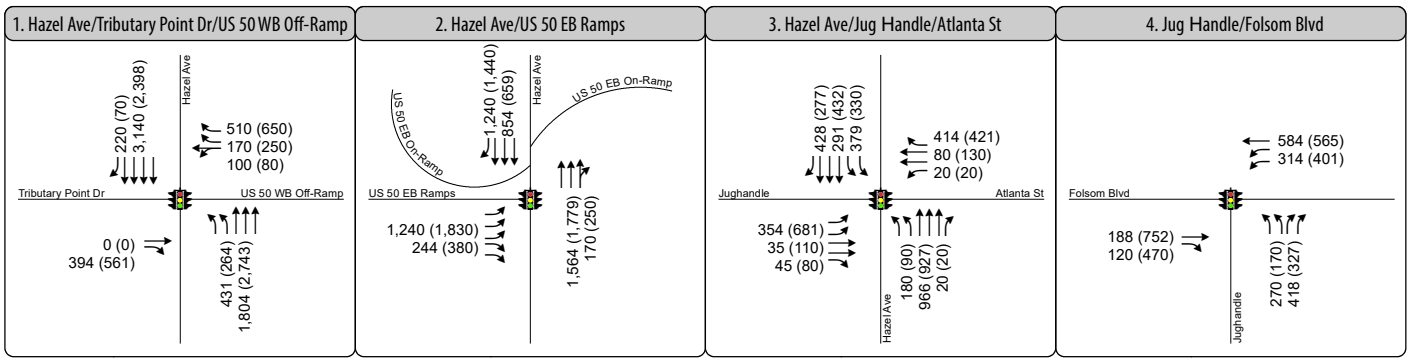
1 Study Intersection

Project Site

Figure 8

Project Trip Assignment - Cumulative Conditions





1 Study Intersection
Project Site
Turn Lane
AM (PM) Peak Hour Traffic Volume
Traffic Signal

Figure 9

Peak Hour Traffic Volumes and Lane Configurations - Cumulative Plus Project Conditions

Cumulative Operations Analysis

This chapter describes the cumulative transportation system including the roadway, intersection, and freeway off-ramp queuing.

Roadway Operations Analysis

Table 11 shows the ADT and corresponding LOS for the study roadway segments under cumulative conditions. The table shows that the study roadway segments are forecasted to operate at an acceptable LOS during the cumulative no project and cumulative plus project conditions. Therefore, the project would not significantly effect roadway segment operations per the Sacramento County significance criteria.

Table 11: Roadway ADT Level of Service – Cumulative Conditions

Roadway[1]	Lanes	Cumulative No Project Condition			Cumulative Plus Project Conditions		
		ADT	VC	LOS	ADT	VC	LOS
Folsom Boulevard: Hazel Avenue to Aerojet Road	4	20,300	0.56	A	20,500	0.57	A
Folsom Boulevard: West of Hazel Avenue	4	19,500	0.54	A	19,600	0.54	A

Source:
[1]Roadway Classification – Moderate Access Control
ADT = Average daily traffic volume
VC – Volume-to-Capacity Ratio
Fehr & Peers, 2021

Intersection Operation Analysis

Table 12 presents the weekday AM and PM peak hour traffic operations results at the study intersections under cumulative conditions, without and with the proposed project (refer to *Appendix A* for detailed calculations). This study assumes new actuated uncoordinated signal timings would be implemented under cumulative no project conditions, as the County and other agencies typically update signal timings as needed to address changing travel patterns over time. The signal timings are kept consistent between cumulative no project and cumulative plus project scenarios to quantify the project's effect on delay and LOS. Both the cumulative no project and cumulative plus project scenarios reflect intersection lane configurations shown in the Hazel Avenue / US-50 Interchange project documentation, as described above.

Table 12 shows that the addition of project traffic would not exacerbate unacceptable LOS F operations at the Hazel Avenue/US 50 Westbound Off-Ramp/Tributary Point Drive intersection during the PM Peak Hour that is forecast to occur under cumulative no project conditions.

Modifying the traffic signal timings to provide coordinated signal timings in response to the changed demand produced by the project along Hazel Avenue from the American River Bridge to Atlanta Street would improve corridor operations. **Table 12** shows that traffic operations with this improvement would improve operations at most study intersections, except for the Hazel Avenue/US 50 Westbound Off-Ramp/Tributary Point Drive intersection, which would continue to operate at LOS F.

Table 12: Intersection Level of Service – Cumulative Conditions

Intersection	Traffic Control	LOS Standard	Peak Hour	Cumulative No Project Conditions		Cumulative Plus Project Conditions		Cumulative Plus Project Conditions With Improvement	
				Delay[1]	LOS	Delay[1]	LOS	Delay[1]	LOS
Hazel Avenue / US 50 Westbound Off-Ramp/Tributary Point Drive	Signal	E	AM	54	D	56	E	45	D
			PM	**85**	**F**	**85**	**F**	**85**	**F**
Hazel Avenue / US 50 Eastbound Ramps	Signal	E	AM	23	C	23	C	18	B
			PM	46	D	49	D	46	D
Hazel Avenue / Jug Handle / Atlanta Street	Signal	E	AM	44	D	41	D	34	C
			PM	67	E	75	E	64	E
Jug Handle / Folsom Boulevard	Signal	E	AM	28	C	37	E	17	B
			PM	34	C	39	D	30	C
Jug Handle / Roundabout	Roundabout	E	AM	-	-	4	A		
			PM	-	-	4	A		

Notes:
Bold text indicates unacceptable operations.
1. The overall average intersection control delay is reported in seconds per vehicle for signalized intersections.
Source: Fehr & Peers, 2021.

Jug Handle Queues

Table 13 shows the weekday AM and PM peak hour maximum queue lengths on the northbound approach to the Jug Handle / Folsom Boulevard and on the eastbound approach to the Jug Handle / Atlanta Street/ Hazel Avenue intersection. As shown, the maximum vehicle queue would extend to the roundabout during some cycles during the PM peak hour under cumulative plus project conditions. To better manage vehicle queuing, we recommend modifying the lane configuration on the eastbound approach by converting the planned inside through lane to a left-turn lane to provide three eastbound to northbound left-turn lanes, one through lane, and a right-turn lane. This modification would provide more capacity for the highest volume movement on the approach. As shown, with this improvement the maximum vehicle queue would be reduced and not extend to the roundabout. In addition to reduced maximum queues, AM peak hour delay would reduce from 41 seconds to 37 seconds and PM peak hour delay would reduce from 75 seconds to 63 seconds.

Table 13: Peak Hour Jug Handle Queuing – Cumulative Conditions

Intersection	Available Storage(ft)[1]	Peak Hour	Maximum Queue (ft)	
			Cumulative + Project Conditions[2]	Cumulative + Project Conditions With Improvement
NB Approach – Jug handle / Folsom Boulevard	900	AM	225	-
		PM	125	-
EB Approach – Jug handle / Atlanta Street / Hazel Avenue	425	AM	225	225
		PM	400	250

Notes:
Bold text indicates unacceptable operations.
1. Storage measured from crosswalk to center of roundabout.
2. Maximum queue, as calculated using the average of 10 SimTraffic microsimulation runs.

Source: Fehr & Peers, 2021

Freeway Off-Ramp Queues

Table 14 shows the weekday peak hour maximum off-ramp queues at the two US-50 off-ramps in the study area under cumulative conditions. The table shows that the maximum queues increase but remain within the available storage, including operations with the recommended signal coordination.

Table 14: Peak Hour Freeway Off-Ramp Queuing – Cumulative Conditions

Intersection	Available Storage(ft)[1]	Peak Hour	Maximum Queue (ft)[2]		
			No Project	Plus Project	Plus Project With Improvement
US 50 WB Off-Ramp at Hazel Ave	2,000	AM	350	375	
		PM	650	800	800
US 50 EB Off-Ramp at Hazel Ave	1,300	AM	275	275	
		PM	525	500	500

Notes:
Bold text indicates unacceptable operations.
1. The ramp length is estimated by measuring the distance from the gore point where the off-ramp departs from the mainline to the limit line at the ramp terminal intersection with the local street, as measured from aerial imagery. Distance is reported in feet.
2. Maximum queue, as calculated using the average of 10 SimTraffic microsimulation runs.

Source: Fehr & Peers, 2021

APPENDIX A

Intersection

1. Hazel Avenue / US 50 Westbound Off-Ramp/Tributary Point Drive – 2018 counts
2. Hazel Avenue / US 50 Eastbound Ramps – Factored 2020 counts and factor based on Intersection 2 and Intersection 3 2018 counts.
3. Hazel Avenue / Folsom Boulevard – 2018 counts

Balancing - After factoring, traffic counts were balanced in Synchro to maintin continuity of flow between intersections resulting from inbalance due to factoring.

Roadway

1. Folsom Boulevard: Hazel Avenue to Aerojet Road – Factored 2020 roadway segment counts based on Intersection 3 2018 counts.

Prepared by National Data & Surveying Services

Hazel Ave & Tributary Point Dr/US 50 WB Ramps

Peak Hour Turning Movement Count

ID: 18-07062-001
City: Rancho Cordova

Day: Tuesday
Date: 02/27/2018

PEAK HOURS	COUNT PERIODS
07:15 AM - 08:15 AM	07:00 AM - 09:00 AM
NONE	NONE
04:00 PM - 05:00 PM	04:00 PM - 06:00 PM

Hazel Ave — SOUTHBOUND

AM	192	2610	0	0	1136	AM
NOON	0	0	0	0	0	NOON
PM	58	1395	0	0	2597	PM
	1	4	0	0		

Tributary Point Dr/US 50 WB Ramps — EASTBOUND

AM	NOON	PM	
697	0	563	
0	0	0	0
0	0	0	0
0	0	0	0
336	0	480	1
AM	NOON	PM	

CONTROL

Signalized

TEV	4857	0	5092
	AM	NOON	PM
PHF	0.98		0.95

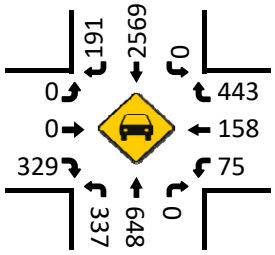
Tributary Point Dr/US 50 WB Ramps — WESTBOUND

PM	NOON	AM	
588	0	455	2
283	0	158	0.5
57	0	78	0.5
0	0	0	0
0	0	0	
PM	NOON	AM	

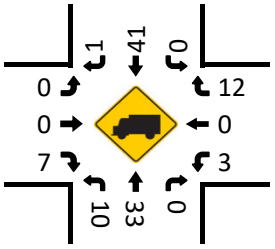
Hazel Ave — NORTHBOUND

	0	2	3	0		
PM	1932	0	222	2009	0	PM
NOON	0	0	0	0	0	NOON
AM	3024	0	347	681	0	AM

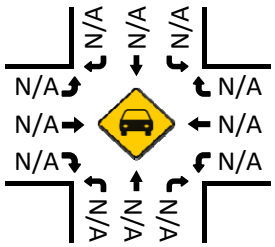
Cars (AM)



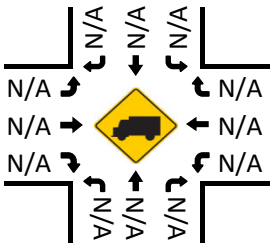
HT (AM)



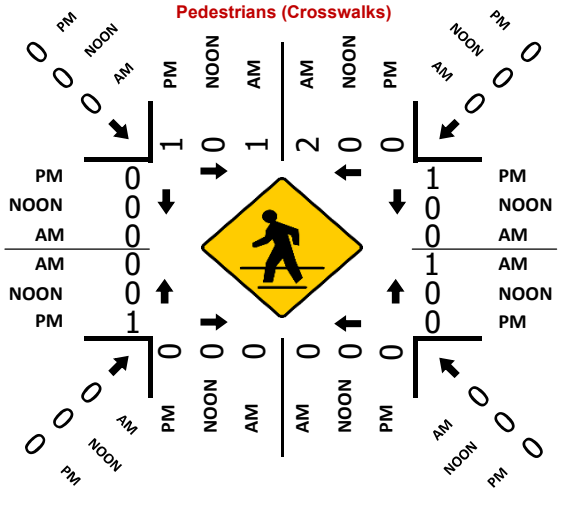
Cars (NOON)



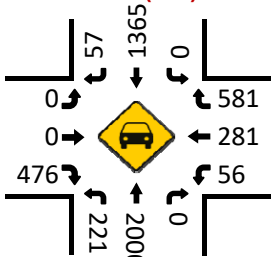
HT (NOON)



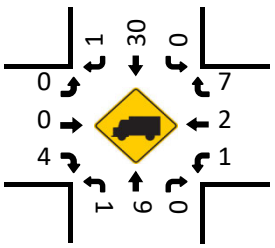
Pedestrians (Crosswalks)



Cars (PM)



HT (PM)



Prepared by National Data & Surveying Services

Hazel Ave & US 50 WB Ramps

Peak Hour Turning Movement Count

ID: 18-07062-101
City: Rancho Cordova

Day: Tuesday
Date: 02/27/2018

PEAK HOURS	COUNT PERIODS
07:00 AM - 08:00 AM	07:00 AM - 09:00 AM
NONE	NONE
04:00 PM - 05:00 PM	04:00 PM - 06:00 PM

Hazel Ave — SOUTHBOUND

AM	1482	1609	0	0	978	AM
NOON	0	0	0	0	0	NOON
PM	879	1053	0	0	2263	PM

US 50 WB Ramps — EASTBOUND

AM	NOON	PM	
1482	0	879	⇦
0	0	0	0
0	0	0	0
0	0	0	0
0	0	0	0
AM	NOON	PM	

CONTROL

Signalized

TEV	4173	0	4539
	AM	NOON	PM
PHF	0.98		0.93

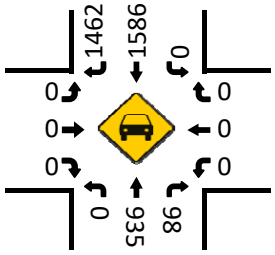
US 50 WB Ramps — WESTBOUND

PM	NOON	AM	
0	0	0	0
0	0	0	0
0	0	0	0
0	0	0	0
344	0	104	⇨
PM	NOON	AM	

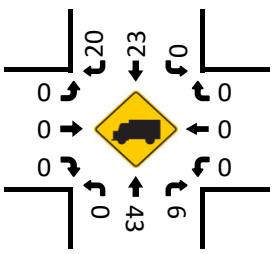
Hazel Ave — NORTHBOUND

PM	1053	0	0	2263	344	PM
NOON	0	0	0	0	0	NOON
AM	1609	0	0	978	104	AM

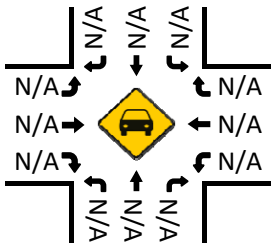
Cars (AM)



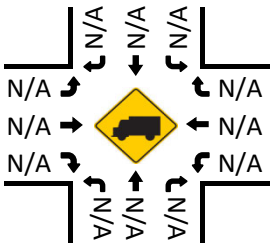
HT (AM)



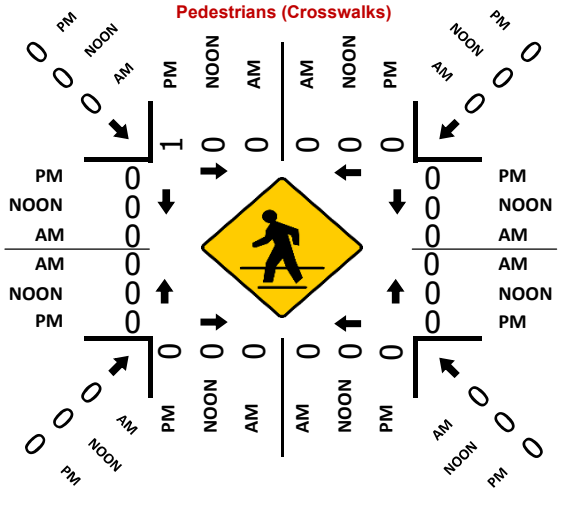
Cars (NOON)



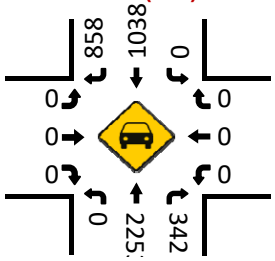
HT (NOON)



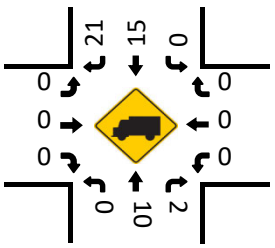
Pedestrians (Crosswalks)



Cars (PM)



HT (PM)



Prepared by National Data & Surveying Services

Hazel Ave & Folsom Blvd

Peak Hour Turning Movement Count

ID: 18-07062-002
City: Rancho Cordova

Day: Tuesday
Date: 02/27/2018

PEAK HOURS		COUNT PERIODS
	07:15 AM - 08:15 AM	
	NONE	
	04:45 PM - 05:45 PM	
	07:00 AM - 09:00 AM	
	NONE	
	04:00 PM - 06:00 PM	

Hazel Ave — SOUTHBOUND

AM	502	162	278	11	328	AM
NOON	0	0	0	0	0	NOON
PM	214	10	186	12	1325	PM
	1.5	1	0.5	0		

Folsom Blvd — EASTBOUND

AM	NOON	PM		
947	0	570		
2	0	0	0	
124	0	649	2	
141	0	735	2	
29	0	17	0	
AM	NOON	PM		

CONTROL

Signalized

TEV	1906 AM	0 NOON	2863 PM
PHF	0.97		0.95

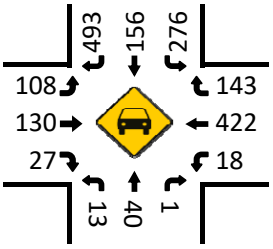
Folsom Blvd — WESTBOUND

PM	NOON	AM	
488	0	151	1
323	0	428	1
1	0	20	1
0	0	0	0
940	0	420	
PM	NOON	AM	

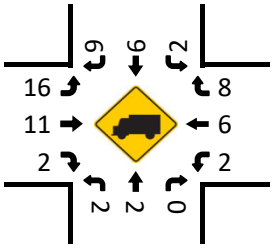
	0	1	0.5	0.5		
PM	28	0	33	176	19	PM
NOON	0	0	0	0	0	NOON
AM	211	0	15	42	1	AM

Hazel Ave — NORTHBOUND

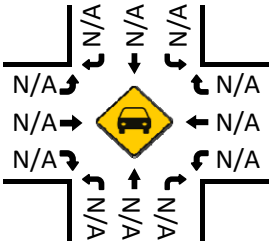
Cars (AM)



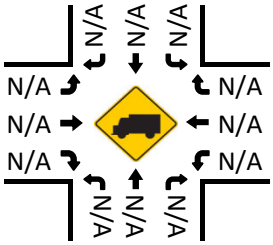
HT (AM)



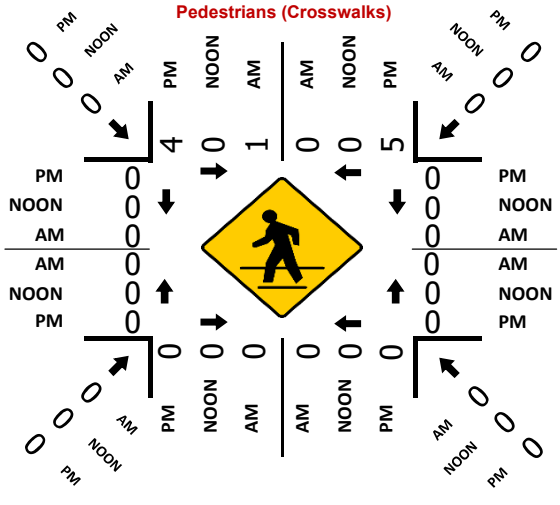
Cars (NOON)



HT (NOON)



Pedestrians (Crosswalks)


4
1
0
5
0
0
0

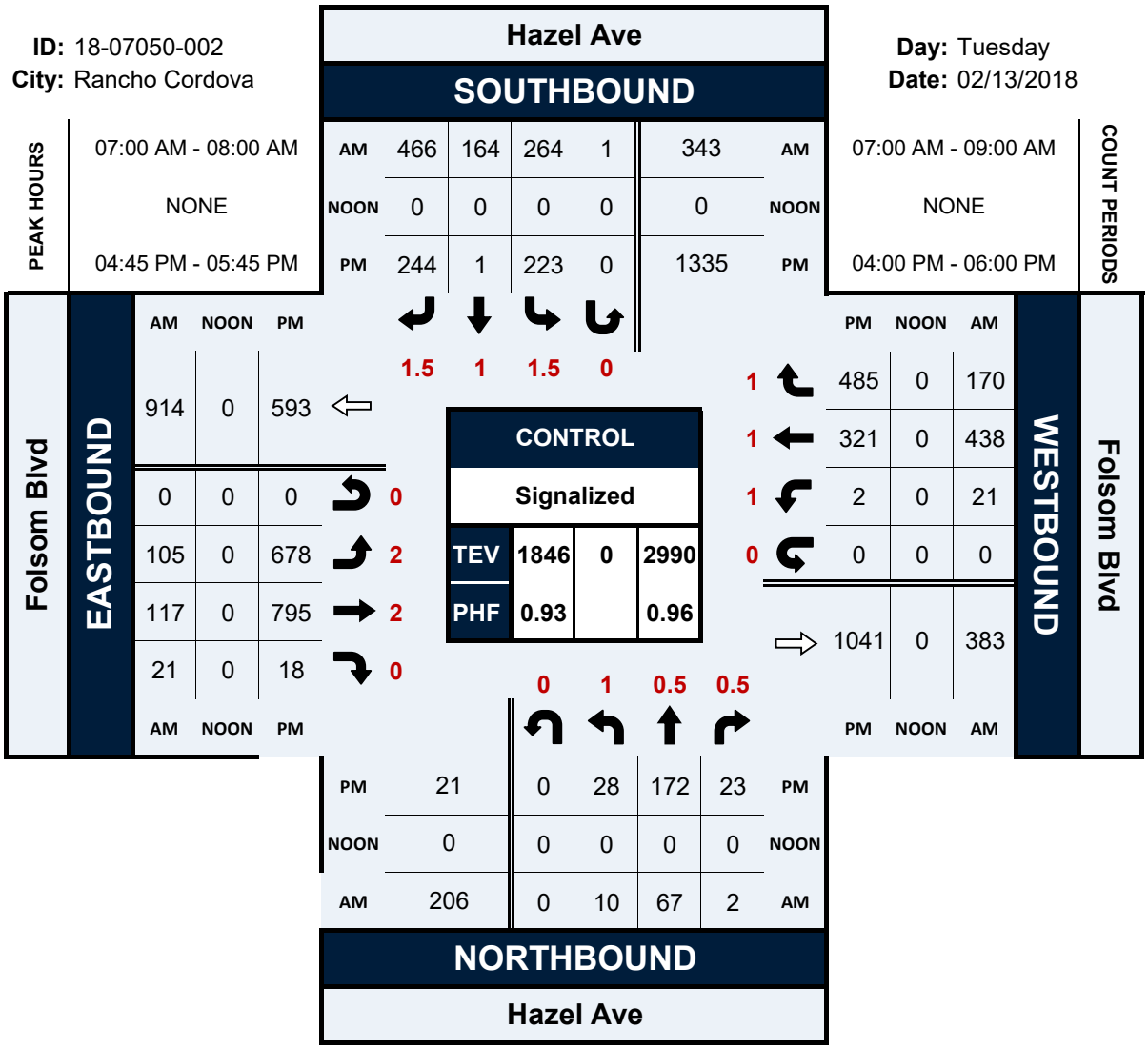
Prepared by National Data & Surveying Services

Hazel Ave & Folsom Blvd

Peak Hour Turning Movement Count

ID: 18-07050-002
City: Rancho Cordova

Day: Tuesday
Date: 02/13/2018



Prepared by National Data & Surveying Services

Hazel Ave & US 50 EB Ramps

Peak Hour Turning Movement Count

ID: 20-070152-002
City: Rancho Cordova

Day: Wednesday
Date: 09/09/2020

PEAK HOURS

AM: 07:30 AM - 08:30 AM
NOON: NONE
PM: 04:15 PM - 05:15 PM

COUNT PERIODS

AM: 07:00 AM - 09:00 AM
NOON: NONE
PM: 04:00 PM - 06:00 PM

Hazel Ave — SOUTHBOUND

AM	759	468	0	0	848	AM
NOON	0	0	0	0	0	NOON
PM	670	253	0	0	1722	PM

US 50 EB Ramps — EASTBOUND

AM	NOON	PM		
759	0	670	⇦	
0	0	0	↶	0
652	0	1134	↱	1.5
0	0	0	→	0
78	0	75	↴	1.5
AM	NOON	PM		

CONTROL

Signalized

TEV	2238 AM	0 NOON	2885 PM
PHF	0.90		0.99

WESTBOUND — US 50 EB Ramps

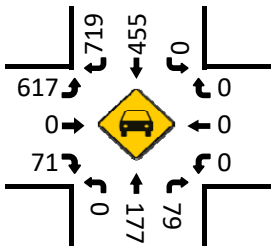
PM	NOON	AM		
0	0	0	↰	0
0	0	0	←	0
0	0	0	↰	0
0	0	0	↰	0
			⇨	
165	0	85		
PM	NOON	AM		

Hazel Ave — NORTHBOUND

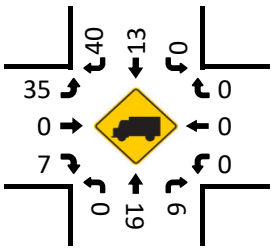
PM	328	0	0	588	165	PM
NOON	0	0	0	0	0	NOON
AM	546	0	0	196	85	AM

Hazel Ave

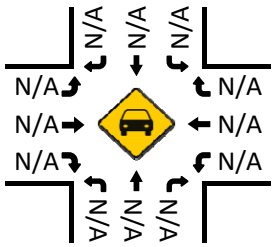
Cars (AM)



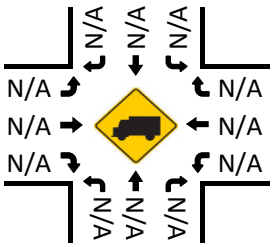
HT (AM)



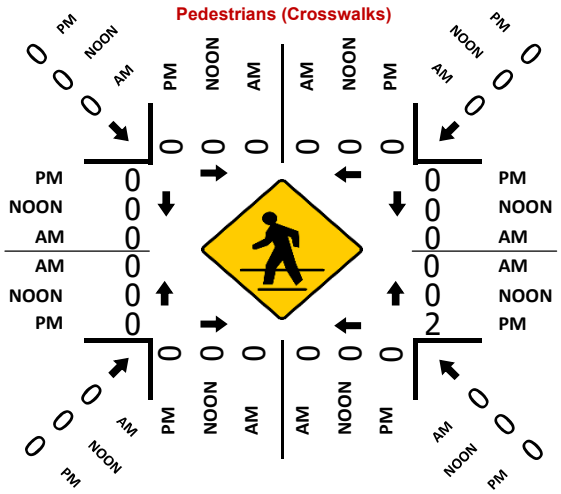
Cars (NOON)



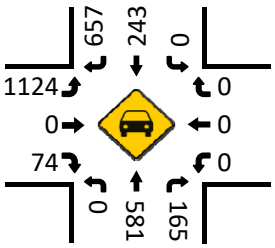
HT (NOON)



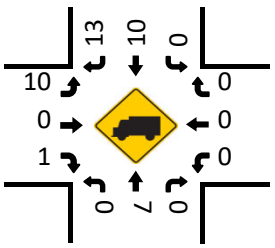
Pedestrians (Crosswalks)



Cars (PM)



HT (PM)



Prepared by National Data & Surveying Services

VOLUME

Folsom Blvd Bet. Hazel Ave/Nimbus Rd & Hazel Station

Day: Wednesday
Date: 9/9/2020

City: Rancho Cordova
Project #: CA20_70153_001

DAILY TOTALS	NB	SB	EB	WB	Total
	0	0	3,833	4,453	8,286

AM Period	NB	SB	EB		WB		TOTAL		PM Period	NB	SB	EB		WB		TOTAL	
0:00			4		3		7		12:00			54		82		136	
0:15			5		6		11		12:15			94		87		181	
0:30			0		2		2		12:30			84		78		162	
0:45			4	13	2	13	6	26	12:45			77	309	93	340	170	649
1:00			3	12	1	11	4		13:00			66	321	76	334	142	
1:15			0	7	2	7	2		13:15			58	285	80	327	138	
1:30			4	11	3	8	7		13:30			53	254	79	328	132	
1:45			2	9	0	6	2	15	13:45			73	250	74	309	147	559
2:00			4	10	1	6	5		14:00			62	246	95	328	157	
2:15			2	12	1	5	3		14:15			74	262	86	334	160	
2:30			4	12	2	4	6		14:30			88	297	75	330	163	
2:45			1	11	1	5	2	16	14:45			71	295	105	361	176	656
3:00			0	7	3	7	3		15:00			78	311	91	357	169	
3:15			3	8	0	6	3		15:15			94	331	116	387	210	
3:30			1	5	1	5	2		15:30			98	341	111	423	209	
3:45			2	6	4	8	6	14	15:45			97	367	96	414	193	781
4:00			1	7	4	9	5		16:00			77	366	115	438	192	
4:15			5	9	1	10	6		16:15			97	369	92	414	189	
4:30			3	11	5	14	8		16:30			98	369	130	433	228	
4:45			5	14	3	13	8	27	16:45			90	362	105	442	195	804
5:00			3	16	5	14	8		17:00			112	397	124	451	236	
5:15			10	21	9	22	19		17:15			88	388	100	459	188	
5:30			7	25	27	44	34		17:30			55	345	99	428	154	
5:45			19	39	30	71	49	110	17:45			56	311	66	389	122	700
6:00			15	51	22	88	37		18:00			48	247	67	332	115	
6:15			31	72	31	110	62		18:15			41	200	60	292	101	
6:30			41	106	49	132	90		18:30			50	195	54	247	104	
6:45			38	125	64	166	102	291	18:45			37	176	42	223	79	399
7:00			47	157	51	195	98		19:00			44	172	39	195	83	
7:15			67	193	53	217	120		19:15			31	162	45	180	76	
7:30			79	231	72	240	151		19:30			24	136	47	173	71	
7:45			100	293	80	256	180	549	19:45			23	122	37	168	60	290
8:00			54	300	39	244	93		20:00			23	101	31	160	54	
8:15			73	306	74	265	147		20:15			25	95	13	128	38	
8:30			63	290	64	257	127		20:30			34	105	26	107	60	
8:45			44	234	63	240	107	474	20:45			20	102	22	92	42	194
9:00			46	226	66	267	112		21:00			24	103	16	77	40	
9:15			52	205	53	246	105		21:15			10	88	27	91	37	
9:30			47	189	60	242	107		21:30			9	63	13	78	22	
9:45			55	200	51	230	106	430	21:45			5	48	8	64	13	112
10:00			39	193	66	230	105		22:00			13	37	10	58	23	
10:15			66	207	71	248	137		22:15			9	36	10	41	19	
10:30			60	220	74	262	134		22:30			13	40	8	36	21	
10:45			53	218	74	285	127	503	22:45			12	47	5	33	17	80
11:00			57	236	69	288	126		23:00			11	45	8	31	19	
11:15			64	234	71	288	135		23:15			9	45	4	25	13	
11:30			57	231	73	287	130		23:30			2	34	5	22	7	
11:45			78	256	89	302	167	558	23:45			4	26	6	23	10	49
TOTALS				1418		1595		3013	TOTALS				2415		2858		5273
SPLIT %				47.1%		52.9%		36.4%	SPLIT %				45.8%		54.2%		63.6%

DAILY TOTALS	NB	SB	EB	WB	Total
	0	0	3,833	4,453	8,286

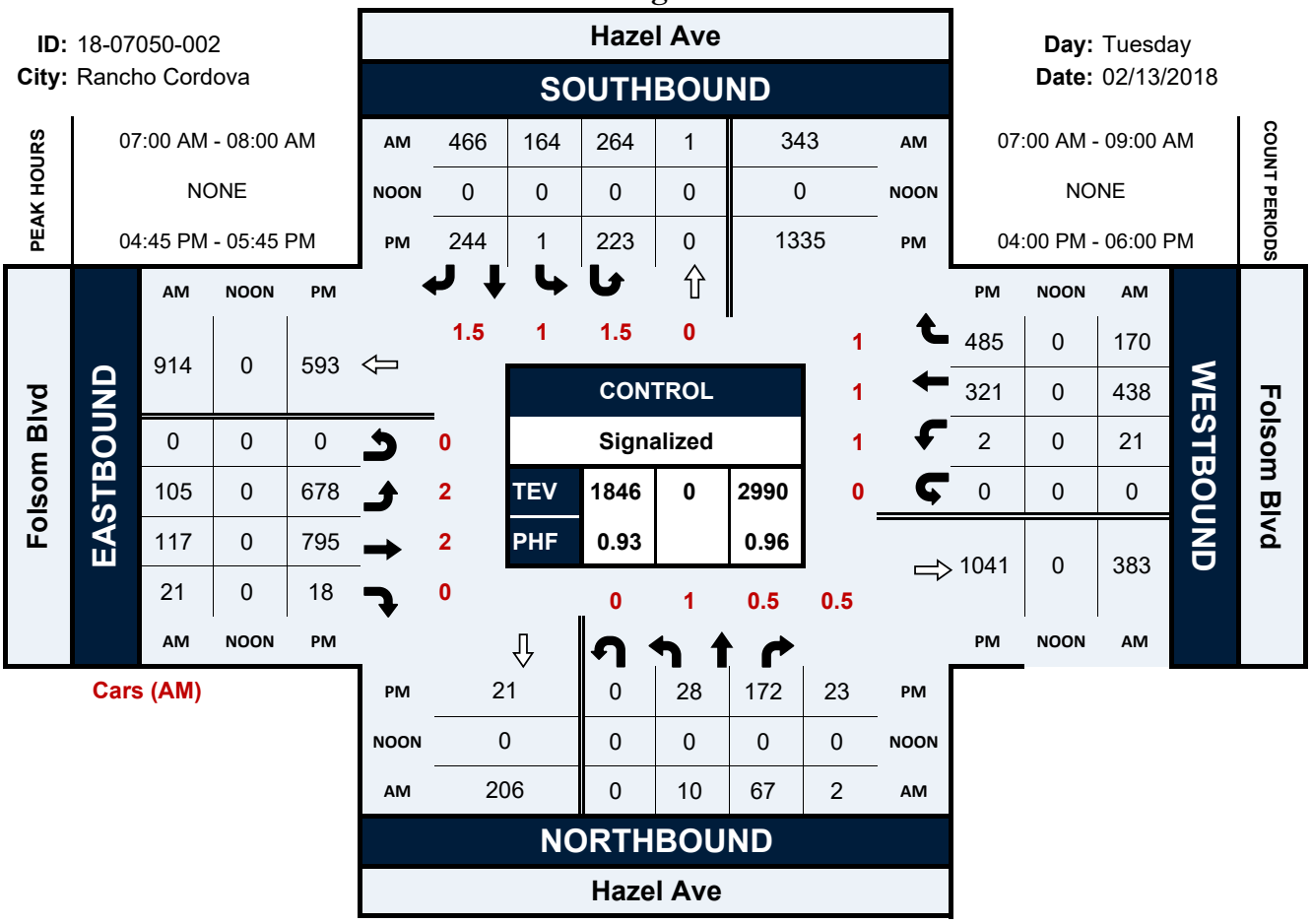
AM Peak Hour			11:45	11:45	11:45	PM Peak Hour	16:15	16:30	16:15
AM Pk Volume			310	336	646	PM Pk Volume	397	459	848
Pk Hr Factor			0.824	0.944	0.892	Pk Hr Factor	0.886	0.883	0.898
7 - 9 Volume	0	0	527	496	1023	4 - 6 Volume	0	0	673	831	1504
7 - 9 Peak Hour			7:30	7:30	7:30	4 - 6 Peak Hour			16:15	16:30	16:15
7 - 9 Pk Volume	0	0	306	265	571	4 - 6 Pk Volume	0	0	397	459	848
Pk Hr Factor	0.000	0.000	0.765	0.828	0.793	Pk Hr Factor	0.000	0.000	0.886	0.883	0.898

Hazel Ave & Folsom Blvd

Peak Hour Turning Movement Count

ID: 18-07050-002
City: Rancho Cordova

Day: Tuesday
Date: 02/13/2018



Cars (AM)

	East Leg- EB				East Leg- WB			
	AM Peak	PM Peak	TOTAL	RATIO	AM Peak	PM Peak	TOTAL	RATIO
2018 Intersection	383	1041	1424	2.03	629	808	1437	1.98
2020 Roadway	306	397	703		267	459	726	
	1.2	2.6	2		2.3	1.7	1.9	

	EB	WB		
Daily Total 2020 unfactored =	3,833	4,453		8286
Daily Total 2020 factored =	**7,764**	**8,814**		16578.1
				2.00074

Check:

	EB	WB
2020 Peak Hour to 2020 unfactored daily ratio =	0.18341	0.16304
2018 Peak Hour to 2020 factored daily ratio =	0.18341	0.16304

SimTraffic Post-Processor **Easton Research Park**
Average Results from 10 Runs **Baseline Conditions**
Volume and Delay by Movement **AM Peak Hour**

Intersection 1 **Hazel Ave/Tributary Point Dr-US 50 WB Off-Ramp** **Signal**

Direction	Movement	Demand Volume (vph)	Served Volume (vph) Average	Served Volume (vph) Percent	Total Delay (sec/veh) Average	Total Delay (sec/veh) Std. Dev.	LOS
NB	Left Turn	347	333	96.0%	43.0	3.5	D
	Through	681	687	100.9%	17.9	3.1	B
	Right Turn						
	Subtotal	1,028	1,020	99.2%	26.1	2.0	C
SB	Left Turn						
	Through	2,710	2,678	98.8%	42.7	4.0	D
	Right Turn	192	196	101.9%	12.4	2.0	B
	Subtotal	2,902	2,874	99.0%	40.6	3.7	D
EB	Left Turn						
	Through						
	Right Turn	336	336	99.9%	31.6	6.8	C
	Subtotal	336	336	99.9%	31.6	6.8	C
WB	Left Turn	78	78	100.0%	58.1	12.8	E
	Through	158	154	97.2%	52.9	10.5	D
	Right Turn	455	465	102.2%	11.1	3.1	B
	Subtotal	691	696	100.8%	25.6	5.9	C
Total		4,957	4,926	99.4%	34.9	2.0	C

SimTraffic Post-Processor **Easton Research Park**
Average Results from 10 Runs **Baseline Conditions**
Volume and Delay by Movement **AM Peak Hour**

Intersection 2 **Hazel Ave/US 50 EB Ramp** **Signal**

Direction	Movement	Demand Volume (vph)	Served Volume (vph) Average	Served Volume (vph) Percent	Total Delay (sec/veh) Average	Total Delay (sec/veh) Std. Dev.	LOS
NB	Left Turn						
	Through						
	Right Turn						
	Subtotal						
SB	Left Turn						
	Through	686	668	97.4%	43.7	6.2	D
	Right Turn	1,026	990	96.5%	27.4	5.0	C
	Subtotal	1,712	1,658	96.9%	34.0	5.4	C
EB	Left Turn	900	883	98.1%	13.4	1.8	B
	Through						
	Right Turn	180	172	95.6%	7.2	1.3	A
	Subtotal	1,080	1,055	97.7%	12.4	1.5	B
WB	Left Turn						
	Through						
	Right Turn						
	Subtotal						
Total		2,792	2,713	97.2%	25.7	3.5	C

SimTraffic Post-Processor **Easton Research Park**
Average Results from 10 Runs **Baseline Conditions**
Volume and Delay by Movement **AM Peak Hour**

Intersection 3 **Hazel Ave./Folsom Blvd** **Signal**

Direction	Movement	Demand Volume (vph)	Served Volume (vph) Average	Served Volume (vph) Percent	Total Delay (sec/veh) Average	Total Delay (sec/veh) Std. Dev.	LOS
NB	Left Turn	10	6	64.0%	42.7	36.7	D
	Through						
	Right Turn	90	98	108.4%	22.2	3.3	C
	Subtotal	100	104	104.0%	24.3	3.2	C
SB	Left Turn	250	249	99.7%	49.8	9.2	D
	Through	150	122	81.6%	46.6	10.0	D
	Right Turn	466	473	101.5%	13.6	2.6	B
	Subtotal	866	844	97.5%	28.9	4.5	C
EB	Left Turn	140	131	93.7%	70.3	13.6	E
	Through	117	106	90.3%	29.8	11.8	C
	Right Turn	21	24	114.3%	23.1	21.4	C
	Subtotal	278	261	93.8%	49.5	8.5	D
WB	Left Turn	21	21	101.0%	90.8	30.2	F
	Through	438	425	97.1%	41.1	6.4	D
	Right Turn	215	221	102.9%	9.4	2.4	A
	Subtotal	674	668	99.1%	32.0	4.6	C
Total		1,918	1,877	97.9%	32.6	3.4	C

SimTraffic Post-Processor **Easton Research Park**
Average Results from 10 Runs **Baseline Conditions**
Volume and Delay by Movement **PM Peak Hour**

Intersection 1 **Hazel Ave/Tributary Point Dr-US 50 WB Off-Ramp** **Signal**

Direction	Movement	Demand Volume (vph)	Served Volume (vph) Average	Served Volume (vph) Percent	Total Delay (sec/veh) Average	Total Delay (sec/veh) Std. Dev.	LOS
NB	Left Turn	222	218	98.0%	50.1	6.1	D
	Through	2,109	1,926	91.3%	36.3	4.8	D
	Right Turn						
	Subtotal	2,331	2,143	91.9%	37.7	4.7	D
SB	Left Turn						
	Through	1,395	1,413	101.3%	31.0	4.2	C
	Right Turn	58	60	103.4%	5.3	1.2	A
	Subtotal	1,453	1,473	101.4%	30.0	4.2	C
EB	Left Turn						
	Through						
	Right Turn	480	500	104.1%	22.5	3.7	C
	Subtotal	480	500	104.1%	22.5	3.7	C
WB	Left Turn	57	46	80.7%	46.3	15.5	D
	Through	283	290	102.5%	46.3	6.6	D
	Right Turn	588	600	102.0%	26.0	3.2	C
	Subtotal	928	936	100.8%	33.2	4.4	C
Total		5,192	5,051	97.3%	33.1	3.4	C

SimTraffic Post-Processor **Easton Research Park**
Average Results from 10 Runs **Baseline Conditions**
Volume and Delay by Movement **PM Peak Hour**

Intersection 2 **Hazel Ave/US 50 EB Ramp** **Signal**

Direction	Movement	Demand Volume (vph)	Served Volume (vph) Average	Served Volume (vph) Percent	Total Delay (sec/veh) Average	Total Delay (sec/veh) Std. Dev.	LOS
NB	Left Turn						
	Through						
	Right Turn						
	Subtotal						
SB	Left Turn						
	Through	300	282	94.1%	34.7	5.2	C
	Right Turn	793	815	102.7%	10.7	0.8	B
	Subtotal	1,093	1,097	100.4%	17.0	2.0	B
EB	Left Turn	1,380	1,364	98.8%	10.3	1.4	B
	Through						
	Right Turn	168	167	99.3%	7.1	2.0	A
	Subtotal	1,548	1,531	98.9%	9.9	1.3	A
WB	Left Turn						
	Through						
	Right Turn						
	Subtotal						
Total		2,641	2,628	99.5%	12.9	1.4	B

SimTraffic Post-Processor **Easton Research Park**
Average Results from 10 Runs **Baseline Conditions**
Volume and Delay by Movement **PM Peak Hour**

Intersection 3 **Hazel Ave./Folsom Blvd** **Signal**

Direction	Movement	Demand Volume (vph)	Served Volume (vph) Average	Served Volume (vph) Percent	Total Delay (sec/veh) Average	Total Delay (sec/veh) Std. Dev.	LOS
NB	Left Turn	28	26	92.9%	76.1	22.5	E
	Through						
	Right Turn	238	214	89.9%	26.9	5.3	C
	Subtotal	266	240	90.2%	31.9	3.9	C
SB	Left Turn	223	231	103.5%	74.3	9.4	E
	Through	1	2	160.0%	32.2	59.4	C
	Right Turn	244	236	96.6%	8.0	1.4	A
	Subtotal	468	468	100.0%	40.9	4.2	D
EB	Left Turn	678	465	68.6%	281.1	28.7	F
	Through	735	673	91.6%	38.6	9.8	D
	Right Turn	18	21	115.6%	33.8	15.7	C
	Subtotal	1,431	1,159	81.0%	135.7	17.1	F
WB	Left Turn	2	1	60.0%	73.7	102.0	E
	Through	321	314	97.7%	63.5	7.7	E
	Right Turn	526	526	99.9%	57.5	11.9	E
	Subtotal	849	840	99.0%	60.1	9.6	E
Total		3,014	2,708	89.8%	86.1	7.2	F

SimTraffic Post-Processor **Easton Research Park**
Average Results from 10 Runs **Baseline + Project AM**
Volume and Delay by Movement **Peak Hour**

Intersection 1 **Hazel Ave/Tributary Point Dr-US 50 WB Off-Ramp** **Signal**

Direction	Movement	Demand Volume (vph)	Served Volume (vph) Average	Served Volume (vph) Percent	Total Delay (sec/veh) Average	Total Delay (sec/veh) Std. Dev.	LOS
NB	Left Turn	347	335	96.6%	50.6	7.0	D
	Through	684	674	98.5%	18.7	4.2	B
	Right Turn						
	Subtotal	1,031	1,009	97.8%	29.3	3.8	C
SB	Left Turn						
	Through	2,719	2,419	89.0%	82.8	6.6	F
	Right Turn	192	184	96.0%	16.9	3.1	B
	Subtotal	2,911	2,603	89.4%	78.1	6.4	E
EB	Left Turn						
	Through						
	Right Turn	336	331	98.5%	38.1	11.3	D
	Subtotal	336	331	98.5%	38.1	11.3	D
WB	Left Turn	101	91	90.3%	71.7	25.6	E
	Through	158	166	105.1%	70.0	19.9	E
	Right Turn	455	451	99.1%	11.9	3.7	B
	Subtotal	714	708	99.2%	33.3	10.5	C
Total		4,992	4,651	93.2%	57.8	4.2	E

Intersection 2 **Hazel Ave/US 50 EB Ramp** **Signal**

Direction	Movement	Demand Volume (vph)	Served Volume (vph) Average	Served Volume (vph) Percent	Total Delay (sec/veh) Average	Total Delay (sec/veh) Std. Dev.	LOS
NB	Left Turn						
	Through						
	Right Turn						
	Subtotal						
SB	Left Turn						
	Through	718	615	85.6%	73.8	11.7	E
	Right Turn	1,026	868	84.6%	48.3	6.9	D
	Subtotal	1,744	1,483	85.0%	59.0	9.3	E
EB	Left Turn	900	874	97.2%	21.2	3.5	C
	Through						
	Right Turn	226	222	98.1%	18.2	5.9	B
	Subtotal	1,126	1,096	97.3%	20.6	3.6	C
WB	Left Turn						
	Through						
	Right Turn						
	Subtotal						
Total		2,870	2,579	89.9%	42.6	6.1	D

SimTraffic Post-Processor **Easton Research Park**
Average Results from 10 Runs **Baseline + Project AM**
Volume and Delay by Movement **Peak Hour**

Intersection 3 **Hazel Ave/Folsom Blvd** **Signal**

Direction	Movement	Demand Volume (vph)	Served Volume (vph) Average	Served Volume (vph) Percent	Total Delay (sec/veh) Average	Total Delay (sec/veh) Std. Dev.	LOS
NB	Left Turn	11	9	83.6%	71.4	29.5	E
	Through						
	Right Turn	116	108	93.4%	22.6	3.0	C
	Subtotal	127	118	92.6%	26.5	4.5	C
SB	Left Turn	250	233	93.3%	60.9	16.3	E
	Through	228	202	88.4%	64.6	19.3	E
	Right Turn	466	409	87.8%	16.5	4.3	B
	Subtotal	944	844	89.4%	40.3	9.6	D
EB	Left Turn	140	137	97.7%	82.4	14.6	F
	Through	117	121	103.2%	39.9	11.0	D
	Right Turn	26	30	116.9%	26.1	17.8	C
	Subtotal	283	288	101.8%	58.3	9.9	E
WB	Left Turn	30	30	100.0%	97.5	19.3	F
	Through	438	449	102.5%	44.7	4.8	D
	Right Turn	215	229	106.4%	10.5	2.6	B
	Subtotal	683	708	103.6%	35.7	3.9	D
Total		2,037	1,957	96.1%	40.2	5.3	D

SimTraffic Post-Processor **Easton Research Park**
Average Results from 10 Runs **Baseline + Project PM**
Volume and Delay by Movement **Peak Hour**

Intersection 1 **Hazel Ave/Tributary Point Dr-US 50 WB Off-Ramp** **Signal**

Direction	Movement	Demand Volume (vph)	Served Volume (vph) Average	Served Volume (vph) Percent	Total Delay (sec/veh) Average	Total Delay (sec/veh) Std. Dev.	LOS
NB	Left Turn	222	208	93.5%	48.0	8.1	D
	Through	2,120	1,979	93.4%	37.7	5.6	D
	Right Turn						
	Subtotal	2,342	2,187	93.4%	38.6	5.4	D
SB	Left Turn						
	Through	1,399	1,408	100.7%	31.6	4.2	C
	Right Turn	58	58	100.7%	5.1	0.9	A
	Subtotal	1,457	1,467	100.7%	30.6	3.8	C
EB	Left Turn						
	Through						
	Right Turn	480	484	100.9%	21.7	3.8	C
	Subtotal	480	484	100.9%	21.7	3.8	C
WB	Left Turn	68	72	105.3%	53.7	19.9	D
	Through	283	272	96.0%	54.3	18.6	D
	Right Turn	588	579	98.4%	27.2	4.0	C
	Subtotal	939	922	98.2%	37.4	9.0	D
Total		5,218	5,060	97.0%	34.4	4.2	C

SimTraffic Post-Processor **Easton Research Park**
Average Results from 10 Runs **Baseline + Project PM**
Volume and Delay by Movement **Peak Hour**

Intersection 2 **Hazel Ave/US 50 EB Ramp** **Signal**

Direction	Movement	Demand Volume (vph)	Served Volume (vph) Average	Served Volume (vph) Percent	Total Delay (sec/veh) Average	Total Delay (sec/veh) Std. Dev.	LOS
NB	Left Turn						
	Through						
	Right Turn						
	Subtotal						
SB	Left Turn						
	Through	315	314	99.7%	36.6	5.7	D
	Right Turn	793	776	97.8%	9.7	1.4	A
	Subtotal	1,108	1,090	98.3%	17.4	2.9	B
EB	Left Turn	1,380	1,364	98.9%	13.2	4.8	B
	Through						
	Right Turn	189	194	102.9%	7.9	3.2	A
	Subtotal	1,569	1,559	99.3%	12.5	4.5	B
WB	Left Turn						
	Through						
	Right Turn						
	Subtotal						
Total		2,677	2,648	98.9%	14.5	3.7	B

Intersection 3 **Hazel Ave/Folsom Blvd** **Signal**

Direction	Movement	Demand Volume (vph)	Served Volume (vph) Average	Served Volume (vph) Percent	Total Delay (sec/veh) Average	Total Delay (sec/veh) Std. Dev.	LOS
NB	Left Turn	33	26	78.8%	79.9	34.7	E
	Through						
	Right Turn	340	237	69.6%	28.0	5.3	C
	Subtotal	373	263	70.5%	32.6	6.0	C
SB	Left Turn	223	234	105.1%	74.8	7.3	E
	Through	37	40	108.1%	80.8	29.5	F
	Right Turn	244	245	100.3%	12.3	3.8	B
	Subtotal	504	519	103.0%	45.4	3.8	D
EB	Left Turn	678	472	69.6%	303.1	27.8	F
	Through	735	659	89.7%	53.0	15.3	D
	Right Turn	20	16	82.0%	41.9	40.2	D
	Subtotal	1,433	1,147	80.1%	155.3	20.0	F
WB	Left Turn	6	4	73.3%	89.0	77.8	F
	Through	321	308	96.1%	61.0	10.3	E
	Right Turn	526	529	100.5%	54.1	13.9	D
	Subtotal	853	842	98.7%	57.4	9.0	E
Total		3,163	2,771	87.6%	93.0	8.2	F

SimTraffic Post-Processor **Easton Research Park**
Average Results from 10 Runs **Baseline Conditions**
Queue Length **AM Peak Hour**

Intersection 1 **Hazel Ave/Tributary Point Dr-US 50 WB Off-Ramp** **Signal**

Direction	Lane Group	Storage (ft)	Average Queue (ft) Average	Average Queue (ft) Std. Dev.	95th Queue (ft) Average	95th Queue (ft) Std. Dev.	Maximum Queue (ft) Average	Maximum Queue (ft) Std. Dev.	Block Time Pocket	Block Time Upstream
EB	Right Turn	900	200	29	300	50	300	55	0%	0%
NB	Left Turn	350	125	30	200	52	200	60	0%	0%
	Through	375	100	23	175	41	175	53	0%	0%
SB	Through	900	575	93	800	97	800	97	12%	0%
	Right Turn	250	75	32	175	105	275	118	0%	0%
WB	Left/Through	175	175	19	250	16	225	1	22%	0%
	Right Turn	1,525	175	71	350	133	325	121	0%	0%

SimTraffic Post-Processor **Easton Research Park**
Average Results from 10 Runs **Baseline Conditions**
Queue Length **AM Peak Hour**

Intersection 2 **Hazel Ave/US 50 EB Ramp** **Signal**

Direction	Lane Group	Storage (ft)	Average Queue (ft) Average	Average Queue (ft) Std. Dev.	95th Queue (ft) Average	95th Queue (ft) Std. Dev.	Maximum Queue (ft) Average	Maximum Queue (ft) Std. Dev.	Block Time Pocket	Block Time Upstream
EB	Left Turn	1,850	150	22	250	42	250	59	0%	0%
	Shared	1,850	125	20	200	49	225	71	0%	0%
	Right Turn	725	25	7	50	19	50	22	0%	0%
SB	Through	700	675	59	925	100	800	70	6%	4%
	Right Diagonal	225	100	48	250	92	225	71	0%	0%
0										
0										

SimTraffic Post-Processor **Easton Research Park**
Average Results from 10 Runs **Baseline Conditions**
Queue Length **PM Peak Hour**

Intersection 1 **Hazel Ave/Tributary Point Dr-US 50 WB Off-Ramp** **Signal**

Direction	Lane Group	Storage (ft)	Average Queue (ft) Average	Average Queue (ft) Std. Dev.	95th Queue (ft) Average	95th Queue (ft) Std. Dev.	Maximum Queue (ft) Average	Maximum Queue (ft) Std. Dev.	Block Time Pocket	Block Time Upstream
EB	Right Turn	900	175	29	300	47	300	52	0%	0%
NB	Left Turn	350	100	18	150	23	150	30	0%	0%
	Through	750	350	43	425	52	450	48	0%	0%
SB	Through	900	250	31	350	47	350	56	0%	0%
	Right Turn	250	25	7	50	16	50	18	0%	0%
WB	Left/Through	175	200	12	250	8	225	1	26%	0%
	Right Turn	1,525	275	67	425	142	425	133	8%	0%

SimTraffic Post-Processor **Easton Research Park**
Average Results from 10 Runs **Baseline Conditions**
Queue Length **PM Peak Hour**

Intersection 2 **Hazel Ave/US 50 EB Ramp** **Signal**

Direction	Lane Group	Storage (ft)	Average Queue (ft) Average	Average Queue (ft) Std. Dev.	95th Queue (ft) Average	95th Queue (ft) Std. Dev.	Maximum Queue (ft) Average	Maximum Queue (ft) Std. Dev.	Block Time Pocket	Block Time Upstream
EB	Left Turn	1,850	150	30	225	49	225	53	0%	0%
	Shared	1,850	150	31	225	45	250	43	0%	0%
	Right Turn	725	25	5	50	13	50	15	0%	0%
SB	Through	700	150	50	350	92	425	98	1%	0%
	Right Diagonal	225	25	10	25	51	25	71	0%	0%
0										
0										

SimTraffic Post-Processor **Easton Research Park**
Average Results from 10 Runs **Baseline + Project**
Queue Length **AM Peak Hour**

Intersection 1 **Hazel Ave/Tributary Point Dr-US 50 WB Off-Ramp** **Signal**

Direction	Lane Group	Storage (ft)	Average Queue (ft) Average	Average Queue (ft) Std. Dev.	95th Queue (ft) Average	95th Queue (ft) Std. Dev.	Maximum Queue (ft) Average	Maximum Queue (ft) Std. Dev.	Block Time Pocket	Block Time Upstream
EB	Right Turn	900	225	75	350	180	350	170	0%	0%
NB	Left Turn	350	150	42	250	93	250	85	0%	1%
	Through	375	100	20	200	36	175	50	0%	0%
SB	Through	900	825	104	1,000	76	950	24	20%	14%
	Right Turn	1,250	150	65	350	76	350	4	0%	0%
WB	Left/Through	175	200	11	250	13	225	1	35%	0%
	Right Turn	1,525	225	111	500	265	575	340	0%	0%

Intersection 2 **Hazel Ave/US 50 EB Ramp** **Signal**

Direction	Lane Group	Storage (ft)	Average Queue (ft) Average	Average Queue (ft) Std. Dev.	95th Queue (ft) Average	95th Queue (ft) Std. Dev.	Maximum Queue (ft) Average	Maximum Queue (ft) Std. Dev.	Block Time Pocket	Block Time Upstream
EB	Left Turn	1,850	200	22	350	65	350	88	0%	0%
	Shared	1,850	175	22	325	72	325	90	0%	0%
	Right Turn	725	75	32	125	73	125	80	0%	0%
SB	Through	700	775	66	825	65	825	51	23%	21%
	Right Diagonal	225	175	37	325	32	250	0	1%	0%
0										
0										

SimTraffic Post-Processor **Easton Research Park**
Average Results from 10 Runs **Baseline + Project**
Queue Length **PM Peak Hour**

Intersection 1 **Hazel Ave/Tributary Point Dr-US 50 WB Off-Ramp** **Signal**

Direction	Lane Group	Storage (ft)	Average Queue (ft) Average	Average Queue (ft) Std. Dev.	95th Queue (ft) Average	95th Queue (ft) Std. Dev.	Maximum Queue (ft) Average	Maximum Queue (ft) Std. Dev.	Block Time Pocket	Block Time Upstream
EB	Right Turn	900	175	34	300	84	300	87	0%	0%
NB	Left Turn	350	100	14	150	19	150	24	0%	0%
	Through	750	375	54	475	69	500	75	0%	0%
SB	Through	900	275	27	375	49	375	70	0%	0%
	Right Turn	1,250	25	5	50	15	50	21	0%	0%
WB	Left/Through	175	200	14	250	13	225	1	34%	0%
	Right Turn	1,525	325	62	525	96	500	67	6%	0%

Intersection 2 **Hazel Ave/US 50 EB Ramp** **Signal**

Direction	Lane Group	Storage (ft)	Average Queue (ft) Average	Average Queue (ft) Std. Dev.	95th Queue (ft) Average	95th Queue (ft) Std. Dev.	Maximum Queue (ft) Average	Maximum Queue (ft) Std. Dev.	Block Time Pocket	Block Time Upstream
EB	Left Turn	1,850	200	95	375	194	375	197	0%	0%
	Shared	1,850	200	95	375	189	400	190	0%	0%
	Right Turn	725	25	14	75	35	75	36	0%	0%
SB	Through	700	175	71	350	135	375	137	2%	1%
	Right Diagonal	225	50	41	125	116	125	116	0%	0%
0										
0										

SimTraffic Post-Processor **Easton Research Park**
Average Results from 10 Runs **Baseline + Mitigated Project**
Volume and Delay by Movement **AM Peak Hour**

Intersection 1 **Hazel Ave/Tributary Point Dr-US 50 WB Off-Ramp** **Signal**

Direction	Movement	Demand Volume (vph)	Served Volume (vph) Average	Served Volume (vph) Percent	Total Delay (sec/veh) Average	Total Delay (sec/veh) Std. Dev.	LOS
NB	Left Turn	347	376	108.4%	47.5	5.9	D
	Through	687	697	101.4%	18.2	3.2	B
	Right Turn						
	Subtotal	1,034	1,073	103.8%	28.5	3.5	C
SB	Left Turn						
	Through	2,716	2,646	97.4%	63.3	15.3	E
	Right Turn	192	185	96.3%	15.7	3.1	B
	Subtotal	2,908	2,830	97.3%	60.2	14.4	E
EB	Left Turn						
	Through						
	Right Turn	336	332	98.8%	31.2	5.1	C
	Subtotal	336	332	98.8%	31.2	5.1	C
WB	Left Turn	93	89	95.9%	53.0	6.3	D
	Through	158	166	105.3%	55.5	8.3	E
	Right Turn	455	444	97.5%	10.6	1.3	B
	Subtotal	706	699	99.0%	26.7	2.5	C
Total		4,984	4,934	99.0%	46.6	8.8	D

Intersection 2 **Hazel Ave/US 50 EB Ramp** **Signal**

Direction	Movement	Demand Volume (vph)	Served Volume (vph) Average	Served Volume (vph) Percent	Total Delay (sec/veh) Average	Total Delay (sec/veh) Std. Dev.	LOS
NB	Left Turn						
	Through						
	Right Turn						
	Subtotal						
SB	Left Turn						
	Through	707	660	93.3%	55.8	8.5	E
	Right Turn	1,026	996	97.0%	36.3	4.4	D
	Subtotal	1,733	1,655	95.5%	44.0	5.7	D
EB	Left Turn	900	924	102.6%	15.3	3.3	B
	Through						
	Right Turn	210	206	98.1%	10.6	2.7	B
	Subtotal	1,110	1,130	101.8%	14.4	3.0	B
WB	Left Turn						
	Through						
	Right Turn						
	Subtotal						
Total		2,843	2,785	98.0%	31.9	3.2	C

SimTraffic Post-Processor **Easton Research Park**
Average Results from 10 Runs **Baseline + Mitigated Project**
Volume and Delay by Movement **AM Peak Hour**

Intersection 3 **Hazel Ave/Folsom Blvd** **Signal**

Direction	Movement	Demand Volume (vph)	Served Volume (vph) Average	Served Volume (vph) Percent	Total Delay (sec/veh) Average	Total Delay (sec/veh) Std. Dev.	LOS
NB	Left Turn	13	12	89.2%	15.0	20.3	B
	Through						
	Right Turn	146	146	100.0%	30.6	6.3	C
	Subtotal	159	158	99.1%	29.8	5.6	C
SB	Left Turn	250	243	97.3%	48.8	19.4	D
	Through	201	180	89.8%	52.2	17.7	D
	Right Turn	466	437	93.7%	13.9	2.0	B
	Subtotal	917	860	93.8%	31.2	8.5	C
EB	Left Turn	140	134	95.4%	77.1	16.1	E
	Through	117	128	109.1%	40.3	11.7	D
	Right Turn	24	24	100.0%	32.0	22.0	C
	Subtotal	281	285	101.5%	56.5	12.2	E
WB	Left Turn	27	24	90.4%	79.2	28.4	E
	Through	438	457	104.3%	40.1	6.2	D
	Right Turn	215	219	101.8%	7.8	2.1	A
	Subtotal	680	700	102.9%	31.1	4.9	C
Total		2,037	2,003	98.3%	34.4	3.8	C

SimTraffic Post-Processor **Easton Research Park**
Average Results from 10 Runs **Baseline + Mitigated**
Volume and Delay by Movement **Project PM Peak Hour**

Intersection 1 **Hazel Ave/Tributary Point Dr-US 50 WB Off-Ramp** **Signal**

Direction	Movement	Demand Volume (vph)	Served Volume (vph) Average	Served Volume (vph) Percent	Total Delay (sec/veh) Average	Total Delay (sec/veh) Std. Dev.	LOS
NB	Left Turn	222	228	102.9%	51.8	7.9	D
	Through	2,117	2,039	96.3%	39.4	4.3	D
	Right Turn						
	Subtotal	2,339	2,267	96.9%	40.6	4.3	D
SB	Left Turn						
	Through	1,402	1,406	100.3%	32.4	2.5	C
	Right Turn	58	57	97.9%	5.1	2.0	A
	Subtotal	1,460	1,463	100.2%	31.3	2.4	C
EB	Left Turn						
	Through						
	Right Turn	480	518	108.0%	24.2	3.8	C
	Subtotal	480	518	108.0%	24.2	3.8	C
WB	Left Turn	76	70	92.6%	55.3	12.4	E
	Through	283	274	96.8%	57.4	11.9	E
	Right Turn	588	580	98.6%	28.7	4.5	C
	Subtotal	947	924	97.6%	39.3	6.7	D
Total		5,226	5,172	99.0%	36.1	3.7	D

SimTraffic Post-Processor **Easton Research Park**
Average Results from 10 Runs **Baseline + Mitigated**
Volume and Delay by Movement **Project PM Peak Hour**

Intersection 2 **Hazel Ave/US 50 EB Ramp** **Signal**

Direction	Movement	Demand Volume (vph)	Served Volume (vph) Average	Served Volume (vph) Percent	Total Delay (sec/veh) Average	Total Delay (sec/veh) Std. Dev.	LOS
NB	Left Turn						
	Through						
	Right Turn						
	Subtotal						
SB	Left Turn						
	Through	326	340	104.4%	39.6	6.6	D
	Right Turn	793	826	104.1%	12.2	1.8	B
	Subtotal	1,119	1,166	104.2%	20.2	2.8	C
EB	Left Turn	1,380	1,422	103.1%	14.0	5.2	B
	Through						
	Right Turn	205	200	97.8%	9.5	2.4	A
	Subtotal	1,585	1,623	102.4%	13.5	4.8	B
WB	Left Turn						
	Through						
	Right Turn						
	Subtotal						
Total		2,704	2,789	103.1%	16.3	3.6	B

Intersection 3 **Hazel Ave/Folsom Blvd** **Signal**

Direction	Movement	Demand Volume (vph)	Served Volume (vph) Average	Served Volume (vph) Percent	Total Delay (sec/veh) Average	Total Delay (sec/veh) Std. Dev.	LOS
NB	Left Turn	32	30	92.5%	19.6	15.9	B
	Through						
	Right Turn	309	323	104.6%	27.3	3.1	C
	Subtotal	341	353	103.5%	26.9	2.9	C
SB	Left Turn	223	213	95.4%	79.8	13.4	E
	Through	64	60	94.4%	72.8	19.5	E
	Right Turn	244	238	97.5%	13.0	3.8	B
	Subtotal	531	511	96.3%	47.7	6.8	D
EB	Left Turn	678	538	79.4%	273.0	20.7	F
	Through	735	678	92.2%	65.6	14.6	E
	Right Turn	22	21	96.4%	51.8	24.9	D
	Subtotal	1,435	1,237	86.2%	155.7	11.9	F
WB	Left Turn	9	11	124.4%	97.5	68.8	F
	Through	321	311	96.9%	56.3	11.0	E
	Right Turn	526	512	97.4%	49.1	15.9	D
	Subtotal	856	835	97.5%	52.8	10.8	D
Total		3,163	2,936	92.8%	92.0	3.9	F

SimTraffic Post-Processor **Easton Research Park**
Average Results from 10 Runs **Cumulative No Project**
Volume and Delay by Movement **AM Peak Hour**

Intersection 1 **Hazel Ave/Tributary Point Dr-US 50 WB Off-Ramp** **Signal**

Direction	Movement	Demand Volume (vph)	Served Volume (vph) Average	Served Volume (vph) Percent	Total Delay (sec/veh) Average	Total Delay (sec/veh) Std. Dev.	LOS
NB	Left Turn	431	402	93.2%	54.1	6.5	D
	Through	1,801	1,781	98.9%	31.0	3.7	C
	Right Turn						
	Subtotal	2,232	2,182	97.8%	35.2	3.5	D
SB	Left Turn						
	Through	3,131	2,640	84.3%	77.3	9.6	E
	Right Turn	220	188	85.6%	18.5	4.2	B
	Subtotal	3,351	2,829	84.4%	73.4	9.0	E
EB	Left Turn						
	Through						
	Right Turn	394	384	97.5%	38.8	9.0	D
	Subtotal	394	384	97.5%	38.8	9.0	D
WB	Left Turn	82	80	98.0%	52.6	7.3	D
	Through	170	170	100.2%	60.9	5.0	E
	Right Turn	510	494	96.9%	28.8	3.4	C
	Subtotal	762	745	97.8%	38.8	3.2	D
Total		6,739	6,140	91.1%	53.5	4.0	D

Intersection 2 **Hazel Ave/US 50 EB Ramp** **Signal**

Direction	Movement	Demand Volume (vph)	Served Volume (vph) Average	Served Volume (vph) Percent	Total Delay (sec/veh) Average	Total Delay (sec/veh) Std. Dev.	LOS
NB	Left Turn						
	Through	1,548	1,516	97.9%	26.5	5.7	C
	Right Turn	165	158	95.8%	24.3	9.0	C
	Subtotal	1,713	1,674	97.7%	26.3	6.0	C
SB	Left Turn						
	Through	827	722	87.3%	30.0	3.9	C
	Right Turn	1,240	1,067	86.0%	22.6	0.9	C
	Subtotal	2,067	1,789	86.5%	25.7	1.7	C
EB	Left Turn	1,240	1,184	95.5%	17.5	2.7	B
	Through						
	Right Turn	203	206	101.7%	5.7	1.2	A
	Subtotal	1,443	1,391	96.4%	15.8	2.4	B
WB	Left Turn						
	Through						
	Right Turn						
	Subtotal						
Total		5,223	4,854	92.9%	23.0	2.6	C

SimTraffic Post-Processor **Easton Research Park**
Average Results from 10 Runs **Cumulative No Project**
Volume and Delay by Movement **AM Peak Hour**

Intersection 3 **Jughandle/Folsom Blvd** **Signal**

Direction	Movement	Demand Volume (vph)	Served Volume (vph) Average	Served Volume (vph) Percent	Total Delay (sec/veh) Average	Total Delay (sec/veh) Std. Dev.	LOS
NB	Left Turn	170	162	95.3%	57.3	10.5	E
	Through	966	922	95.5%	73.2	36.0	E
	Right Turn	20	19	94.0%	44.3	43.5	D
	Subtotal	1,156	1,103	95.4%	70.6	32.6	E
SB	Left Turn	379	350	92.2%	37.5	5.9	D
	Through	291	240	82.5%	26.8	4.6	C
	Right Turn	360	327	90.9%	13.0	2.8	B
	Subtotal	1,030	917	89.0%	25.9	3.1	C
EB	Left Turn	333	330	99.0%	39.1	5.3	D
	Through	35	36	102.9%	25.3	7.4	C
	Right Turn	43	32	75.3%	4.2	1.4	A
	Subtotal	411	398	96.8%	35.1	4.9	D
WB	Left Turn	20	20	98.0%	46.7	21.5	D
	Through	80	84	104.5%	29.5	4.9	C
	Right Turn	414	416	100.6%	22.4	3.8	C
	Subtotal	514	520	101.1%	24.6	3.1	C
Total		3,111	2,938	94.4%	44.0	13.1	D

Intersection 4 **Hazel Ave/Folsom Blvd** **Signal**

Direction	Movement	Demand Volume (vph)	Served Volume (vph) Average	Served Volume (vph) Percent	Total Delay (sec/veh) Average	Total Delay (sec/veh) Std. Dev.	LOS
NB	Left Turn	240	212	88.5%	41.0	13.6	D
	Through						
	Right Turn	370	359	97.0%	23.5	10.2	C
	Subtotal	610	571	93.6%	30.0	11.7	C
SB	Left Turn						
	Through						
	Right Turn						
	Subtotal						
EB	Left Turn						
	Through	188	198	105.5%	21.9	6.1	C
	Right Turn	112	115	102.5%	4.1	0.8	A
	Subtotal	300	313	104.4%	15.4	4.3	B
WB	Left Turn	299	289	96.7%	58.7	18.8	E
	Through	584	579	99.2%	17.5	3.8	B
	Right Turn						
	Subtotal	883	868	98.3%	31.4	7.7	C
Total		1,793	1,753	97.8%	28.2	7.5	C

SimTraffic Post-Processor **Easton Research Park**
Average Results from 10 Runs **Cumulative No Project**
Volume and Delay by Movement **PM Peak Hour**

Intersection 1 **Hazel Ave/Tributary Point Dr-US 50 WB Off-Ramp** **Signal**

Direction	Movement	Demand Volume (vph)	Served Volume (vph) Average	Served Volume (vph) Percent	Total Delay (sec/veh) Average	Total Delay (sec/veh) Std. Dev.	LOS
NB	Left Turn	264	263	99.5%	93.2	13.3	F
	Through	2,732	2,571	94.1%	77.2	13.1	E
	Right Turn						
	Subtotal	2,996	2,834	94.6%	78.7	13.0	E
SB	Left Turn						
	Through	2,396	2,190	91.4%	93.3	7.6	F
	Right Turn	70	67	96.0%	12.7	1.9	B
	Subtotal	2,466	2,257	91.5%	90.9	7.3	F
EB	Left Turn						
	Through						
	Right Turn	561	500	89.1%	112.4	40.8	F
	Subtotal	561	500	89.1%	112.4	40.8	F
WB	Left Turn	70	64	91.4%	139.0	53.9	F
	Through	250	218	87.4%	133.2	46.4	F
	Right Turn	650	681	104.7%	49.2	4.5	D
	Subtotal	970	963	99.3%	74.8	15.0	E
Total		6,993	6,554	93.7%	84.9	6.0	F

Intersection 2 **Hazel Ave/US 50 EB Ramp** **Signal**

Direction	Movement	Demand Volume (vph)	Served Volume (vph) Average	Served Volume (vph) Percent	Total Delay (sec/veh) Average	Total Delay (sec/veh) Std. Dev.	LOS
NB	Left Turn						
	Through	1,719	1,628	94.7%	34.6	9.9	C
	Right Turn	229	198	86.5%	35.7	12.0	D
	Subtotal	1,948	1,826	93.7%	34.7	9.9	C
SB	Left Turn						
	Through	647	554	85.6%	61.4	9.2	E
	Right Turn	1,440	1,191	82.7%	86.9	11.4	F
	Subtotal	2,087	1,744	83.6%	78.9	10.3	E
EB	Left Turn	1,830	1,788	97.7%	33.9	3.9	C
	Through						
	Right Turn	361	371	102.7%	5.2	1.2	A
	Subtotal	2,191	2,158	98.5%	29.0	3.6	C
WB	Left Turn						
	Through						
	Right Turn						
	Subtotal						
Total		6,226	5,729	92.0%	45.9	4.6	D

SimTraffic Post-Processor **Easton Research Park**
Average Results from 10 Runs **Cumulative No Project**
Volume and Delay by Movement **PM Peak Hour**

Intersection 3 **Jughandle/Folsom Blvd** **Signal**

Direction	Movement	Demand Volume (vph)	Served Volume (vph) Average	Served Volume (vph) Percent	Total Delay (sec/veh) Average	Total Delay (sec/veh) Std. Dev.	LOS
NB	Left Turn	86	69	80.0%	80.2	24.7	F
	Through	927	820	88.4%	144.2	34.6	F
	Right Turn	20	19	96.0%	189.3	40.5	F
	Subtotal	1,033	908	87.9%	140.2	33.8	F
SB	Left Turn	330	320	97.0%	45.7	10.9	D
	Through	432	386	89.4%	28.7	5.3	C
	Right Turn	246	220	89.3%	9.1	0.9	A
	Subtotal	1,008	926	91.9%	29.8	4.0	C
EB	Left Turn	600	606	101.1%	55.1	6.6	E
	Through	110	108	98.2%	23.8	6.5	C
	Right Turn	69	77	111.3%	3.4	0.9	A
	Subtotal	779	791	101.6%	45.8	6.1	D
WB	Left Turn	20	20	98.0%	64.4	22.5	E
	Through	130	128	98.2%	42.2	11.3	D
	Right Turn	421	416	98.9%	42.0	27.7	D
	Subtotal	571	564	98.7%	42.6	21.8	D
Total		3,391	3,188	94.0%	67.2	6.7	E

Intersection 4 **Hazel Ave/Folsom Blvd** **Signal**

Direction	Movement	Demand Volume (vph)	Served Volume (vph) Average	Served Volume (vph) Percent	Total Delay (sec/veh) Average	Total Delay (sec/veh) Std. Dev.	LOS
NB	Left Turn	157	136	86.6%	28.4	4.3	C
	Through						
	Right Turn	305	284	93.2%	16.7	2.4	B
	Subtotal	462	420	91.0%	20.5	2.9	C
SB	Left Turn						
	Through						
	Right Turn						
	Subtotal						
EB	Left Turn						
	Through	752	737	98.0%	59.8	19.2	E
	Right Turn	422	423	100.2%	10.0	2.3	A
	Subtotal	1,174	1,160	98.8%	41.5	11.9	D
WB	Left Turn	357	342	95.9%	60.9	22.0	E
	Through	565	570	100.8%	10.5	2.8	B
	Right Turn						
	Subtotal	922	912	98.9%	29.6	8.9	C
Total		2,558	2,492	97.4%	33.6	7.7	C

SimTraffic Post-Processor **Easton Research Park**
Average Results from 10 Runs **Cumulative Plus Project**
Volume and Delay by Movement **AM Peak Hour**

Intersection 1 **Hazel Ave/Tributary Point Dr-US 50 WB Off-Ramp** **Signal**

Direction	Movement	Demand Volume (vph)	Served Volume (vph) Average	Served Volume (vph) Percent	Total Delay (sec/veh) Average	Total Delay (sec/veh) Std. Dev.	LOS
NB	Left Turn	431	435	100.9%	56.8	5.8	E
	Through	1,804	1,759	97.5%	31.6	5.6	C
	Right Turn						
	Subtotal	2,235	2,194	98.2%	36.5	4.7	D
SB	Left Turn						
	Through	3,140	2,543	81.0%	83.0	9.5	F
	Right Turn	220	178	80.9%	18.9	3.0	B
	Subtotal	3,360	2,721	81.0%	78.8	9.1	E
EB	Left Turn						
	Through						
	Right Turn	394	380	96.4%	38.5	9.9	D
	Subtotal	394	380	96.4%	38.5	9.9	D
WB	Left Turn	100	103	103.2%	57.6	10.2	E
	Through	170	177	104.0%	59.1	10.0	E
	Right Turn	510	528	103.5%	29.7	4.3	C
	Subtotal	780	808	103.6%	39.7	4.2	D
Total		6,769	6,103	90.2%	55.9	4.6	E

Intersection 2 **Hazel Ave/US 50 EB Ramp** **Signal**

Direction	Movement	Demand Volume (vph)	Served Volume (vph) Average	Served Volume (vph) Percent	Total Delay (sec/veh) Average	Total Delay (sec/veh) Std. Dev.	LOS
NB	Left Turn						
	Through	1,564	1,532	98.0%	26.2	4.6	C
	Right Turn	170	163	96.0%	24.7	5.9	C
	Subtotal	1,734	1,695	97.8%	26.0	4.7	C
SB	Left Turn						
	Through	854	693	81.2%	33.4	3.3	C
	Right Turn	1,240	1,063	85.7%	23.7	1.6	C
	Subtotal	2,094	1,756	83.9%	27.5	1.8	C
EB	Left Turn	1,240	1,233	99.5%	17.1	2.5	B
	Through						
	Right Turn	244	258	105.6%	4.5	1.0	A
	Subtotal	1,484	1,491	100.5%	14.9	2.1	B
WB	Left Turn						
	Through						
	Right Turn						
	Subtotal						
Total		5,312	4,942	93.0%	23.2	1.7	C

SimTraffic Post-Processor **Easton Research Park**
Average Results from 10 Runs **Cumulative Plus Project**
Volume and Delay by Movement **AM Peak Hour**

Intersection 3 **Hazel Ave./Jughandle/Atlanta St** **Signal**

Direction	Movement	Demand Volume (vph)	Served Volume (vph) Average	Served Volume (vph) Percent	Total Delay (sec/veh) Average	Total Delay (sec/veh) Std. Dev.	LOS
NB	Left Turn	180	168	93.1%	51.5	4.4	D
	Through	966	956	98.9%	63.3	17.5	E
	Right Turn	20	20	102.0%	30.7	26.9	C
	Subtotal	1,166	1,144	98.1%	61.0	14.9	E
SB	Left Turn	379	334	88.0%	41.7	6.5	D
	Through	291	256	87.8%	26.7	4.0	C
	Right Turn	428	354	82.8%	13.6	3.4	B
	Subtotal	1,098	944	85.9%	27.2	2.5	C
EB	Left Turn	354	337	95.3%	42.9	10.1	D
	Through	35	32	92.6%	32.0	8.8	C
	Right Turn	45	43	96.0%	3.9	1.3	A
	Subtotal	434	413	95.1%	37.8	8.2	D
WB	Left Turn	20	21	106.0%	40.8	13.7	D
	Through	80	84	105.5%	29.8	5.5	C
	Right Turn	414	426	103.0%	23.1	3.6	C
	Subtotal	514	532	103.5%	24.8	3.1	C
Total		3,212	3,032	94.4%	41.0	6.2	D

Intersection 4 **Atlanta St/Folsom Blvd** **Signal**

Direction	Movement	Demand Volume (vph)	Served Volume (vph) Average	Served Volume (vph) Percent	Total Delay (sec/veh) Average	Total Delay (sec/veh) Std. Dev.	LOS
NB	Left Turn	270	221	81.9%	53.7	32.7	D
	Through						
	Right Turn	418	366	87.6%	35.3	28.2	D
	Subtotal	688	587	85.3%	42.2	30.0	D
SB	Left Turn						
	Through						
	Right Turn						
	Subtotal						
EB	Left Turn						
	Through	188	174	92.8%	20.7	6.4	C
	Right Turn	120	123	102.3%	4.6	1.3	A
	Subtotal	308	297	96.5%	14.2	4.2	B
WB	Left Turn	314	285	90.8%	82.4	44.2	F
	Through	584	586	100.3%	19.5	4.8	B
	Right Turn						
	Subtotal	898	871	97.0%	40.4	16.0	D
Total		1,894	1,756	92.7%	36.5	17.0	D

SimTraffic Post-Processor **Easton Research Park**
Average Results from 10 Runs **Cumulative Plus Project**
Volume and Delay by Movement **PM Peak Hour**

Intersection 1 **Hazel Ave/Tributary Point Dr-US 50 WB Off-Ramp** **Signal**

Direction	Movement	Demand Volume (vph)	Served Volume (vph) Average	Served Volume (vph) Percent	Total Delay (sec/veh) Average	Total Delay (sec/veh) Std. Dev.	LOS
NB	Left Turn	264	258	97.6%	88.1	11.3	F
	Through	2,743	2,577	93.9%	73.7	13.8	E
	Right Turn						
	Subtotal	3,007	2,834	94.3%	75.1	13.4	E
SB	Left Turn						
	Through	2,398	2,149	89.6%	91.4	18.6	F
	Right Turn	70	70	99.4%	8.8	2.1	A
	Subtotal	2,468	2,219	89.9%	88.8	18.1	F
EB	Left Turn						
	Through						
	Right Turn	561	507	90.4%	126.0	48.2	F
	Subtotal	561	507	90.4%	126.0	48.2	F
WB	Left Turn	80	72	89.5%	172.2	52.3	F
	Through	250	221	88.5%	170.2	47.1	F
	Right Turn	650	642	98.8%	45.1	3.0	D
	Subtotal	980	935	95.4%	84.0	14.3	F
Total		7,016	6,495	92.6%	84.8	6.5	F

Intersection 2 **Hazel Ave/US 50 EB Ramp** **Signal**

Direction	Movement	Demand Volume (vph)	Served Volume (vph) Average	Served Volume (vph) Percent	Total Delay (sec/veh) Average	Total Delay (sec/veh) Std. Dev.	LOS
NB	Left Turn						
	Through	1,779	1,582	88.9%	46.5	7.4	D
	Right Turn	250	221	88.5%	46.4	10.8	D
	Subtotal	2,029	1,803	88.9%	46.5	7.6	D
SB	Left Turn						
	Through	659	582	88.3%	62.1	8.6	E
	Right Turn	1,440	1,185	82.3%	82.6	10.8	F
	Subtotal	2,099	1,766	84.2%	75.9	9.7	E
EB	Left Turn	1,830	1,882	102.8%	35.8	8.5	D
	Through						
	Right Turn	380	381	100.2%	5.5	1.4	A
	Subtotal	2,210	2,263	102.4%	30.7	7.3	C
WB	Left Turn						
	Through						
	Right Turn						
	Subtotal						
Total		6,338	5,832	92.0%	49.2	3.4	D

SimTraffic Post-Processor **Easton Research Park**
Average Results from 10 Runs **Cumulative Plus Project**
Volume and Delay by Movement **PM Peak Hour**

Intersection 3 **Hazel Ave./Jughandle/Atlanta St** **Signal**

Direction	Movement	Demand Volume (vph)	Served Volume (vph) Average	Served Volume (vph) Percent	Total Delay (sec/veh) Average	Total Delay (sec/veh) Std. Dev.	LOS
NB	Left Turn	90	93	103.1%	89.2	14.2	F
	Through	927	774	83.5%	169.2	21.2	F
	Right Turn	20	15	74.0%	226.7	70.1	F
	Subtotal	1,037	882	85.1%	161.8	20.5	F
SB	Left Turn	330	318	96.4%	58.7	12.2	E
	Through	432	385	89.1%	31.0	8.3	C
	Right Turn	277	250	90.3%	9.3	3.7	A
	Subtotal	1,039	953	91.7%	34.7	5.7	C
EB	Left Turn	681	653	95.9%	67.1	13.6	E
	Through	110	103	93.8%	18.6	5.5	B
	Right Turn	80	84	104.5%	3.6	1.0	A
	Subtotal	871	840	96.4%	54.7	10.6	D
WB	Left Turn	20	18	90.0%	68.4	25.2	E
	Through	130	156	120.0%	40.8	6.3	D
	Right Turn	421	425	100.9%	35.6	4.4	D
	Subtotal	571	599	104.9%	38.2	3.7	D
Total		3,518	3,274	93.1%	74.9	4.9	E

Intersection 4 **Atlanta St/Folsom Blvd** **Signal**

Direction	Movement	Demand Volume (vph)	Served Volume (vph) Average	Served Volume (vph) Percent	Total Delay (sec/veh) Average	Total Delay (sec/veh) Std. Dev.	LOS
NB	Left Turn	170	176	103.5%	26.5	3.2	C
	Through						
	Right Turn	327	316	96.8%	17.6	1.6	B
	Subtotal	497	492	99.1%	20.8	2.0	C
SB	Left Turn						
	Through						
	Right Turn						
	Subtotal						
EB	Left Turn						
	Through	752	713	94.8%	59.8	21.6	E
	Right Turn	470	470	100.1%	11.2	2.1	B
	Subtotal	1,222	1,183	96.8%	40.4	12.5	D
WB	Left Turn	401	366	91.4%	98.7	48.7	F
	Through	565	535	94.7%	11.0	1.9	B
	Right Turn						
	Subtotal	966	902	93.3%	46.5	19.6	D
Total		2,685	2,577	96.0%	38.9	9.5	D

LANE SUMMARY

Site: 1 [Easton Research Park / Jughandle]

Cumulative + Project (AM Peak Hour)
Site Category: (None)
Roundabout

Lane Use and Performance

	Demand Flows Total veh/h	HV %	Cap. veh/h	Deg. Satn v/c	Lane Util. %	Average Delay sec	Level of Service	95% Back of Queue Veh	Dist ft	Lane Config	Lane Length ft	Cap. Adj. %	Prob. Block. %
East: Jughandle Road													
Lane 1	381	3.0	1365	0.279	100	5.1	LOS A	1.4	36.3	Full	1600	0.0	0.0
Lane 2[d]	381	3.0	1365	0.279	100	5.1	LOS A	1.4	36.3	Full	1600	0.0	0.0
Approach	762	3.0		0.279		5.1	LOS A	1.4	36.3				
North: Jughandle Road													
Lane 1	218	3.0	1285	0.170	100	4.2	LOS A	0.7	18.9	Full	1600	0.0	0.0
Lane 2[d]	218	3.0	1285	0.170	100	4.2	LOS A	0.7	18.9	Full	1600	0.0	0.0
Approach	436	3.0		0.170		4.2	LOS A	0.7	18.9				
West: Project Access Driveway													
Lane 1[d]	24	3.0	951	0.025	100	4.0	LOS A	0.1	2.2	Full	1600	0.0	0.0
Approach	24	3.0		0.025		4.0	LOS A	0.1	2.2				
Intersection	1222	3.0		0.279		4.7	LOS A	1.4	36.3				

Site Level of Service (LOS) Method: Delay & v/c (HCM 6). Site LOS Method is specified in the Parameter Settings dialog (Site tab).
Roundabout LOS Method: Same as Sign Control.
Lane LOS values are based on average delay and v/c ratio (degree of saturation) per lane.
LOS F will result if v/c > 1 irrespective of lane delay value (does not apply for approaches and intersection).
Intersection and Approach LOS values are based on average delay for all lanes (v/c not used as specified in HCM 6).
Roundabout Capacity Model: US HCM 6.
HCM Delay Formula option is used. Control Delay does not include Geometric Delay since Exclude Geometric Delay option applies.
Gap-Acceptance Capacity: Traditional M1.
HV (%) values are calculated for All Movement Classes of All Heavy Vehicle Model Designation.

d Dominant lane on roundabout approach

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LANE SUMMARY

Site: 1 [Easton Research Park / Jughandle]

Cumulative + Project (PM Peak Hour)
Site Category: (None)
Roundabout

Lane Use and Performance

	Demand Flows Total veh/h	HV %	Cap. veh/h	Deg. Satn v/c	Lane Util. %	Average Delay sec	Level of Service	95% Back of Queue Veh	Dist ft	Lane Config	Lane Length ft	Cap. Adj. %	Prob. Block. %
East: Jughandle Road													
Lane 1	258	3.0	1352	0.191	100	4.2	LOS A	0.9	22.2	Full	1600	0.0	0.0
Lane 2[d]	258	3.0	1352	0.191	100	4.2	LOS A	0.9	22.2	Full	1600	0.0	0.0
Approach	516	3.0		0.191		4.2	LOS A	0.9	22.2				
North: Jughandle Road													
Lane 1	441	3.0	1331	0.331	100	5.7	LOS A	1.8	45.5	Full	1600	0.0	0.0
Lane 2[d]	441	3.0	1331	0.331	100	5.7	LOS A	1.8	45.5	Full	1600	0.0	0.0
Approach	881	3.0		0.331		5.7	LOS A	1.8	45.5				
West: Project Access Driveway													
Lane 1[d]	95	3.0	640	0.148	100	7.3	LOS A	0.5	13.1	Full	1600	0.0	0.0
Approach	95	3.0		0.148		7.3	LOS A	0.5	13.1				
Intersection	1492	3.0		0.331		5.3	LOS A	1.8	45.5				

Site Level of Service (LOS) Method: Delay & v/c (HCM 6). Site LOS Method is specified in the Parameter Settings dialog (Site tab).
Roundabout LOS Method: Same as Sign Control.
Lane LOS values are based on average delay and v/c ratio (degree of saturation) per lane.
LOS F will result if v/c > 1 irrespective of lane delay value (does not apply for approaches and intersection).
Intersection and Approach LOS values are based on average delay for all lanes (v/c not used as specified in HCM 6).
Roundabout Capacity Model: US HCM 6.
HCM Delay Formula option is used. Control Delay does not include Geometric Delay since Exclude Geometric Delay option applies.
Gap-Acceptance Capacity: Traditional M1.
HV (%) values are calculated for All Movement Classes of All Heavy Vehicle Model Designation.

d Dominant lane on roundabout approach

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SimTraffic Post-Processor **Easton Research Park**
Average Results from 10 Runs **Cumulative Plus Project**
Queue Length **AM Peak Hour**

Intersection 4 **Atlanta St/Folsom Blvd** **Signal**

Direction	Lane Group	Storage (ft)	Average Queue (ft) Average	Average Queue (ft) Std. Dev.	95th Queue (ft) Average	95th Queue (ft) Std. Dev.	Maximum Queue (ft) Average	Maximum Queue (ft) Std. Dev.	Block Time Pocket	Block Time Upstream
EB	Through	625	75	20	125	39	125	35	0%	0%
	Right Turn	625	50	9	75	18	100	24	0%	0%
NB	Left Turn	25	50	7	50	9	50	10	0%	58%
	Left/Through	825	150	81	200	95	225	101	0%	0%
	Right Turn	25	50	5	75	14	75	17	0%	19%
WB	Left Turn	1,650	250	118	325	218	325	208	18%	0%
	Through/Right	1,650	200	47	350	75	375	119	0%	0%
0										

Intersection 3 **Hazel Ave./Jughandle/Atlanta St** **Signal**

Direction	Lane Group	Storage (ft)	Average Queue (ft) Average	Average Queue (ft) Std. Dev.	95th Queue (ft) Average	95th Queue (ft) Std. Dev.	Maximum Queue (ft) Average	Maximum Queue (ft) Std. Dev.	Block Time Pocket	Block Time Upstream
EB	Left Turn	425	150	14	225	48	225	53	0%	0%
	Through	575	25	9	50	22	50	23	0%	0%
	Right Turn	225	25	4	50	11	50	19	0%	0%
NB	Left Turn	325	100	30	200	89	200	97	0%	0%
	Through	975	325	90	450	131	475	142	55%	0%
	Right Turn	175	50	42	125	101	125	95	0%	0%
SB	Left Turn	325	150	19	225	46	225	59	0%	0%
	Through	1,175	75	11	100	22	100	25	0%	0%
	Right Turn	325	125	39	225	65	225	79	0%	0%
WB	Left Turn	325	25	7	50	12	50	14	0%	0%
	Through	1,125	100	63	250	145	275	120	1%	0%
	Right Turn	175	175	22	250	20	225	14	12%	0%

SimTraffic Post-Processor
Average Results from 10 Runs
Queue Length

Easton Research Park
Cumulative Plus Project
PM Peak Hour

Intersection 4 **Atlanta St/Folsom Blvd** **Signal**

Direction	Lane Group	Storage (ft)	Average Queue (ft) Average	Average Queue (ft) Std. Dev.	95th Queue (ft) Average	95th Queue (ft) Std. Dev.	Maximum Queue (ft) Average	Maximum Queue (ft) Std. Dev.	Block Time Pocket	Block Time Upstream
EB	Through	625	525	117	675	103	625	90	50%	22%
	Right Turn	625	125	26	225	50	200	50	0%	0%
NB	Left Turn	25	25	6	50	6	50	11	0%	23%
	Left/Through	750	75	11	125	18	125	19	0%	0%
	Right Turn	25	50	4	50	15	75	18	0%	34%
WB	Left Turn	1,050	300	264	375	315	375	287	35%	0%
	Through/Right	1,050	125	23	275	60	275	53	0%	0%
0										

Intersection 3 **Hazel Ave./Jughandle/Atlanta St** **Signal**

Direction	Lane Group	Storage (ft)	Average Queue (ft) Average	Average Queue (ft) Std. Dev.	95th Queue (ft) Average	95th Queue (ft) Std. Dev.	Maximum Queue (ft) Average	Maximum Queue (ft) Std. Dev.	Block Time Pocket	Block Time Upstream
EB	Left Turn	425	325	66	425	90	400	81	4%	0%
	Through	575	75	71	200	222	225	243	0%	0%
	Right Turn	225	50	9	75	14	50	14	0%	0%
NB	Left Turn	325	175	28	425	53	375	24	0%	0%
	Through	975	625	113	775	127	800	114	52%	0%
	Through/Right	975	650	117	800	134	800	103	0%	1%
SB	Left Turn	325	275	47	375	60	350	36	10%	0%
	Through	1,100	125	93	275	202	325	174	0%	0%
	Right Turn	325	75	27	125	49	125	53	0%	0%
WB	Left Turn	325	25	13	75	22	75	25	0%	0%
	Through	825	225	32	425	79	400	103	1%	0%
	Right Turn	175	200	10	250	10	225	0	28%	0%

Intersection: 10: Hazel Ave/1 & Atlanta St

Movement	EB	EB	EB	EB	EB	WB	WB	WB	WB	NB	NB	NB
Directions Served	L	L	L	T	R	L	T	T	R	L	L	T
Maximum Queue (ft)	165	223	202	48	24	22	40	254	210	142	142	284
Average Queue (ft)	68	65	111	14	10	12	13	76	182	92	80	190
95th Queue (ft)	120	120	181	43	28	27	36	232	230	141	144	272
Link Distance (ft)			552	552			1120	1120				966
Upstream Blk Time (%)												
Queuing Penalty (veh)												
Storage Bay Dist (ft)	400	400			200	300			150	300	300	
Storage Blk Time (%)								1	16			0
Queuing Penalty (veh)								5	6			0

Intersection: 10: Hazel Ave/1 & Atlanta St

Movement	NB	NB	NB	SB	SB	SB	SB	SB	SB
Directions Served	T	T	R	L	L	T	T	T	R
Maximum Queue (ft)	292	380	210	110	124	97	80	79	192
Average Queue (ft)	234	300	68	73	92	31	52	42	97
95th Queue (ft)	321	398	217	121	137	66	76	70	170
Link Distance (ft)	966	966				1153	1153	1153	
Upstream Blk Time (%)									
Queuing Penalty (veh)									
Storage Bay Dist (ft)			150	300	300				300
Storage Blk Time (%)		50							
Queuing Penalty (veh)		10							

Intersection: 3: Hazel Ave & Atlanta St

Movement	EB	EB	EB	EB	EB	WB	WB	WB	WB	NB	NB	NB
Directions Served	L	L	L	T	R	L	T	T	R	L	L	T
Maximum Queue (ft)	165	217	254	159	46	28	72	433	210	53	359	510
Average Queue (ft)	113	167	203	61	15	13	38	250	187	15	80	376
95th Queue (ft)	157	223	269	139	48	34	78	452	228	47	271	477
Link Distance (ft)			550	550			819	819				966
Upstream Blk Time (%)												
Queuing Penalty (veh)												
Storage Bay Dist (ft)	400	400			200	300			150	300	300	
Storage Blk Time (%)									43			33
Queuing Penalty (veh)									28			30

Intersection: 3: Hazel Ave & Atlanta St

Movement	NB	NB	SB	SB	SB	SB	SB	SB
Directions Served	T	TR	L	L	T	T	T	R
Maximum Queue (ft)	462	584	330	360	412	176	190	126
Average Queue (ft)	356	384	250	275	201	107	102	90
95th Queue (ft)	471	532	420	429	472	179	183	124
Link Distance (ft)	966	966			1088	1088	1088	
Upstream Blk Time (%)								
Queuing Penalty (veh)								
Storage Bay Dist (ft)			300	300				300
Storage Blk Time (%)			24	33				
Queuing Penalty (veh)			34	47				

SimTraffic Post-Processor **Easton Research Park**
Average Results from 10 Runs **Cumulative No Project**
Queue Length **AM Peak Hour**

Intersection 1 **Hazel Ave/Tributary Point Dr-US 50 WB Off-Ramp** **Signal**

Direction	Lane Group	Storage (ft)	Average Queue (ft) Average	Std. Dev.	95th Queue (ft) Average	Std. Dev.	Maximum Queue (ft) Average	Std. Dev.	Block Time Pocket	Upstream
EB	Right Turn	900	225	35	350	65	325	62	0%	0%
NB	Left Turn	350	200	24	275	38	275	24	0%	0%
	Through	1,100	300	48	350	36	350	37	0%	0%
SB	Through	900	875	113	1,000	73	925	58	19%	10%
	Right Turn	1,250	125	32	325	59	350	0	0%	0%
WB	Left/Through	1,525	250	45	350	61	350	57	0%	0%
	Right Turn	1,525	175	28	250	34	250	40	5%	0%

Intersection 2 **Hazel Ave/US 50 EB Ramp** **Signal**

Direction	Lane Group	Storage (ft)	Average Queue (ft) Average	Std. Dev.	95th Queue (ft) Average	Std. Dev.	Maximum Queue (ft) Average	Std. Dev.	Block Time Pocket	Upstream
EB	Left Turn	525	175	22	250	49	275	63	0%	0%
	Right Turn	525	50	9	75	13	75	21	0%	0%
NB	Through	1,175	125	25	200	46	225	58	0%	0%
	Through/Right	1,175	250	50	425	103	450	102	0%	0%
SB	Through	1,100	350	161	1,000	395	1,025	344	0%	1%
	Right Turn	600	25	3	25	13	25	18	0%	0%
0										

SimTraffic Post-Processor **Easton Research Park**
Average Results from 10 Runs **Cumulative No Project**
Queue Length **PM Peak Hour**

Intersection 1 **Hazel Ave/Tributary Point Dr-US 50 WB Off-Ramp** **Signal**

Direction	Lane Group	Storage (ft)	Average Queue (ft) Average	Average Queue (ft) Std. Dev.	95th Queue (ft) Average	95th Queue (ft) Std. Dev.	Maximum Queue (ft) Average	Maximum Queue (ft) Std. Dev.	Block Time Pocket	Block Time Upstream
EB	Through	900	25	41	75	207	200	381	0%	0%
	Right Turn	900	600	145	825	184	775	145	0%	2%
NB	Left Turn	350	150	28	225	49	200	41	0%	0%
	Through	1,125	750	133	1,000	155	1,000	138	0%	0%
SB	Through	900	825	155	975	122	925	105	5%	10%
	Right Turn	1,250	25	14	75	66	75	94	0%	0%
WB	Left/Through	1,525	450	184	650	278	650	300	0%	0%
	Right Turn	1,525	300	42	425	85	425	92	25%	0%

Intersection 2 **Hazel Ave/US 50 EB Ramp** **Signal**

Direction	Lane Group	Storage (ft)	Average Queue (ft) Average	Average Queue (ft) Std. Dev.	95th Queue (ft) Average	95th Queue (ft) Std. Dev.	Maximum Queue (ft) Average	Maximum Queue (ft) Std. Dev.	Block Time Pocket	Block Time Upstream
EB	Left Turn	500	400	37	525	53	525	62	0%	2%
	Right Turn	500	50	12	100	23	100	28	0%	0%
NB	Through	1,100	300	55	500	103	525	117	0%	0%
	Through/Right	1,100	550	81	725	81	725	96	0%	0%
SB	Through	1,125	975	242	1,300	260	1,225	195	39%	9%
	Right Turn	600	600	56	675	80	625	0	58%	0%
0										

SimTraffic Post-Processor **Easton Research Park**
Average Results from 10 Runs **Cumulative Plus Project**
Queue Length **AM Peak Hour**

Intersection 1 **Hazel Ave/Tributary Point Dr-US 50 WB Off-Ramp** **Signal**

Direction	Lane Group	Storage (ft)	Average Queue (ft) Average	Average Queue (ft) Std. Dev.	95th Queue (ft) Average	95th Queue (ft) Std. Dev.	Maximum Queue (ft) Average	Maximum Queue (ft) Std. Dev.	Block Time Pocket	Block Time Upstream
EB	Right Turn	900	250	68	350	105	350	90	0%	0%
NB	Left Turn	350	200	17	275	30	275	46	0%	0%
	Through	1,100	325	37	375	47	375	37	0%	0%
SB	Through	900	900	73	975	41	925	16	22%	11%
	Right Turn	250	125	36	325	58	350	3	0%	0%
WB	Left/Through	1,525	250	35	375	53	375	48	0%	0%
	Right Turn	1,525	175	26	250	32	250	25	5%	0%

SimTraffic Post-Processor **Easton Research Park**
Average Results from 10 Runs **Cumulative Plus Project**
Queue Length **AM Peak Hour**

Intersection 2 **Hazel Ave/US 50 EB Ramp** **Signal**

Direction	Lane Group	Storage (ft)	Average Queue (ft) Average	Average Queue (ft) Std. Dev.	95th Queue (ft) Average	95th Queue (ft) Std. Dev.	Maximum Queue (ft) Average	Maximum Queue (ft) Std. Dev.	Block Time Pocket	Block Time Upstream
EB	Left Turn	525	175	22	275	42	275	44	0%	0%
	Right Turn	525	50	13	75	15	75	18	0%	0%
NB	Through	1,175	125	33	250	66	250	92	0%	0%
	Through/Right	1,175	300	53	500	146	475	136	0%	0%
SB	Through	1,100	400	163	1,100	379	1,075	321	0%	1%
	Right Turn	600	25	24	75	114	125	167	0%	0%
0										

SimTraffic Post-Processor **Easton Research Park**
Average Results from 10 Runs **Cumulative Plus Project**
Queue Length **PM Peak Hour**

Intersection 1 **Hazel Ave/Tributary Point Dr-US 50 WB Off-Ramp** **Signal**

Direction	Lane Group	Storage (ft)	Average Queue (ft) Average	Average Queue (ft) Std. Dev.	95th Queue (ft) Average	95th Queue (ft) Std. Dev.	Maximum Queue (ft) Average	Maximum Queue (ft) Std. Dev.	Block Time Pocket	Block Time Upstream
EB	Through	900	250	359	450	582	475	479	0%	19%
	Right Turn	900	700	210	850	173	850	150	0%	30%
NB	Left Turn	350	150	18	200	26	200	37	0%	0%
	Through	1,125	800	183	1,000	191	975	174	7%	1%
SB	Through	900	875	129	975	53	950	44	5%	16%
	Right Turn	250	25	21	75	89	100	122	0%	0%
WB	Left/Through	1,525	625	197	825	282	800	261	0%	0%
	Right Turn	1,525	300	46	425	106	450	112	19%	0%

SimTraffic Post-Processor **Easton Research Park**
Average Results from 10 Runs **Cumulative Plus Project**
Queue Length **PM Peak Hour**

Intersection 2 **Hazel Ave/US 50 EB Ramp** **Signal**

Direction	Lane Group	Storage (ft)	Average Queue (ft) Average	Average Queue (ft) Std. Dev.	95th Queue (ft) Average	95th Queue (ft) Std. Dev.	Maximum Queue (ft) Average	Maximum Queue (ft) Std. Dev.	Block Time Pocket	Block Time Upstream
EB	Left Turn	500	375	53	500	67	500	70	0%	3%
	Right Turn	500	50	10	100	19	100	21	0%	0%
NB	Through	1,100	350	53	475	70	475	73	0%	0%
	Through/Right	1,100	575	94	750	104	750	115	0%	0%
SB	Through	1,125	1,050	173	1,300	181	1,225	42	38%	8%
	Right Turn	600	600	69	675	54	625	0	53%	0%
0										

SimTraffic Post-Processor **Easton Research Park**
Results3 from 1 Run **Cumulative + Project w/ Mitigation**
Volume and Delay by Movement **AM Peak Hour**

Intersection 1 **Hazel Ave/Tributary Point Dr-US 50 WB Off-Ramp** **Signal**

Direction	Movement	Demand Volume (vph)	Served Volume (vph) Average	Served Volume (vph) Percent	Total Delay (sec/veh) Average	Total Delay (sec/veh) Std. Dev.	LOS
NB	Left Turn	431	400	92.8%	71.7	0.0	E
	Through	1,804	1,780	98.7%	16.4	0.0	B
	Right Turn						
	Subtotal	2,235	2,180	97.5%	26.5	0.0	C
SB	Left Turn						
	Through	3,140	2,840	90.4%	44.8	0.0	D
	Right Turn	220	200	90.9%	10.1	0.0	B
	Subtotal	3,360	3,040	90.5%	42.5	0.0	D
EB	Left Turn						
	Through						
	Right Turn	394	348	88.3%	34.3	0.0	C
	Subtotal	394	348	88.3%	34.3	0.0	C
WB	Left Turn	100	64	64.0%	267.1	0.0	F
	Through	170	168	98.8%	288.8	0.0	F
	Right Turn	510	532	104.3%	36.0	0.0	D
	Subtotal	780	764	97.9%	110.9	0.0	F
Total		6,769	6,332	93.5%	44.8	0.0	D

Intersection 2 **Hazel Ave/US 50 EB Ramp** **Signal**

Direction	Movement	Demand Volume (vph)	Served Volume (vph) Average	Served Volume (vph) Percent	Total Delay (sec/veh) Average	Total Delay (sec/veh) Std. Dev.	LOS
NB	Left Turn						
	Through	1,564	1,492	95.4%	12.3	0.0	B
	Right Turn	170	220	129.4%	8.9	0.0	A
	Subtotal	1,734	1,712	98.7%	11.9	0.0	B
SB	Left Turn						
	Through	854	692	81.0%	25.2	0.0	C
	Right Turn	1,240	1,204	97.1%	24.0	0.0	C
	Subtotal	2,094	1,896	90.5%	24.4	0.0	C
EB	Left Turn	1,240	1,252	101.0%	17.9	0.0	B
	Through						
	Right Turn	244	244	100.0%	6.3	0.0	A
	Subtotal	1,484	1,496	100.8%	16.0	0.0	B
WB	Left Turn						
	Through						
	Right Turn						
	Subtotal						
Total		5,312	5,104	96.1%	17.7	0.0	B

SimTraffic Post-Processor **Easton Research Park**
Results3 from 1 Run **Cumulative + Project w/ Mitigation**
Volume and Delay by Movement **AM Peak Hour**

Intersection 3 **Jughandle/Folsom Blvd** **Signal**

Direction	Movement	Demand Volume (vph)	Served Volume (vph) Average	Served Volume (vph) Percent	Total Delay (sec/veh) Average	Total Delay (sec/veh) Std. Dev.	LOS
NB	Left Turn	180	100	55.6%	40.9	0.0	D
	Through	966	1,008	104.3%	28.5	0.0	C
	Right Turn	20	4	20.0%	6.2	0.0	A
	Subtotal	1,166	1,112	95.4%	29.5	0.0	C
SB	Left Turn	379	288	76.0%	41.6	0.0	D
	Through	291	276	94.8%	13.8	0.0	B
	Right Turn	428	376	87.9%	12.5	0.0	B
	Subtotal	1,098	940	85.6%	21.8	0.0	C
EB	Left Turn	354	304	85.9%	121.3	0.0	F
	Through	35	44	125.7%	17.1	0.0	B
	Right Turn	45	48	106.7%	4.3	0.0	A
	Subtotal	434	396	91.2%	95.5	0.0	F
WB	Left Turn	20	16	80.0%	23.7	0.0	C
	Through	80	92	115.0%	20.1	0.0	C
	Right Turn	414	432	104.3%	18.5	0.0	B
	Subtotal	514	540	105.1%	18.9	0.0	B
Total		3,212	2,988	93.0%	33.9	0.0	C

Intersection 4 **Hazel Ave/Folsom Blvd** **Signal**

Direction	Movement	Demand Volume (vph)	Served Volume (vph) Average	Served Volume (vph) Percent	Total Delay (sec/veh) Average	Total Delay (sec/veh) Std. Dev.	LOS
NB	Left Turn	270	240	88.9%	28.3	0.0	C
	Through						
	Right Turn	418	352	84.2%	14.4	0.0	B
	Subtotal	688	592	86.0%	20.0	0.0	C
SB	Left Turn						
	Through						
	Right Turn						
	Subtotal						
EB	Left Turn						
	Through	188	176	93.6%	12.0	0.0	B
	Right Turn	120	128	106.7%	5.3	0.0	A
	Subtotal	308	304	98.7%	9.2	0.0	A
WB	Left Turn	314	324	103.2%	35.4	0.0	D
	Through	584	612	104.8%	8.8	0.0	A
	Right Turn						
	Subtotal	898	936	104.2%	18.0	0.0	B
Total		1,894	1,832	96.7%	17.2	0.0	B

SimTraffic Post-Processor **Easton Research Park**
Results3 from 1 Run **Cumulative + Project w/ Mitigation**
Volume and Delay by Movement **PM Peak Hour**

Intersection 1 **Hazel Ave/Tributary Point Dr-US 50 WB Off-Ramp** **Signal**

Direction	Movement	Demand Volume (vph)	Served Volume (vph) Average	Served Volume (vph) Percent	Total Delay (sec/veh) Average	Total Delay (sec/veh) Std. Dev.	LOS
NB	Left Turn	264	236	89.4%	43.7	0.0	D
	Through	2,743	2,480	90.4%	66.3	0.0	E
	Right Turn						
	Subtotal	3,007	2,716	90.3%	64.3	0.0	E
SB	Left Turn						
	Through	2,398	2,104	87.7%	122.9	0.0	F
	Right Turn	70	72	102.9%	9.5	0.0	A
	Subtotal	2,468	2,176	88.2%	119.1	0.0	F
EB	Left Turn						
	Through						
	Right Turn	561	584	104.1%	55.6	0.0	E
	Subtotal	561	584	104.1%	55.6	0.0	E
WB	Left Turn	80	72	90.0%	212.1	0.0	F
	Through	250	220	88.0%	205.2	0.0	F
	Right Turn	650	692	106.5%	36.1	0.0	D
	Subtotal	980	984	100.4%	86.8	0.0	F
Total		7,016	6,460	92.1%	85.4	0.0	F

Intersection 2 **Hazel Ave/US 50 EB Ramp** **Signal**

Direction	Movement	Demand Volume (vph)	Served Volume (vph) Average	Served Volume (vph) Percent	Total Delay (sec/veh) Average	Total Delay (sec/veh) Std. Dev.	LOS
NB	Left Turn						
	Through	1,779	1,692	95.1%	16.3	0.0	B
	Right Turn	250	248	99.2%	14.7	0.0	B
	Subtotal	2,029	1,940	95.6%	16.1	0.0	B
SB	Left Turn						
	Through	659	600	91.0%	28.6	0.0	C
	Right Turn	1,440	1,236	85.8%	30.8	0.0	C
	Subtotal	2,099	1,836	87.5%	30.1	0.0	C
EB	Left Turn	1,830	1,656	90.5%	105.9	0.0	F
	Through						
	Right Turn	380	388	102.1%	11.9	0.0	B
	Subtotal	2,210	2,044	92.5%	88.1	0.0	F
WB	Left Turn						
	Through						
	Right Turn						
	Subtotal						
Total		6,338	5,820	91.8%	45.8	0.0	D

SimTraffic Post-Processor **Easton Research Park**
Results3 from 1 Run **Cumulative + Project w/ Mitigation**
Volume and Delay by Movement **PM Peak Hour**

Intersection 3 **Jughandle/Folsom Blvd** **Signal**

Direction	Movement	Demand Volume (vph)	Served Volume (vph) Average	Served Volume (vph) Percent	Total Delay (sec/veh) Average	Total Delay (sec/veh) Std. Dev.	LOS
NB	Left Turn	90	100	111.1%	79.5	0.0	E
	Through	927	908	98.0%	62.5	0.0	E
	Right Turn	20	8	40.0%	29.0	0.0	C
	Subtotal	1,037	1,016	98.0%	63.9	0.0	E
SB	Left Turn	330	368	111.5%	53.4	0.0	D
	Through	432	432	100.0%	31.7	0.0	C
	Right Turn	277	192	69.3%	7.0	0.0	A
	Subtotal	1,039	992	95.5%	35.0	0.0	C
EB	Left Turn	681	656	96.3%	95.6	0.0	F
	Through	110	116	105.5%	20.1	0.0	C
	Right Turn	80	56	70.0%	2.8	0.0	A
	Subtotal	871	828	95.1%	78.7	0.0	E
WB	Left Turn	20	8	40.0%	49.2	0.0	D
	Through	130	152	116.9%	57.9	0.0	E
	Right Turn	421	388	92.2%	108.6	0.0	F
	Subtotal	571	548	96.0%	93.7	0.0	F
Total		3,518	3,384	96.2%	63.9	0.0	E

Intersection 4 **Hazel Ave/Folsom Blvd** **Signal**

Direction	Movement	Demand Volume (vph)	Served Volume (vph) Average	Served Volume (vph) Percent	Total Delay (sec/veh) Average	Total Delay (sec/veh) Std. Dev.	LOS
NB	Left Turn	170	180	105.9%	25.3	0.0	C
	Through						
	Right Turn	327	256	78.3%	17.9	0.0	B
	Subtotal	497	436	87.7%	21.0	0.0	C
SB	Left Turn						
	Through						
	Right Turn						
	Subtotal						
EB	Left Turn						
	Through	752	728	96.8%	30.0	0.0	C
	Right Turn	470	480	102.1%	11.8	0.0	B
	Subtotal	1,222	1,208	98.9%	22.8	0.0	C
WB	Left Turn	401	372	92.8%	97.3	0.0	F
	Through	565	680	120.4%	10.2	0.0	B
	Right Turn						
	Subtotal	966	1,052	108.9%	41.0	0.0	D
Total		2,685	2,696	100.4%	29.6	0.0	C

CITY OF RANCHO CORDOVA

CITY COUNCIL RESOLUTION NO. XX-2021

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA, STATE OF CALIFORNIA, ADOPTING A MITIGATED NEGATIVE DECLARATION AND APPROVING A TENTATIVE SUBDIVISION MAP FOR THE EASTON RESEARCH PARK WEST PROJECT NO. DD10003

WHEREAS, Easton Development Co., LLC, (hereinafter referred to as Applicant) filed an application with the City of Rancho Cordova for a Tentative Subdivision Map; and

WHEREAS, the City Council is the appropriate authority to hear and take action on this project; and

WHEREAS, the project site is located at the southwest corner of Nimbus Road and Folsom Boulevard and includes a subdivision of land into ten parcels for future development of an industrial warehouse campus and one landscape/right-of-way lot; and

WHEREAS, an Initial Study/Mitigated Negative Declaration was prepared and circulated for the project in accordance with the California Environmental Quality Act (CEQA)(Public Resource Code Section 2100 et. seq.) and the State CEQA Guidelines (California Code of Regulations Section 15000 et. Seq.); 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, THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA HEREBY RESOLVES AS FOLLOWS:

1. The CEQA exemption found in California Code of Regulation Title 14, sections 15183 (Consistent with the Community Plan, General Plan or Zoning) is an adequate exemptions according to the Guidelines of the California Environmental Quality Act.

   A. **Finding**: The project has been analyzed in accordance with the California Environmental Quality Act (CEQA)(Public Resource Code Section 2100 et. seq.) and the State CEQA Guidelines (California Code of Regulations Section 15000 et. Seq.).

   Evidence: In accordance with the California Environmental Quality Act (CEQA)(Public Resource Code Section 2100 et. seq.) and the State CEQA Guidelines (California Code of Regulations Section 15000 et. Seq.), a Draft Initial Study/Mitigated negative Declaration (IS/MND) was prepared and circulated for the required 30-day review period, which ended on October 28, 2021. Areas identified in the Draft IS/MND that required mitigation measures to avoid significant effects on the environment include Biological Resources, Cultural Resources, Geology and Soils, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Noise, Tribal Cultural Resources and Utilities and Service Systems.

   During the public review period, seven comment letters and/or emails on the Draft IS/MND were received from outside agencies and interested parties. As a result of comments received on the Draft IS/MND, minor revisions were required to the Draft

IS/MND, however there were no substantial revisions that would require recirculation of the document. The revisions proposed in the Final MND do not meet the criteria for recirculation provided in Section 15073.5(c) of the CEQA Guidelines, nor were project revisions required based upon the comments received.

2. 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 and should be approved subject to the Project Plans (Exhibit A), Conditions of Approval (Exhibit B) and Mitigation Monitoring Reporting Plan (Exhibit C):

   A. **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 ASPA land use designation specified for this parcel. The property is designated as Aerojet Industrial Zone in the ASPA. Uses consistent with this zone are those typically found in the MP (Industrial Office Park) and M-2 (Heavy Industrial) zones. At this time, the requested action is to merely subdivide the property for future use as an industrial campus. The proposed project upholds the intended purpose of the Aerojet Industrial zone.

   B. **Finding:** That the design or improvement of the proposed subdivision is not consistent with applicable general and specific plans.

      Evidence: The proposed Tentative Subdivision Map is consistent with the existing development standards of the ASPA. The anticipated future improvements to the overall project site would be consistent with the development standards outlined in the ASPA. The project has also been adequately conditioned to adhere to improvement standards associated with roadway improvements, drainage, access, etc.

   C. **Finding:** That the site is not physically suitable for the type of development.

      Evidence: The site is physically suitable to subdivide. The existing 178.5+/- acre parcel will be split into a total of 10 developable lots and one right of way/landscape lot. Each new parcel will be supported by the necessary infrastructure to accommodate development such as dry and wet utilities and vehicular access. While there is not a minimum lot size requirement, the lots range in size to accommodate a variety of development. The map has also been conditioned to have reciprocal parking and access agreements between parcels to maintain the seamless circulation and adequate parking.

   D. **Finding:** That the site is not physically suitable for the proposed density of development.

      Evidence: The site is physically suitable for future development of an industrial campus. The property is located in an area that has been planned for industrial development in the ASPA. While this request does not include the physical construction of buildings, there is an intent to construct this type of development. All the necessary roadways and infrastructure will be available to support the proposed density for the project site.

E. **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 design of the Tentative Subdivision Map is not likely to cause any environmental damage. An Initial Study-Mitigated Negative Declaration was prepared and circulated pursuant to the CEQA guidelines. Appropriate project level mitigation measures have been placed on the project where deemed necessary to reduce environmental impacts and damage to resources and persons within the area.

F. **Finding:** That the design of the subdivision or the type of improvements is likely to cause serious public health problems.

Evidence: The subdivision of two parcels into a total of 10 would not cause any serious public health problems. The division of the land and future improvements to the site will not introduce uses or other aspects into the area that would cause serious public health problems. The subdivision would allow for the sale, lease, or finance of the future development of each lot and would not result in any future public health issues.

G. **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 subdivision and a condition has been placed on the project to ensure the access and shared parking remains in place for all future uses.

PASSED AND ADOPTED by the City Council of the City of Rancho Cordova on the 15th day of November 2021 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

_____
Garrett Gatewood, Mayor

ATTEST:

_____
Stacy Leitner, CMC
City Clerk

BENCHMARK
FOLSOM BOULEVARD

IDENTIFICATION NO.: "CO. B.M. 1B-27" ELEVATION: 154.4 (NGVD 29)

7/8" metal disc stamped "Co. B.M. 1B-27 " located near chiseled cross in top of northeast corner of concrete base of flood light standard 8 paces northwest of center of SPRR tracks 16 paces southeast of center of Folsom Blvd. approximately 0.70 mile southwest of U.S. route 50 & approx. 0.60 mile northeast of Nimbus Rd. (southeast corner of Folsom Blvd. road at Gate 4) See L.L. F-20. Levels run from U.S.G.S. Datum B 155 1908. (April 9 1962)155.25 See B88 BM39 2/27/95. ADJUSTED FEB. 1999 (APRIL 9 1962)

ABBREVIATION KEY

E.V.A.	Emergency Vehicle Access
GR.	Gross (acres)
I.O.D.	Irrevocable Offer of Dedication
MSE	Mechanically Stabilized Earth retaining wall
n.t.s.	Not to scale
P/L	Property line
P.R.E.	Private Road Easement
P.U.E.	Public Utility Easement
R/W	Right-of-Way

TENTATIVE MAP NOTES

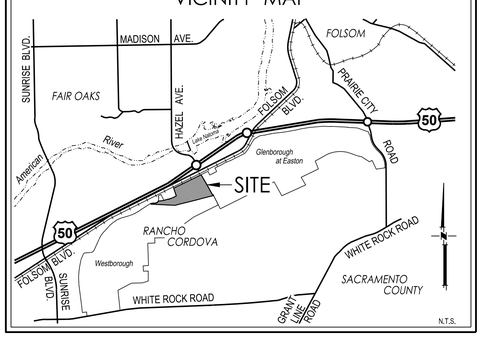
PROPERTY DESCRIPTION: Portions of Resultant Parcel 2 per 20031015 O.R. 3138 and of New Resultant Parcel 9, 207 P.M. 13.

1. Lot dimensions and acreages are approximate and subject to change.
2. Lot lines and lot areas may be adjusted at the time of the Final Map(s) provided no additional lots are created, subject to the approval of the City of Rancho Cordova. Flexibility in lot configuration as shown hereon is allowed provided the new configuration is in substantial compliance with the approved Specific Plan, subject to the approval of the City of Rancho Cordova.
3. The Final Mapping and subsequent development of lots may be phased.
4. Lot numbering is for identification purposes only and does not indicate order of development.
5. Pursuant to California Government Code Section 66499.20.2, the land shown hereon may be merged and resubdivided without reversion to acreage and may constitute abandonment of portions of the existing public streets, subject to the approval of the City of Rancho Cordova, including the following:
   a. 10' PG&E easement for underground gas conveyance per 880411 O.R. 725 (portion to be abandoned and relocated).
   b. 50' PG&E easement for electrical facilities per 3218 O.R. 0599 (portion to be abandoned and relocated).
6. Additional easements to accommodate new public utility improvements, access required for lot development, or other similar mapping requirements needed to accomplish the final design may be added prior to each Final Map based on this Tentative Parcel Map.
7. Medians and striping shown within the Hazel Avenue, Jughandle Road and Logistics Center Circle ROW's are conceptual and subject to traffic analysis and study.
8. This Application is for a Development Permit.

TENTATIVE MAP INFORMATION

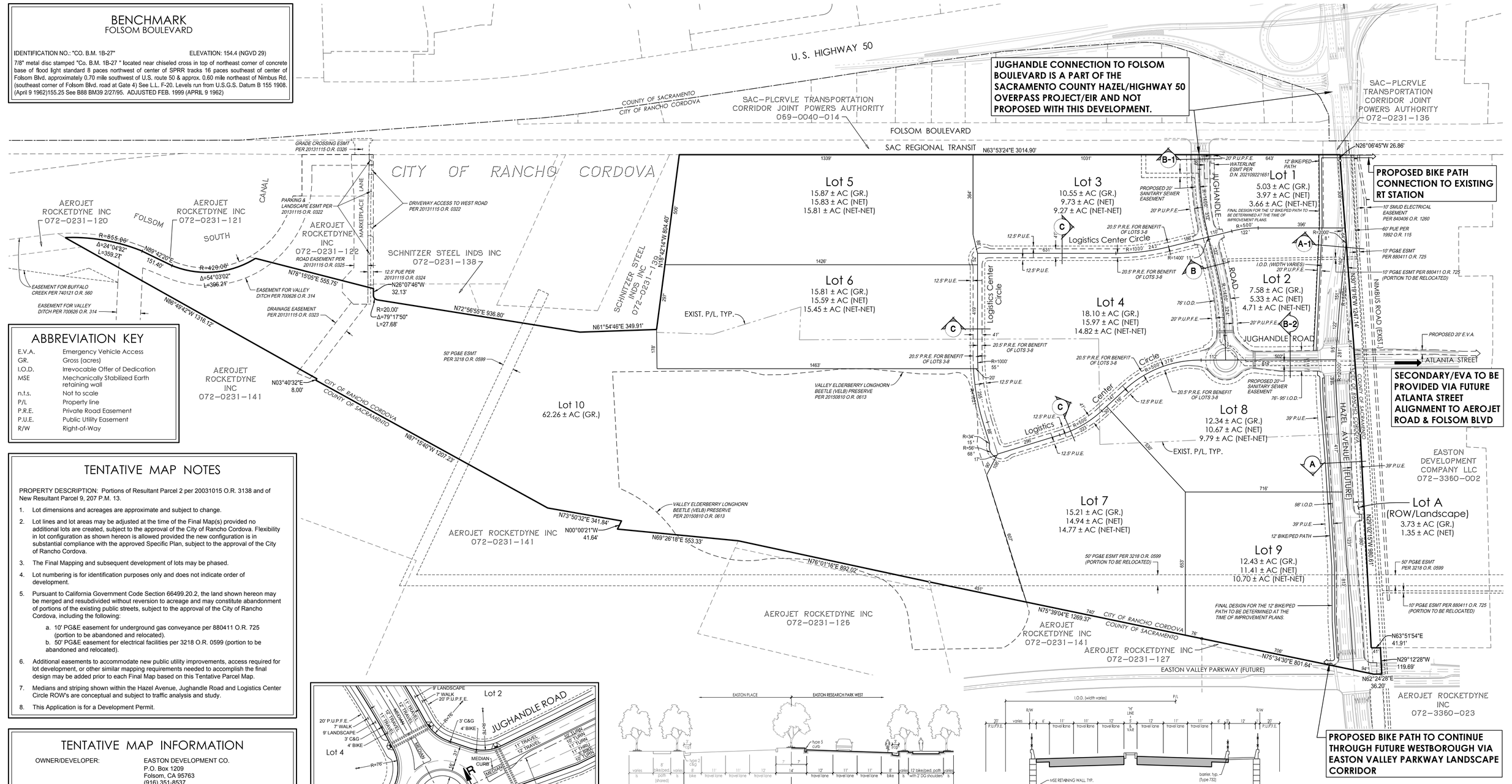
OWNER/DEVELOPER:	EASTON DEVELOPMENT CO. P.O. Box 1209 Folsom, CA 95763 (916) 351-8537
ENGINEER:	MacKAY & SOMPS CIVIL ENGINEERS, INC. 1025 Creekside Ridge Drive, Suite 150 Roseville, CA 95678-3575 (916) 773-1189
ASSESSORS PARCEL NO:	072-0231-102 & 072-0231-125
SITE ACREAGE:	178.91 ± Ac Gross
EXISTING LAND USE ZONE:	A part of the Aerojet SPA
NUMBER OF LOTS:	11 lots (10 numbered lots & 1 lettered lot)
SERVICE PROVIDERS	
SCHOOL DISTRICTS:	Folsom Cordova Unified School District
RECREATION & PARK:	Cordova Recreation & Park District
POLICE PROTECTION:	Sacramento County Sheriff's Department
FIRE PROTECTION:	Sacramento Metro Fire Department
SANITARY SEWER:	Sacramento Area Sewer District
DOMESTIC WATER:	City of Folsom
STORM DRAIN:	County of Sacramento
ELECTRICITY:	S.M.U.D.
TELEPHONE:	AT&T
GAS:	P.G.&E.
CABLE:	COMCAST

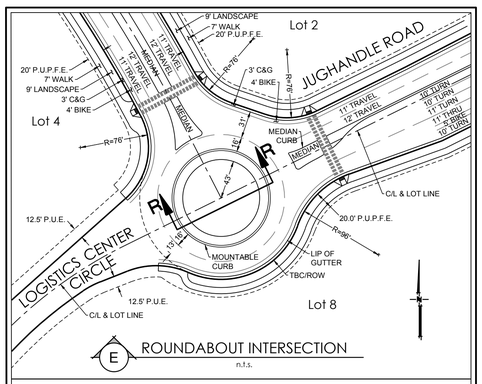
VICINITY MAP

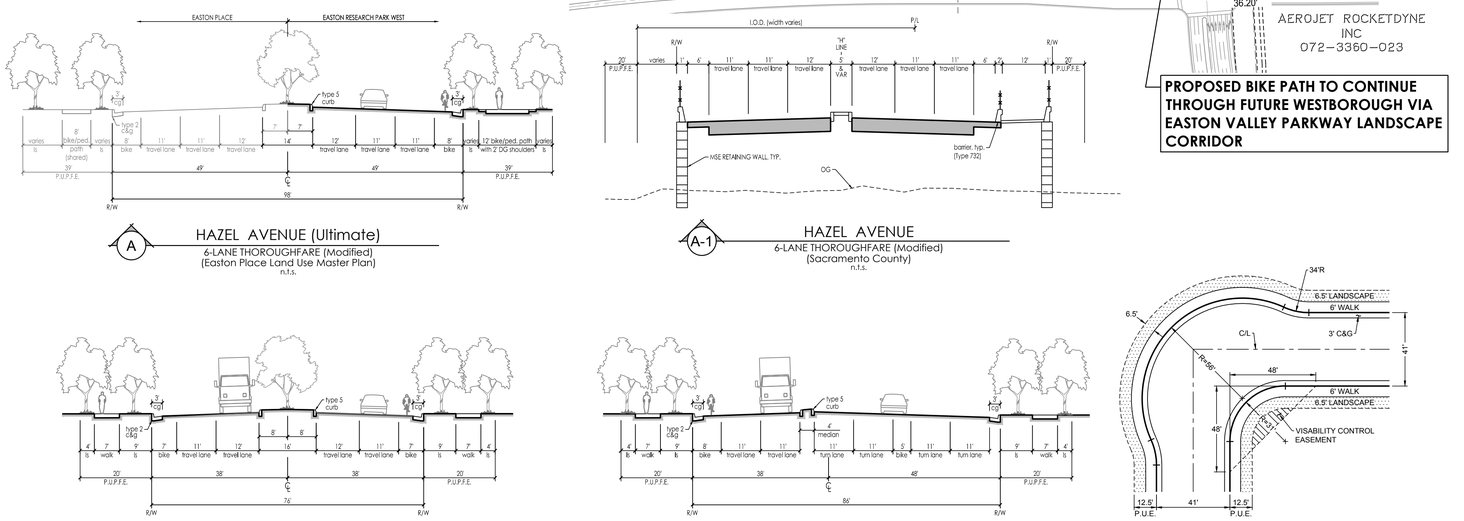


LARGE LOT SUMMARY

PARCEL NUMBER	SPECIFIC PLAN/ZONING DESIGNATION LAND USE	GROSS ACRES	NET ACRES
1	AEROJET SPA	5.03	3.97
2	AEROJET SPA	7.58	5.33
3	AEROJET SPA	10.55	9.73
4	AEROJET SPA	18.10	15.97
5	AEROJET SPA	15.87	15.83
6	AEROJET SPA	15.81	15.59
7	AEROJET SPA	15.21	14.94
8	AEROJET SPA	12.34	10.67
9	AEROJET SPA	12.43	11.41
10	AEROJET SPA	62.26	62.26
A	AEROJET SPA	3.73	1.35
HAZEL AVE IOD	AEROJET SPA	-	6.14
JUGHANDLE IOD	AEROJET SPA	-	2.82
STREET "A" IOD	AEROJET SPA	-	2.90
TOTAL		**178.91**	**178.91**







LARGE LOT TENTATIVE SUBDIVISION MAP

EASTON RESEARCH PARK WEST

Rancho Cordova, CA

MacKAY & SOMPS ENGINEERS PLANNERS SURVEYORS

November 2, 2021

Sheet 1 of 1

27781.000 LLTM

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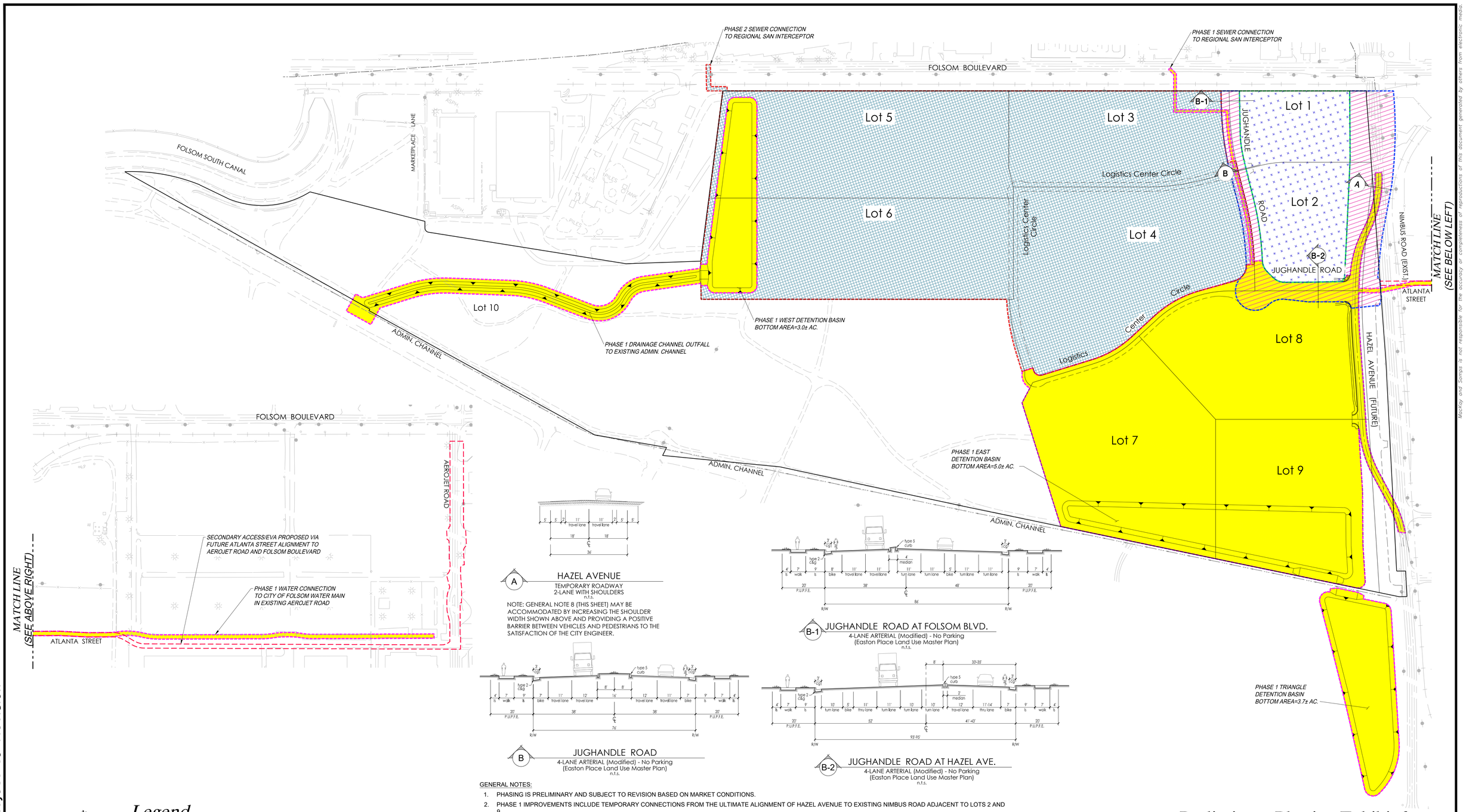
PRELIMINARY - Subject to Revision



A

HAZEL AVENUE

TEMPORARY ROADWAY
2-LANE WITH SHOULDERS
n.t.s.

NOTE: GENERAL NOTE 8 (THIS SHEET) MAY BE ACCOMMODATED BY INCREASING THE SHOULDER WIDTH SHOWN ABOVE AND PROVIDING A POSITIVE BARRIER BETWEEN VEHICLES AND PEDESTRIANS TO THE SATISFACTION OF THE CITY ENGINEER.

B-1

JUGHANDLE ROAD AT FOLSOM BLVD.

4-LANE ARTERIAL (Modified) - No Parking
(Easton Place Land Use Master Plan)
n.t.s.

B

JUGHANDLE ROAD

4-LANE ARTERIAL (Modified) - No Parking
(Easton Place Land Use Master Plan)
n.t.s.

B-2

JUGHANDLE ROAD AT HAZEL AVE.

4-LANE ARTERIAL (Modified) - No Parking
(Easton Place Land Use Master Plan)
n.t.s.

GENERAL NOTES:

1. PHASING IS PRELIMINARY AND SUBJECT TO REVISION BASED ON MARKET CONDITIONS.
2. PHASE 1 IMPROVEMENTS INCLUDE TEMPORARY CONNECTIONS FROM THE ULTIMATE ALIGNMENT OF HAZEL AVENUE TO EXISTING NIMBUS ROAD ADJACENT TO LOTS 2 AND 9.
3. PHASE 1 IMPROVEMENTS INCLUDE WATER MAIN EXTENSION IN ATLANTA STREET TO AEROJET ROAD, SEWER MAIN CONNECTION TO EXISTING REGIONAL SAN INTERCEPTOR IN FOLSOM BOULEVARD AND AND STORM DRAIN OUTFALL TO EXISTING AEROJET ADMINISTRATION DITCH THROUGH LOT 10.
4. ALL PHASE 1 IMPROVEMENT MUST BE ACCEPTED AS SUBSTANTIALLY COMPLETE BY THE CITY PRIOR TO BEGINNING PHASE 2 IMPROVEMENTS.
5. PHASE 2 IMPROVEMENTS INCLUDE SEWER MAIN CONNECTION TO EXISTING REGIONAL SAN INTERCEPTOR IN FOLSOM BOULEVARD.
6. JUGHANDLE CONNECTION TO FOLSOM BOULEVARD IS A PART OF THE SACRAMENTO COUNTY HAZEL/HIGHWAY 50 OVERPASS PROJECT/EIR AND NOT PROPOSED WITH THIS DEVELOPMENT.
7. DETENTION BASINS ARE SHOWN FOR PHASING PURPOSES ONLY; NUMBER OF BASINS AND LOCATION ONSITE SUBJECT TO CHANGE WITH IMPROVEMENT PLAN DESIGN AND STORM DRAIN STUDY.
8. DEVELOPER SHALL PROVIDE CONTINUOUS PEDESTRIAN CONNECTION BETWEEN THE JUGHANDLE ROAD/HAZEL AVENUE INTERSECTION AND THE FOLSOM BOULEVARD/HAZEL AVENUE INTERSECTION ALONG THE HAZEL AVENUE ALIGNMENT, OR OTHER ALIGNMENT ACCEPTABLE TO THE CITY. CITY AND DEVELOPER WILL WORK IN GOOD FAITH TO PREPARE A DESIGN THAT DOES NOT REQUIRE POLE RELOCATIONS OR MAJOR MODIFICATIONS TO RELOCATE MAJOR INFRASTRUCTURE. DEVELOPER SHALL WORK IN GOOD FAITH TO OBTAIN PERMITTING FOR RAILROAD CROSSING, IF NECESSARY. IF IN WORKING IN GOOD FAITH THE DEVELOPER IS UNABLE TO OBTAIN NECESSARY PERMITTING FROM RAILROAD AGENCIES, CERTIFICATE OF OCCUPANCY SHALL NOT BE UNDULY WITHHELD.

Legend

- PHASE 1 IMPROVEMENTS
- PHASE 2 IMPROVEMENTS
- PHASE 3 IMPROVEMENTS
- COUNTY PROJECT (TIMING TO BE DETERMINED)
- PROJECT MAP BOUNDARY

N

0 100 200 400
SCALE: 1"=200'

Preliminary Phasing Exhibit for Easton Research Park West

Easton

City of Rancho Cordova, California
Scale 1"=200'
November, 2021
Job No. 27781

MACKAY & SOMPS
ENGINEERS PLANNERS SURVEYORS
1025 Creekside Ridge Drive, Suite 150, Roseville, CA 95678 (916) 773-1189

MacKay and Somps is not responsible for the accuracy or completeness of reproductions of this document generated by others from electronic media.

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	Conditions of Approval	Timing/ Implementation	Enforcement/ Monitoring	Verification (date and Signature)
On-Going				
1.	The approved entitlement is for a Tentative Subdivision Map (TSM), for Easton Research Park West as described in the City Council staff report dated November 15, 2021, and project plans (Exhibit A) with the conditions herein, for project number DD10003.	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.	On-Going	Planning	
3.	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@cityofranchocordova.org for the status of your account with the City.	On-Going	Finance	
4.	The Owner and/or Applicant/Developer shall adhere to the Mitigation Monitring and Reporting Plan, (Exhibit C).	On-Going	Planning	
5.	The Owner and/or Applicant/Developer shall comply with all applicable Serojet Special Planning Area requirements and conditions.	On-Going	Planning	
6.	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.	On-Going	Public Works	
7.	Access off of and onto Jughandle Rd shall be limited to only right-in and right-out, with an active traffic signal at the intersection of Folsom Bvld & Hazel Ave, until such time Hazel Ave overpass is completed and a new traffic signal is	On-Going	Public Works	

	Conditions of Approval	Timing/ Implementation	Enforcement/ Monitoring	Verification (date and Signature)
	operational at Folsom Blvd & Jughandle Rd. County is expected to perform construction with the future interchange.			
8.	Other than the required drainage across Lot 10 for this map, any future development of Lot 10 may not proceed until such time that the technical studies for drainage are submitted to, and approved by the City.	On-Going	Public Works	
9.	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 with said easement that unreasonably interferes with those needs.	On-Going	SMUD	
10.	SMUD has existing overhead 69/12kV facilities on property, along the south side of Folsom Boulevard, and along the east side of Nimbus Road that will need to remain. The Applicant shall be responsible for maintaining all CalOSHA and State of California Public Utilities Commission General Order No. 95 safety clearances during construction and upon building completion. If the required clearances cannot be maintained, the Applicant shall be responsible for the cost of relocation.	On-Going	SMUD	
Prior to Recordation of the Final Map or Small Lot Map				
11.	**Drainage Easement:** Where drainage improvements extend onto an adjacent property, a drainage easement shall be required. The easement shall be negotiated between the private property owners to the satisfaction of the Public Works Director. Prior to sale of property to another party, the easement shall be recorded.	Note needs to be added to the final map prior to recordation of any final map. Record easement prior to sale.	Public Works	
12.	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 reconveyance of said parcels."	Prior to recordation of any final map.	Public Works	
13.	Dedicate public utility easements, for the installation and	Prior to	Public Works	

	Conditions of Approval	Timing/ Implementation	Enforcement/ Monitoring	Verification (date and Signature)
	maintenance of water, gas, sewer, drainage facilities, traffic control devices and dry utilities as shown on the tentative map.	recordation of any final map		
14.	Improve and dedicate to the City all the right-of-ways as shown on the tentative map, or provide as an irrevocable offer of dedication (I.O.D.) and bond for future public street improvements, consistent with the City adopted cross sections to the satisfaction of the City Engineer.	Prior to recordation of any final map	Public Works	
15.	Enter into a Subdivision Improvement Agreement and provide a performance bond and labor and material bond.	Prior to the recordation of any final map.	Public Works	
16.	Provide Fire Access Agreement between all parcels connected to and served by fire access. Fire Access Agreement shall be recorded with the Public Recorders Office having jurisdiction.	Prior to the recordation of any final map.	Sac Metro Fire District	
17.	Provide Fire Access Roadway Maintenance Agreement (RMA) between all parcels connected to and served by the fire access roadway. The Fire Access Roadway Maintenance Agreement shall be recorded with the Public Recorders Office having jurisdiction. The roadway maintenance agreement shall include the following: a) Provisions for the necessary repair and maintenance of the roadway surface b) Removal of vegetation overgrowing the roadway and infringing on the roadway clear vertical height of thirteen feet six inches (13’ 6”) or width of twenty feet (20’) c) Provisions for the maintenance, repair, and/or replacement of NO PARKING-FIRE LANE signage or striping d) Provisions for the necessary repair and maintenance of vehicle and pedestrian access gates and opening systems	Prior to the recordation of any final map.	Sac Metro Fire District	
18.	Any necessary future SMUD facilities located on the Applicant’s property shall require a dedicated SMUD easement. This will be determined prior to SMUD performing work on the Applicant’s property.	Prior to the recordation of any final map.	SMUD	

	Conditions of Approval	Timing/ Implementation	Enforcement/ Monitoring	Verification (date and Signature)
19.	In the event the City requires an Irrevocable Offer of Dedication (IOD) for future roadway improvements, the Applicant shall dedicate a 12.5-foot public utility easement (PUE) for overhead and/or underground facilities and appurtenances adjacent to all public street rights-of-way.	Prior to the recordation of any final map.	SMUD	
20.	The Applicant shall dedicate any private drive, ingress and egress easement, (and 10-feet adjacent thereto) as a public utility easement for (overhead and) underground facilities and appurtenances. All access roads shall meet minimum SMUD requirements for access roads.	Prior to the recordation of any final map.	SMUD	
21.	The Applicant shall dedicate a (20 or 25)-foot easement for future 69kV routes that will be required to connect the new substation into SMUD's Distribution System. Associated future overhead 69kV will be installed along the southside of Folsom Blvd from Nimbus Road and continue west past Marketplace Lane. Additionally, proposed 69kV project will be proposed south of Folsom Blvd along Nimbus Road/Hazel Avenue (Future) for reconfiguration and possibly relocation of Prairie City-Aerojet substation. 69kV circuits may also be eliminated/reconfigured along Nimbus Road/Hazel Avenue (Future) and Florida Road. If a 12.5-foot Public Utility Easement (PUE) is also required along these streets, the 12.5-foot PUE will be located directly adjacent to the street right-of way, with the 20-foot 69 kV easement directly adjacent to the PUE.	Prior to the recordation of any final map.	SMUD	
Prior to Approval of Improvement Plans				
22.	Number, size, and location of driveways are subject to approval by the Public Works Department.	Prior to approval of improvement plans	Public Works	
23.	Applicant shall photo-document the condition of adjacent streets, sidewalks and infrastructure to the satisfaction of the Public Works Department.	Prior to approval of improvement plans	Public Works	
24.	In cases where the roadway cross-sections are phased, extend all utilities beyond edge of pavement for future	Prior to Improvement		

	Conditions of Approval	Timing/ Implementation	Enforcement/ Monitoring	Verification (date and Signature)
	roadway extensions.	Plan Approval		
25.	A final landscape plan shall be submitted in conjunction with improvement plan and or building permit submittal and approved by the planning and public works departments prior to issuance of permits and/or any installation of landscape materials RCMC 23.716.020. The final landscape planting and irrigation plan shall be prepared by a registered licensed landscape architect and include the following items per RCMC 22.180.060: • Planting plan to scale that indicate slope • Irrigation Plan • Soils Test • Water Use Calculations • Irrigation Schedule • Permeability test for LID facilities' locations • Soil media specifications (LID features)	Prior to approval of improvement plans	Public Works	
26.	**Stormwater Quality- Post Construction** The improvement plans shall incorporate all applicable post construction stormwater quality measures; including source control, treatment control, low impact development, hydromodification management, and full capture trash control measures into the site improvement plans in conformance with the most recent version of the *Stormwater Quality Design Manual for the Sacramento Region*. The applicant shall prepare and submit a Post-Construction Stormwater Quality Control Plan that includes details and sizing calculations of all the proposed post construction stormwater quality measures. In addition, a maintenance covenant is required for **ALL** proposed post construction stormwater quality measures, as detailed in Appendix B of the *Stormwater Quality Design Manual for the Sacramento Region.* If the post construction measures are located on multiple parcels owned by separate owners, the parcel owners shall enter into a partnership agreement to maintain the proposed measures to the satisfaction of the Public	Prior to approval of improvement plans	Public Works	

	Conditions of Approval	Timing/ Implementation	Enforcement/ Monitoring	Verification (date and Signature)
	Works Director.			
27.	**Stormwater Quality– During Construction:** SWPPP – The applicant shall prepare a Storm Water Pollution and Prevention Plan (SWPPP) to be executed through all phases of grading and project construction. The SWPPP shall incorporate Best Management Practices (BMPs) to ensure that potential water quality impacts during construction phases are minimized. These measures shall be consistent with the City's Improvement Standards and Land Grading and Erosion Control Ordinance. During construction, the applicant shall implement actions and procedures established to reduce the pollutant loadings in storm drain systems. **General Construction Permit:** The project applicant shall file a Notice of Intent (NOI) to obtain coverage under the *National Pollutant Discharge Elimination System (NPDES) General Permit for Storm Water Discharges Associated with Construction and Land Disturbance Activities* (Construction General Permit). Permits are issued by the State Water Resources Control Board. Applicants shall comply with the terms of the General Construction Permit, the City of Rancho Cordova Municipal Code, and the City's NPDES Permit Requirements.	Prior to approval of improvement plans	Public Works	
28.	If the project area includes any critical habitat or wildlife species, the applicant shall obtain applicable California Department of Fish and Wildlife, U.S. Army Corps of Engineers, and other required state and federal permits. The conditions of such permits must be reviewed and considered acceptable by the City. The City will not accept any conservation or other conditional easements on the drainage courses to be conveyed to the City.	Prior to approval of improvement plans	Public Works	

	Conditions of Approval	Timing/ Implementation	Enforcement/ Monitoring	Verification (date and Signature)
29.	The applicant must determine if they are required to obtain the State "NPDES General Permit for Stormwater Discharges Associated with Industrial Activity". Applicant shall submit the determination to the City for approval. The submittal must include the applicable Standard Industrial Classification (SIC) code(s), which describe the business activities that will be occurring at the facility.	For Industrial Site, Prior to approval of improvement plans	Public Works	
30.	**Drainage System Design:** The applicant shall submit and obtain City approval of plans and specifications for the construction of public improvements and all grading. The drainage system shall be designed in accordance with the approved Drainage Study to accommodate runoff from the ultimate development and shall meet the City of Rancho Cordova's Improvement Standards, construction standards, and Floodplain Management Ordinances in effect at the time of improvement plans approval.	Prior to approval of improvement plans	Public Works	
31.	All development within the City must comply with the regulations of the Federal Emergency Management Agency (FEMA) and the City of Rancho Cordova Floodplain Management Ordinance. All new structures shall be protected from the 100-year (1 percent) flood event. Certified pad elevations (certified by a registered Civil Engineer or licensed Land Surveyor) shall be set at least one and two tenths foot (1.2') above all sources of 100-year flooding (see Section 9-1 of improvement standards). The overland release path must be shown on the plans and the hydraulic computation must be provided to estimate the flow depths along the overland release paths. The calculations must be in conformance with Section 9-15 Improvement Standards.	Prior to approval of improvement plans	Public Works	
32.	Traffic control devices shall be designed where needed to the satisfaction of the City Engineer. Traffic control locations will be determined at time of improvement plan submittal.	Prior to Improvement Plans	Public Works	
33.	All landscape strips, medians, etc. that contain trees shall be designed to include continuous root barriers. Trees proposed in planters shall be adequately sized and	Prior to approval of improvement plans	Public Works	

	Conditions of Approval	Timing/ Implementation	Enforcement/ Monitoring	Verification (date and Signature)
	approved by the City.			
34.	Trees to be replaced or mitigated with subsequent parcel maps shall be performed per Rancho Cordova Municipal Code 19.12.120. Tree replacement is one inch per one inch ratio. In-lieu payment is $165 per inch. Replacement or mitigation measures shall be identified according to the arborist report.	Prior to approval of improvement plans	Public Works	
35.	All stormwater basins shall be designed with a natural appearance including meandering non-linear side slopes, and include amenities such as and landscaping in accordance with the City's Open Space Guidelines. The basin side slopes shall be 3:1 max.	Prior to approval of improvement plans	Public Works	
36.	**Fees:** Pay the drainage impact fees to the satisfaction of the City of Rancho Cordova's Public Works Department.	Prior to approval of improvement plans	Public Works	
37.	The SWPPP for the site shall include a contingency plan for the implementation of a process to remove fine clay sedements prior to discharge to the City of Rancho Cordova's storm drian system and/or Waters of the State (e.g., creeks, rivers) to the satisfaction of the City of Rancho Cordova. A polymer treatment system or comparable process shall be incorporated in the erosion and sediment control plan as part of the improvement plans submittal. This system shall be implemented by qualified professionals with training and provement experience in this field.	Prior to approval of improvement plans	Public Works	
38.	Provide a permanent concrete stamp, or other permanently applied messge to the satisfaction of the City not including paint, which reads "No Dumping-Flows to Creek" or other approved message at each storm drain inlet.	Prior to approval of improvement plans	Public Works	
39.	The improvement plan shall provide post & cable fencing around basins where required by the City of Rancho Cordova.	Prior to approval of improvement plans	Public Works	
40.	All storm drain facilities within private lots shall be privately maintained and shall be clearly labeled as "private" in the improvement plans.	Prior to approval of improvement plans	Public Works	

	Conditions of Approval	Timing/ Implementation	Enforcement/ Monitoring	Verification (date and Signature)
41.	Show the design for a fire access roadway of not less than 20-feet of unobstructed width, 13-feet, 6-inches of vertical clearance, and turning radii of 25 feet inside and 50 feet outside dimension on the improvement plans. The access roadway shall extend to within 150 feet of all portions of the exterior walls of the first story of any proposed building. The use of turf-block or grass-crete or similar alternate road surfaces is not approved for installation in fire apparatus access roadways.	Prior to approval of improvement plans	Sac Metro Fire District	
42.	Show the design for a minimum of 2 remote fire access roadways. Remote fire access roadways shall be spaced a distance apart that is no less than ½ the diagonal measurement of the overall project site.	Prior to approval of improvement plans	Sac Metro Fire District	
43.	Show the design for aerial apparatus access. Aerial apparatus access shall conform to Sacramento Metro Fire Districts, Fire Prevention Standard #3.	Prior to approval of improvement plans	Sac Metro Fire District	
44.	Show the design for an approved fire apparatus turnaround. The fire apparatus turnaround shall conform to Sacramento Metro Fire Districts, Fire Prevention Standard #3. The fire access turn-around shall be located within 50 feet of the end of the access roadway.	Prior to approval of improvement plans	Sac Metro Fire District	
45.	Show on the plan how Fire Lanes will be marked. Fire Lane identification shall be provided along the required fire access roadway. Fire Lane identification shall be in accordance with the Sacramento Metro Fire Districts Fire Prevention Standard #3 and the California Vehicle Code. Vehicle parking is prohibited on any street less than 28 feet in width. Vehicle parking is permitted on both sides of streets 36 feet or more in width. Roadway widths shall be measured between the gutter-line or edge of pavement on opposite sides of the road. Identification of fire apparatus access roadways may be required on private roads.	Prior to approval of improvement plans	Sac Metro Fire District	
46.	Provide a note on the plan that reads, “Fire apparatus access roads shall be designed and maintained to support	Prior to approval of improvement	Sac Metro Fire District	

	Conditions of Approval	Timing/ Implementation	Enforcement/ Monitoring	Verification (date and Signature)
	the imposed live load of 80,000 pounds, with a maximum axle load of 31,000 pounds, and meet Public Works Standards for roadways. A report, prepared by a registered geotechnical engineer, verifying the ability of the road to bear the required minimum weight, shall be submitted with any plan indicating construction of roadway. Verification of constructed roadway shall be provided by a registered geotechnical engineer prior to final of the project."	plans		
47.	Show the location of the required fire hydrants for this project on the improvement plans. Approved fire hydrants capable of providing the required fire flow for the protection of any and all structures shall be located along the fire apparatus access roadway. The required fire hydrants shall be installed and operational prior to any construction or on-site storage of combustible materials. The minimum required fire flow for the protection of commercial developments is 1,500 gallons per minute (gpm) at a pressure of 20 pounds per square inch (psi) for a two-hour duration.	Prior to approval of improvement plans	Sac Metro Fire District	
48.	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.).	Prior to approval of improvement plans	SMUD	
49.	The Applicant shall provide separate SMUD service points to each parcel to the satisfaction of SMUD.	Prior to approval of improvement plans	SMUD	
50.	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.	Prior to approval of improvement plans	SMUD	
51.	The Applicant shall dedicate and provide all-weather vehicular access for service vehicles that are up to 26,000 pounds. At a minimum: (a) the drivable surface shall be 20-feet wide; and (b) all SMUD underground equipment and appurtenances shall be within 15-feet from the drivable	Prior to approval of improvement plans	SMUD	

	Conditions of Approval	Timing/ Implementation	Enforcement/ Monitoring	Verification (date and Signature)
	surface.			
52.	Applicant will include phasing of development and order of planned construction upon submitting a new service application to SMUD for the initial subdivision phase(s) and/or road improvement backbone project(s).	Prior to approval of improvement plans	SMUD	
53.	Development should be phased to start adjacent to existing electrical infrastructure to minimize temporary overhead and/or underground electrical facilities.	Prior to approval of improvement plans	SMUD	
54.	Development phases submitted for new service should include all lots fronting streets.	Prior to approval of improvement plans	SMUD	
Prior to Issuance of Building Permit				
55.	Applicant shall submit improvement plans to the satisfaction of the Public Works Department. Improvement plans shall include, but shall not be limited to all streets, water, sewer, storm drain, lighting, grading, signage and striping, and other associated facilities for all onsite civil improvements, streets and other public areas depicted on the tentative map or tentative map phase. • Prior to acceptance of the improvements, record drawings of 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 shall be submitted and approved by the Public works Department.	Prior to issuance of the first building permit.	Public Works	
56.	Property Owner/Applicant shall participate in or provide a funding mechanism for maintenance services for the project's stormwater drainage and flood protection system for proposed new construction and existing paved building. This may be accomplished through annexation to the City's Stormwater Utility Fee District, SWUII or other financial mechanism as may be proposed and provided by the Property Owner for the same purpose of providing a funding	The annexation shall occur prior March 1, 2022, after approval of the final map or prior to issuance of the first building permit,	Public Works	

	Conditions of Approval	Timing/ Implementation	Enforcement/ Monitoring	Verification (date and Signature)
	mechanism to fund the operation and maintenance of the Project's stormwater drainage and flood protection system. Costs associated with the annexation shall be borne by the Property Owner/Applicant through payment of the annexation costs in the amount of $7,000 per annexation. Contact Elizabeth Sparkman at (916) 851-8714 with regard to the process to satisfy this condition of approval.	whichever occurs first. The annual fee commences when a building permit is issued.		
57.	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 safety lighting, public frontage and median and landscape improvements, and trails. This may be accomplished through annexation to the City's Community Facilities District No. 2014-2 (Street, Lighting and Landscape Maintenance), or other financial mechanism as may be proposed and provided by the Property Owner for the same purpose of providing a financial mechanism to fund the operation and maintenance of the Project's public improvements. Costs associated with the annexation shall be borne by the Property Owner/Applicant through payment of the annexation costs of the CFD annexation in the amount of $5,000 per annexation. Contact Elizabeth Sparkman at (916) 851-8714 with regard to the process to satisfy this condition of approval.	The annexation shall occur prior March 1, 2022, after approval of the final map or prior to issuance of the first building permit, whichever occurs first. The annual fee commences when a building permit is issued.	Public Works	
58.	Property Owner/Applicant shall participate in the provision of funding to provide transit-related services. This may be accomplished by annexation to the City's Transit Related Services Special Tax Area by voting to approve a special tax for the parcels created for this subdivision approval, or other financial mechanism as may be proposed and provided by the Property Owner for the same purpose of providing a funding mechanism to fund transit-related services. The tax shall be the per parcel annual amount as specified in an	The annexation shall occur prior March 1, 2022, after approval of the final map or prior to issuance of the first building permit, whichever	Public Works	

	Conditions of Approval	Timing/ Implementation	Enforcement/ Monitoring	Verification (date and Signature)
	approving ordinance (with appropriate annual inflation adjustment) as established at the time of voting by the City Council. The election to provide for the tax shall be completed prior to the recording of the final map. Costs associated with the annexation and election of the annual tax shall be borne by the Property Owner/Applicant through payment of the annexation costs in the amount of $5,000 per annexation. In addition, the Property Owner shall hold a deed assessment in the form of Conditions, Covenants & Restrictions against the property or other form as shall be approved by the City, which assessment will take effect in the event described in this Condition Approval is reduced or repealed. Contact Elizabeth Sparkman at (916) 851-8714 with regard to the process to satisfy this condition of approval.	occurs first. The annual fee commences when a building permit is issued.		
59.	The applicant shall meet the following: Civil Site Plans and Architectural Plans shall be submitted and approved prior to Final Building Permit being issued. Fire Sprinkler and Fire Alarm plans shall be submitted prior to Final Building Permit being issued. Please note: The Sacramento Metro Fire District does not allow deferred submittals for Fire Sprinkler or Fire Alarm plans	Prior to issuance of final building permit	Sac Metro Fire District	
60.	Where a bridge or elevated surface is part of a fire apparatus access road, the bridge shall be constructed and maintained in accordance with AASHTO HB-17.	Prior to issuance of final building permit	Sac Metro Fire District	
61.	Structural setbacks less than 14-feet shall require the Applicant to conduct a pre-engineering meeting with all utilities to ensure property clearances are maintained.	Prior to Issuance of Building Permit	SMUD	
62.	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.	Prior to Issuance of Building Permit	SMUD	
63.	The Applicant shall comply with SMUD siting requirements (e.g., panel size/location, clearances from SMUD equipment,	Prior to Issuance of	SMUD	

	Conditions of Approval	Timing/ Implementation	Enforcement/ Monitoring	Verification (date and Signature)
	transformer location, service conductors). Information regarding SMUD siting requirements can be found at: https://www.smud.org/en/Business-Solutions-and-Rebates/Design-and-Construction-Services	Building Permit		
Prior to Final Inspection				
64.	During and upon completion of the installation of the landscaping for the project, the project landscape architect/designer shall certify that the installed landscape complies with the approved plans. Certification shall be accomplished by completion of site visits at key installation milestones. Key milestones at a minimum shall include: rough grade, soil amendment verification, plant material inspection (including approved trees within designed planters), irrigation coverage test underdrain installation (as applicable) and final installation. Certification shall include signed site observation reports, photographs and documentation verifying implementation of soil report recommendations. Failure to submit complete and accurate documentation to the Planning Department will delay final approval/occupancy of the project.	Prior to final building inspection of the first unit	Public Works	
65.	Upon completion of the installation of the landscaping, the designer shall certify that the landscape complies with all city water conserving landscape requirements. Certification shall be accomplished by completion of a certificate of compliance on a form approved by the director of the city public works department. Failure to submit a complete and accurate certificate of compliance will delay final approval of the project and/or discontinue water service per RCMC 22.180.090. Upon receipt of the certificate of compliance and site inspection from City staff, the landscaping performance bond will be released.	Prior to final building inspection	Public Works	

	Conditions of Approval	Timing/ Implementation	Enforcement/ Monitoring	Verification (date and Signature)
66.	All streets and improvements shown on the TM phasing plan, all streets necessary for access to the proposed parcels, associated improvements included in the approved improvement plans, and other infrastructure as necessary for adequate public access and use shall be complete to the satisfaction of the Public Works Department.	Prior to final building inspection of the first unit within that phase	Public Works	
Prior to Occupancy				
67.	All existing overhead utilities within the phased boundry including, but not limited to overhead utilities along Delaware St, Florida St, Nimbus Rd, and within the boundaries of the subdivision shall be undergrounded to the satisfaction of the City Engineer. 69kV overhead powerlines are not required to be undergrounded.	Prior to occupancy within that phase.	Public Works	
68.	Approved numbers or addresses shall be placed on all new or existing buildings in such a position as to be easily read from the street or road fronting the property. The minimum size of the numbers shall not be less than six (6) inches and shall be mounted immediately adjacent to a light source and shall also contrast with their background.	Prior to Granting Final Occupany	Sac Metro Fire District	

Advisories

1. The Applicant shall dedicate and provide all-weather vehicular access for service vehicles that are up to 26,000 pounds. At a minimum: (a) the drivable surface shall be 20-feet wide; and (b) all SMUD underground equipment and appurtenances shall be within 15-feet from the drivable surface. SMUD
2. The Applicant shall disclose existing or proposed 69 kV electrical facilities to future and/or potential owners.
3. Applicant will include phasing of development and order of planned construction upon submitting a new service application to SMUD for the initial subdivision phase(s) and/or road improvement backbone project(s).
4. Development should be phased to start adjacent to existing electrical infrastructure to minimize temporary overhead and/or underground electrical facilities.
5. Development phases submitted for new service should include all lots fronting streets

Table 5-1
Easton Research Park West Tentative Subdivision Map Project
Mitigation Monitoring and Reporting Program

Mitigation Measure	Implementation Actions and Timing	Implementation Responsibility	Responsibility for Oversight of Compliance/ Verification	Agency Coordination	Comments
Biological Resources					
BIO-1: Worker Awareness Training for Special-Status Species • Prior to start of construction activities, a qualified biologist shall conduct an education program for all persons involved with the proposed Project. The program shall consist of a presentation from the Biologist that includes a discussion of the biology and general behavior of the species discussed above, information about the distribution and habitat needs of these animals, sensitivity of these animals to human activities, and their status of legal protection.	**Action:** Worker awareness training. **Timing:** Prior to the start of construction.	Qualified Biologist _____ Initials _____ Date	City of Rancho Cordova _____ Initials _____ Date		
BIO-2: Minimize Potential Significant Impacts to Vernal Pool Fairy and Tadpole Shrimp • Assume presence of Vernal Pool Fairy and Tadpole Shrimp and initiate the Section 7 consultation process with USFWS through the Clean Water Act Section 404 Process; OR conduct protocol-level surveys for these species to determine presence or absence prior to consultation. • If presence is assumed or confirmed after protocol surveys, acquire a Biological Opinion for the Project and implement all conditions of the Biological	**Action:** Section 7 consultation or protocol-level surveys. **Timing:** Prior to and during Project construction.	Qualified Biologist _____ Initials _____ Date	City of Rancho Cordova, Project Applicant _____ Initials _____ Date	USFWS	

Mitigation Measure	Implementation Actions and Timing	Implementation Responsibility	Responsibility for Oversight of Compliance/ Verification	Agency Coordination	Comments
Opinion, including purchasing compensatory mitigation for permanent impacts to branchiopod habitat. Compensatory mitigation will be determined through the Section 7 process and outlined in the Biological Opinion.					
BIO-3: Minimize Potential Significant Impacts to VELB • Initiate Section 7 consultation process with USFWS through the Clean Water Act Section 404 process on the Project effects to ESA-listed VELB and acquire a Biological Opinion for the Project. Implement all conditions of the Biological Opinion. • Elderberry shrubs will be avoided to the extent practicable. For any impacts to elderberry shrubs, appropriate avoidance measures and a mitigation plan will be developed in consultation with USFWS and implemented during the appropriate timeframe. • The area surrounding avoided elderberry shrubs shall be fenced and/or flagged as close to construction limits as possible. • As much as feasible, all activities that could occur within 165 feet of an avoided elderberry shrub will be conducted outside of the flight season of VELB (March - July). • Herbicides will not be used within the drip line of any elderberry shrubs. Insecticides will not be used within 100 feet of an elderberry shrub and will be applied using a backpack sprayer or similar direct application method. • The potential effects of dust on VELB will be minimized by applying water during construction	**Action:** Section 7 consultation and measures to minimize impacts to VELB. **Timing:** Prior to and during Project construction.	Qualified Biologist _____ Initials _____ Date	City of Rancho Cordova, Construction Manager _____ Initials _____ Date	USFWS	

Mitigation Measure	Implementation Actions and Timing	Implementation Responsibility	Responsibility for Oversight of Compliance/ Verification	Agency Coordination	Comments
activities or by presoaking work areas that will occur within 100 feet of any potential elderberry shrub habitat.					
BIO-4: Minimize Potential Significant Impacts to Western Spadefoot • Preconstruction surveys for western spadefoot will be conducted within the limits of construction to detect adults, larvae, and/or egg masses, within 48 hours prior to the start of construction. • If no western spadefoots are found, no further measures pertaining to this species are necessary. • If adults, larvae, or egg masses are found, they will be relocated to suitable habitat within an on- or off-site preserve(s), in consultation with CDFW.	**Action:** Preconstruction surveys for western spadefoot. **Timing:** Within 48 hours prior to the start of construction.	Qualified Biologist _____ Initials _____ Date	City of Rancho Cordova _____ Initials _____ Date	CDFW	
BIO-5: Nesting Birds • A preconstruction survey for nesting birds will be conducted by a qualified biologist within 14 days (or fewer if recommended by CDFW) of commencement of Project activities. The survey will occur within the Project Area and a 100-foot buffer. If an active nest is located, a no-disturbance buffer will be established as determined by the biologist in consultation with CDFW and maintained until the nest is confirmed to be no longer active by the biologist.	**Action:** Preconstruction survey for nesting birds. **Timing:** Within 14 days (or fewer if recommended by CDFW) prior to the start of construction.	Qualified Biologist _____ Initials _____ Date	City of Rancho Cordova _____ Initials _____ Date	CDFW	
BIO-6: Raptors • A preconstruction survey for nesting raptors will be conducted within 14 days of commencement of	**Action:**	Qualified Biologist	City of Rancho Cordova	CDFW	

Mitigation Measure	Implementation Actions and Timing	Implementation Responsibility	Responsibility for Oversight of Compliance/ Verification	Agency Coordination	Comments
Project activities by a qualified wildlife biologist within the Project Area and a 500-foot buffer. If an active nest is located, a no-disturbance buffer will be established as determined by the biologist in consultation with CDFW and maintained until a qualified biologist determines the young have fledged and are no longer reliant upon the nest for survival.	Preconstruction surveys for raptors. **Timing:** Within 14 days prior to the start of construction.	Initials Date	Initials Date		
BIO-7: Swainson's Hawk • A preconstruction survey for nesting Swainson's hawk will be conducted by a qualified biologist within 14 days of commencement of Project activities within the Project Area and a 0.25-mile buffer. As described above, if Swainson's hawks are found to be nesting in the vicinity, a no-disturbance buffer will be established in consultation with CDFW and maintained until a qualified biologist determines the young have fledged and are no longer reliant upon the nest for survival. • Mitigation for permanent impacts to SWHA foraging habitat has been purchased for the portions of the Project Area that overlap with the Glenborough Project in accordance with the CEQA Environmental Impact Report Mitigation Measures for that Project. • Mitigation for permanent impacts to SWHA foraging habitat for the remaining portions of the Project Area is required (see Appendix B, Figure 3). Compensatory mitigation should be consistent with the Sacramento County SWHA Ordinance.	**Action:** Preconstruction survey for Swainson's hawk. **Timing:** Within 14 days of commencement of Project activities within the Project Area.	Qualified Biologist Initials Date	City of Rancho Cordova, Project Applicant Initials Date	CDFW	

Mitigation Measure	Implementation Actions and Timing	Implementation Responsibility	Responsibility for Oversight of Compliance/ Verification	Agency Coordination	Comments
BIO-8: Burrowing Owl • A preconstruction survey for nesting burrowing owl will be conducted by a qualified biologist within 14 days prior to commencement of Project activities within the Project Area and a 250-foot buffer. Surveys shall be conducted at appropriate times and in appropriate weather conditions to maximize detection. If active burrowing owl burrows are found, an avoidance buffer will be immediately established, and an avoidance plan will be prepared in consultation with CDFW prior to the commencement of any ground-disturbing activities.	**Action:** Preconstruction survey for burrowing owl. **Timing:** Within 14 days prior to the start of construction.	Qualified Biologist _____ Initials _____ Date	City of Rancho Cordova _____ Initials _____ Date	CDFW	
BIO-9: Pallid Bat • Prior to commencement of Project activities, a qualified biologist will survey for all suitable roosting habitat (e.g., manmade structures, trees, rock outcrops) within the Project Area proposed for removal and or disturbance. If no suitable roosting habitat is identified, no further measures are necessary. • If suitable roosting habitat is identified, a qualified biologist will conduct an evening bat emergence survey that may include acoustic monitoring to determine whether or not bats are present. If roosting bats are found, consultation with CDFW is required prior to initiation of construction activities.	**Action:** Preconstruction surveys for pallid bat. **Timing:** Prior to Project construction.	Qualified Biologist _____ Initials _____ Date	City of Rancho Cordova _____ Initials _____ Date		

Mitigation Measure	Implementation Actions and Timing	Implementation Responsibility	Responsibility for Oversight of Compliance/ Verification	Agency Coordination	Comments
BIO-10: Waters of the U.S. and State • For aquatic resources within the Glenborough Permit area where mitigation has not been purchased, purchased mitigation credits as required by the Glenborough Permit. • For aquatic resources outside of the Glenborough Permit area, a permit authorization to fill wetlands under the Section 404 of the federal Clean Water Act (Section 404 Permit) will be obtained from USACE prior to discharging any dredged or fill materials into any Waters of the U.S. Final mitigation measures will be developed as part of the Section 404 Permit process to ensure no-net-loss of wetland function and values. • For aquatic resources outside the Glenborough Permit area, a Water Quality Certification or waiver pursuant to Section 401 of the CWA must be obtained from the RWQCB for Section 404 permit actions. • For aquatic resources outside the Glenborough Permit area, pursuant to the Porter-Cologne Water Quality Act, a permit authorization from the RWQCB is required prior to the discharge of material in an area that could affect Waters of the State. Mitigation requirements for discharge to Waters of the State will be developed in consultation with the RWQCB. • No features that may be subject to Section 1600 of the Fish and Game Code were identified in the Study Area; therefore, a Streambed Alteration Agreement from CDFW pursuant to Section 1602 of	**Action:** Section 401 and 404 permitting. **Timing:** Prior to Project construction.	Qualified Biologist _____ Initials _____ Date	City of Rancho Cordova, Project Applicant _____ Initials _____ Date	USACE, RWQCB	

Mitigation Measure	Implementation Actions and Timing	Implementation Responsibility	Responsibility for Oversight of Compliance/ Verification	Agency Coordination	Comments
the California Fish and Game Code is not required.					
BIO-11: Tree Protection The following measures are recommended to comply with the City of Rancho Cordova's Tree Preservation Ordinance if trees will be impacted as part of the Project: • Prior to tree removal, an arborist survey will be conducted for any areas within the Project Area not previously surveyed (see Attachment C in Appendix B). • If the proposed Project activities occur within the dripline of, or require the removal of, any trees, a Tree Permit will be required, and the City of Rancho Cordova tree ordinance shall be consulted for tree mitigation and preservation measures. This will include the development of a tree protection plan or its equivalent. This plan will provide arborist recommendations for preserved trees and general recommendations during and after construction activities as well as specific recommendations for long term maintenance.	**Action:** Arborist survey, tree permit (if necessary). **Timing:** Prior to tree removal.	Qualified Arborist _____ Initials _____ Date	City of Rancho Cordova, Project Applicant _____ Initials _____ Date		
Cultural Resources					
CUL-1: Discovery of Unknown Archeological Resources • If subsurface deposits believed to be cultural or human in origin are discovered during construction, all work must halt within a 50-foot radius of the discovery. The qualified archaeologist shall be called upon to evaluate the significance of the find	**Action:** Implement unanticipated discoveries protocol. **Timing:**	Qualified Archaeologist, Construction Manager	City of Rancho Cordova	CRHR, NRHP	

Mitigation Measure	Implementation Actions and Timing	Implementation Responsibility	Responsibility for Oversight of Compliance/ Verification	Agency Coordination	Comments
and shall have the authority to modify the no-work radius as appropriate, using professional judgment. The following notifications shall apply, depending on the nature of the find: • If the professional archaeologist determines that the find does not represent a cultural resource, work may resume immediately, and no agency notifications are required. • If the professional archaeologist determines that the find does represent a cultural resource from any time period or cultural affiliation, he or she shall immediately notify the lead agencies. The agencies shall consult on a finding of eligibility and implement appropriate treatment measures if the find is determined to be eligible for inclusion in the CRHR or NRHP. Work may not resume within the no-work radius until the lead agencies, through consultation as appropriate, determine that the site either: 1) is not eligible for or CRHR or NRHP; or 2) that the treatment measures have been completed to their satisfaction.	Ongoing and as needed during construction activities.	Initials Date	Initials Date		
CUL-2: Discovery of Unknown Human Remains • If the find includes human remains, or remains that are potentially human, he or she shall ensure reasonable protection measures are taken to protect the discovery from disturbance (AB 2641). The archaeologist shall notify the Sacramento County Coroner (per § 7050.5 of the Health and Safety Code). The provisions of § 7050.5 of the California Health and Safety Code, § 5097.98 of the California PRC, and AB 2641 will be implemented. If	**Action:** Implement human remains discovery protocol. **Timing:** Ongoing and as needed during construction activities.	Qualified Archaeologist, Construction Manager Initials	City of Rancho Cordova Initials	CRHR, Sacramento County Coroner, NAHC	

Mitigation Measure	Implementation Actions and Timing	Implementation Responsibility	Responsibility for Oversight of Compliance/ Verification	Agency Coordination	Comments
the Coroner determines the remains are Native American and not the result of a crime scene, the Coroner will notify the NAHC, who then will designate a Native American Most Likely Descendant (MLD) for the Project (§ 5097.98 of the PRC). The designated MLD will have 48 hours from the time access to the property is granted to make recommendations concerning treatment of the remains. If the landowner does not agree with the recommendations of the MLD, the NAHC may mediate (§ 5097.94 of the PRC). If no agreement is reached, the landowner must rebury the remains where they will not be further disturbed (§ 5097.98 of the PRC). This will also include either recording the site with the NAHC or the appropriate information center; using an open space or conservation zoning designation or easement; or recording a reinternment document with the county in which the property is located (AB 2641). Work may not resume within the no-work radius until the City, through consultation as appropriate, determines that the treatment measures have been completed to its satisfaction.		Date	Date		
Geology and Soils					
GEO-1: Discovery of Unknown Paleontological Resources • If any paleontological resources (i.e., fossils) are found during Project construction, construction shall be halted immediately in the subject area and the area shall be isolated using orange or yellow	**Action:** Suspend work in the area of discovery. Notify City of Rancho Cordova and Qualified	Qualified Paleontologist, Construction Manager	City of Rancho Cordova		

Mitigation Measure	Implementation Actions and Timing	Implementation Responsibility	Responsibility for Oversight of Compliance/ Verification	Agency Coordination	Comments
fencing until the City of Rancho Cordova is notified and the area is cleared for future work. A qualified paleontologist shall be retained to evaluate the find and recommend appropriate treatment of the inadvertently discovered paleontological resources. In addition, in the event of an inadvertent find, sediment samples should be collected and processed to determine the small fossil potential on the Project Site. If the Project applicant resumes work in a location where paleontological remains have been discovered and cleared, the Project applicant will have a paleontologist onsite to observe any continuing excavation to confirm that no additional paleontological resources are in the area. Any fossil materials uncovered during mitigation activities should be deposited in an accredited and permanent scientific institution for the benefit of current and future generations.	Paleontologist in the event of a discovery. Implement appropriate treatment of found materials. **Timing:** Ongoing and as needed during construction activities.	Initials Date	Initials Date		
Greenhouse Gas Emissions					
GHG-1: Greenhouse Gas Emissions Reductions In coordination with the Sacramento Metropolitan Air Quality Management District and City of Rancho Cordova Planning Department, the Project applicant shall purchase greenhouse gas emissions/carbon offsets to counterbalance the Project operational greenhouse gas emissions exceeding the annual significance threshold from a Sacramento Metropolitan Air Quality Management District-approved registry, including:	**Action:** Consultation with SMAQMD and City of Rancho Cordova. Purchase greenhouse gas emissions/carbon offsets. **Timing:** Prior to Project construction.	Project Applicant Initials Date	City of Rancho Cordova, Project Applicant Initials	SMAQMD, City of Rancho Cordova	

Mitigation Measure	Implementation Actions and Timing	Implementation Responsibility	Responsibility for Oversight of Compliance/ Verification	Agency Coordination	Comments
(i) the Climate Action Reserve, the American Carbon Registry and Verra, which are all approved by CARB; (ii) any entity approved at any time by CARB to act as an "offset project registry" under the state's cap-and-trade program; (iii) other regulatory or voluntary credits that demonstrate, based on substantial evidence, that the offsets are real, permanent, quantifiable, verifiable, enforceable, and additional. The specific amount of offset credits necessary to reduce potential GHG emission-related impacts to less than significant levels shall be determined through consultation with the Sacramento Metropolitan Air Quality Management District and City of Rancho Cordova Planning Department.			Date		
Hazards and Hazardous Materials					
HAZ-1: Compliance with Environmental Restrictions in Land Use Covenant for Subsurface Contamination Prior to redevelopment, the Project applicant must receive USEPA's approval that all remedial actions have been completed to USEPA's satisfaction. The Project applicant must also comply with all restrictions and requirements contained in any land use covenants approved and executed by Aerojet and applicable federal and state regulatory agencies which may include USEPA, RWQCB, and DTSC. General components of the expected land use controls may include, but not necessarily be limited to:	**Action:** USEPA approval for remedial actions. **Timing:** Prior to and during Project construction and during Project operations.	Project Applicant Initials Date	City of Rancho Cordova, Project Applicant Initials Date	USEPA, RWQCB, DTSC	

Mitigation Measure	Implementation Actions and Timing	Implementation Responsibility	Responsibility for Oversight of Compliance/ Verification	Agency Coordination	Comments
• Restrictions on future site use to industrial/commercial purposes only; • Prohibitions on groundwater extraction other than for remediation; • Requirements that excavation or construction work below ground surface at the site may only be performed under a permit program that mitigates potential exposures and properly manages any contaminated soil that is disturbed; and • Requirements for any vertical development (buildings) to include a vapor mitigation • System and potentially indoor air monitoring if required by the Agencies. Details of these land use controls will be proposed and approved by the Agencies before the overall remedy will be deemed complete.					
Noise					
NOI-1: Nighttime Construction Noise Impacts • In the case that construction occurs between the hours of 8:00 p.m. and 6:00 a.m. on weekdays and between 8:00 p.m. and 7:00 a.m. on weekends, a temporary noise barrier or enclosure shall be positioned between construction equipment and all residences within 2,600 feet of construction activities in a manner that breaks the line of sight between the construction equipment and these residences, to the extent feasible. The temporary noise barrier shall have a sound transmission class	**Action:** Noise reduction protocol. **Timing:** During construction activities occurring between the hours of 8:00 p.m. and 6:00 a.m. on weekdays and between 8:00 p.m. and 7:00 a.m. on weekends.	Construction Manager _____ Initials _____ Date	City of Rancho Cordova _____ Initials _____ Date		

Mitigation Measure	Implementation Actions and Timing	Implementation Responsibility	Responsibility for Oversight of Compliance/ Verification	Agency Coordination	Comments
(STC) of 25 or greater in accordance with American Society for Testing and Materials Test Method E90, or at least 2 pounds per square foot to ensure adequate transmission loss characteristics. The temporary noise barrier can consist of a solid plywood fence at least 7/16-inch in thickness and/or flexible sound curtains, such as an 18-ounce tarp or a 2-inch-thick fiberglass blanket, attached to chain link fencing or some other support structure. The length, height, and location of the temporary noise barrier shall be adequate to assure proper acoustical performance. Specifically, the barrier must completely break the line of sight between construction equipment and all residential properties less than 2,600 feet of construction activity, must be free of degrading holes or gaps, and must not be flanked by nearby reflective surfaces. All noise control barrier walls shall be designed to preclude structural failure due to such factors as winds, shear, shallow soil failure, earthquakes, and erosion. • In order to qualify as a noise-sensitive receptor at the time of construction, such residential dwellings would be required to physically house individuals during the time Project construction activities occur.					
Tribal Cultural Resources					
TCR-1: Tribal Inspections of Subsurface Soils • To accommodate any necessary security clearance, no less than five working days before the start of construction, the contractor shall notify the Shingle	**Action:** Tribal construction monitoring.	Project Applicant, Construction Manager, Tribal Monitor	City of Rancho Cordova		

Mitigation Measure	Implementation Actions and Timing	Implementation Responsibility	Responsibility for Oversight of Compliance/ Verification	Agency Coordination	Comments
Springs Band of Miwok Indians about the start date of ground disturbing activities. The tribe will be given the opportunity to send a tribal monitor to inspect the subsurface soils once during the first five days of ground disturbing activity on the project. Should the tribe choose not to send a monitor to perform the inspection within the first five days, work can continue as long as the notice was provided and documented.	**Timing:** No less than five working days before the start of construction.	Initials Date	Initials Date		
TCR-2: Implement Measures to Protect Unanticipated Tribal Cultural Resources Discoveries If subsurface deposits believed to be cultural in origin are discovered during construction, all work must halt within 100 feet of the discovery. The construction foreman will notify the City, which shall notify the Shingle Springs Band of Miwok Indians and a qualified professional archaeologist. A representative from the tribe will be afforded a reasonable opportunity to visit the discovery location to determine whether or not it is a tribal cultural resource. The following actions shall apply, depending on the nature of the find: • If the Shingle Springs Band of Miwok Indians determines that the find does not represent a tribal cultural resource, and the qualified professional archaeologist determines that the find does not represent a potential historical resource, and the City concurs, then work may resume immediately, and no further action is required. • If the Shingle Springs Band of Miwok Indians determines that the find represents a tribal cultural resource, as defined in PRC Section 21074(a)	**Action:** Implement unanticipated discoveries protocol. **Timing:** Ongoing and as needed during construction activities.	Project Applicant, Construction Manager, Tribal Monitor Initials Date	City of Rancho Cordova Initials Date	Sacramento County Coroner, NAHC	

Mitigation Measure	Implementation Actions and Timing	Implementation Responsibility	Responsibility for Oversight of Compliance/ Verification	Agency Coordination	Comments
though (c) of the CEQA Guidelines, the City shall consult with the tribe on appropriate treatment measures. Work may not resume within the no-work radius until the City, through consultation as appropriate, determines that the treatment measures have been completed to its satisfaction. • If the find includes human remains, or remains that are potentially human, the construction supervisor shall ensure reasonable protection measures are taken to protect the discovery from disturbance (AB 2641) and shall immediately notify the City and the Sacramento County Coroner (per § 7050.5 of the Health and Safety Code). The provisions of § 7050.5 of the California Health and Safety Code, § 5097.98 of the California PRC, and AB 2641 will be implemented. If the Coroner determines the remains are Native American and not the result of a crime scene, the Coroner will notify the NAHC within 24 hours. The NAHC will designate a Native American Most Likely Descendant (MLD) for the discovery (§ 5097.98 of the PRC). The designated MLD will have 48 hours from the time access to the property is granted to make recommendations concerning treatment of the remains. If the landowner does not agree with the recommendations of the MLD, the NAHC can mediate (§ 5097.94 of the PRC). If no agreement is reached, the landowner must rebury the remains where they will not be further disturbed (§ 5097.98 of the PRC). This will also include either recording the site with the NAHC or the appropriate Information Center; using an open space or conservation zoning designation or easement; or					

Mitigation Measure	Implementation Actions and Timing	Implementation Responsibility	Responsibility for Oversight of Compliance/ Verification	Agency Coordination	Comments
recording a reinternment document with Sacramento County (AB 2641). Work may not resume within the no-work radius until the City, through consultation as appropriate, determines that the treatment measures have been completed to its satisfaction.					
Utilities and Service Systems					
UTIL-1: Water Service Availability • The City of Rancho Cordova will coordinate with the City of Folsom and the Project Applicant to include any of The City of Folsom's standard and required conditions of approval regarding the review of construction documents for the water system and connections when submitted.	**Action:** Water system connections and construction approval. **Timing:** Prior to submittal of improvement plans.	Project Applicant _____ Initials _____ Date	City of Rancho Cordova, City of Folsom, Project Applicant _____ Initials _____ Date		

To be signed when all mitigation measures have been completed:

City of Rancho Cordova Planning Department

Signature:

Printed Name: Date

MEMORANDUM

ITEM 11.2.

DATE: November 15, 2021

TO: Honorable Mayor and Council Members

FROM: Darcy Goulart, Planning Manager

SUBJECT: **AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA AMENDING TITLE 2 (ADMINISTRATION AND PERSONNEL) WHICH WOULD REPEAL AND REPLACE CHAPTER 2.30 PLANNING COMMISSION AND AMEND TITLE 23 (ZONING CODE), ARTICLE 1 (ADMINISTRATION), CHAPTER 23.104 (APPROVAL AUTHORITY), AND CHAPTER 23.110 (APPLICATION PROCESSING), AND A RESOLUTION REINSTATING THE PLANNING COMMISSION**

RECOMMENDATION

Adopt the Resolution and waive the first reading and introduce the Ordinance.

RESULT OF RECOMMENDED ACTION

Adoption of the Resolution would affirm the Council's direction to reinstate the Planning Commission. The Ordinance would come back for a second reading and adoption at the next regular City Council meeting. Approval of the Ordinance would amend Title 2 Administration and Personnel, Chapter 2.30 Planning Commission and Title 23 Zoning Code, Article 1 Administration of the City of Rancho Cordova Municipal Code Related to the Reestablishment of the Planning Commission.

BACKGROUND

Over the course of the last several months, City Council has had various discussions on reinstating the Planning Commission. At the November 1, 2021 City Council meeting, Council gave final direction on the various aspects of reinstating a Planning Commission such as qualifications, terms, authority, etc. The proposed ordinance amendments will introduce language back into the Municipal Code as it relates to these discussion topics and the proposed Resolution, reaffirms the Council's direction to reinstate the Planning Commission.

ANALYSIS

As stated above, the City Council has provided direction to staff to go through the steps

necessary to reestablish the Planning Commission. Over the course of several meetings, Council has provided direction on authority, qualifications, terms, etc. The Resolution affirms the Council's desire to reestablish the Planning Commission. The proposed ordinance amendments to the Municipal Code introduces necessary language back into the code per direction from Council. There is one section that staff will come back to Council for discussion and direction on at a later date; Compensation. This topic were inadvertently overlooked as part of previous discussions but should be included in the code in the near future. Since the initial start up of the Planning Commission isn't expected to occur until later in the first quarter of 2022, there is sufficient time to come back to Council to address these one remaining item. The proposed amendments are shown in a track change format (Attachment 4).

Additionally, staff is seeking final confirmation on the start up dates from Council. This does not impact the amendments proposed, as this is merely related to the initial start up process. The current timeline is to release applications in mid November, Council review of the applications in December and nomination and selection in January. The Planning Commission would be sworn in and begin training in February 2022, attend the League of CA Cities Planning Commissioner training in March and likely take action on their first item in April. Staff will be seeking confirmation of this schedule from Council during the meeting.

ENVIRONMENTAL

CEQA requires analysis of agency approvals of discretionary “projects.” A “project,” under CEQA, is defined as “the whole of an action, which has a potential for resulting in either a direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment.” (CEQA Guidelines, § 15378.) As reflected in State CEQA Guideline 15061 (b) (3), an activity is not subject to CEQA, “[where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment…” The proposed amendments are not a “project” within the meaning of CEQA because the amendments seek to add language to the Municipal Code related to the reestablishment of the Planning Commission. The amended language would various aspects of a commission including but not limited to; membership, terms of office, qualifications, duties and functions, meetings and voting. Thus, the proposed ordinance is not subject to the requirements of CEQA. However, in the event that adoption of the ordinance is considered a CEQA project, it would nonetheless qualify for categorical exemptions as set forth below.

CEQA Guidelines Section 15061(b)(3) states that a project is exempt from CEQA “where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment.” The approval of the code amendments set forth in the proposed ordinance does not approve any physical development and it would not result in a direct or indirect physical changes in the environment. The amended language would various aspects of a commission including but not limited to; membership, terms of office, qualifications, duties and functions, meetings and voting. For these reasons, the proposed amendments would not have the potential to result in individually or cumulatively significant effects on the environment and these Municipal Code amendments are exempt from review

under CEQA and no further environmental review is necessary.

FISCAL IMPACT AND FUNDING SOURCE

There is no Fiscal Impact.

ATTACHMENT(S)

1. Resolution
2. Ordinance
3. Exhibit A to the Ordinance
4. Track Changes - Title 2 and Title 23

CITY OF RANCHO CORDOVA

CITY COUNCIL RESOLUTION NO. XX-2021

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA, STATE OF CALIFORNIA, REESTABLISHING THE PLANNING COMMISSION

WHEREAS, pursuant to Government Code sections 65100 and 65861, the City Council has the discretion to assign certain planning functions to a Planning Commission or to perform those functions itself; and

WHEREAS, the City Council sees a benefit and need in reestablishing the Planning Commission and seeks to streamline some of the planning functions that it currently has authority over in order to shift focus to greater policy discussions and priorities; 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, THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA HEREBY RESOLVES AS FOLLOWS:

A. **The reestablishment of a Planning Commission complies with applicable state law and local ordinances.** The reestablishment of a Planning Commission complies with all other applicable requirements of state law and local ordinances. Obligations associated with the function of Planning Agency with the local land use agency, as well as the establishment of a Planning Commission to fulfill such obligations, is established under Section 65100 of the Government Code of the state of California. Specific duties of the Planning Commission are established under the City of Rancho Cordova Zoning Code.

PASSED AND ADOPTED by the City Council of the City of Rancho Cordova on the 15th day of November 2021 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

_____
Garrett Gatewood, Mayor

ATTEST:

_____
Stacy Leitner, CMC
City Clerk

CITY OF RANCHO CORDOVA

ORDINANCE NO. XX-2021

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA AMENDING TITLE 2 (ADMINISTRATION AND PERSONNEL) WHICH WOULD REPEAL AND REPLACE CHAPTER 2.30 PLANNING COMMISSION AND AMEND TITLE 23 (ZONING CODE), ARTICLE 1 ADMINISTRATION, CHAPTER 23.104 APPROVAL AUTHORITY AND CHAPTER 23.110 APPLICATION PROCESSING

Section 1. Purpose and Declarations.

WHEREAS, pursuant to Government Code sections 65100 and 65861, the City Council has the discretion to assign certain planning functions to a Planning Commission or to perform those functions itself; and

WHEREAS, the City Council sees a benefit and need to reestablish the Planning Commission and seeks to streamline some of the planning functions that it currently has authority over in order to shift focus to greater policy discussions and priorities; and

WHEREAS, the Municipal Code needs to be amended to include language into the code as it relates to the Planning Commission, including its authority, qualifications, terms and other aspects required for carrying out the responsibility of a commission; and

WHEREAS, on November 15, 2021 the City Council held a properly noticed public hearing for this Ordinance and considered all oral and written testimony.

Section 2: Findings. The City Council hereby finds:

A. **CEQA Compliance.** CEQA requires analysis of agency approvals of discretionary "projects." A "project," under CEQA, is defined as "the whole of an action, which has a potential for resulting in either a direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment." (CEQA Guidelines, § 15378.) As reflected in State CEQA Guideline 15061 (b) (3), an activity is not subject to CEQA, "[where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment…" The proposed amendments are not a "project" within the meaning of CEQA because the amendments seek to add language to the Municipal Code related to the reestablishment of the Planning Commission. The amended language would add various aspects of a commission including but not limited to; membership, terms of office, qualifications, duties and functions, meetings and voting. Thus, the proposed ordinance is not subject to the requirements of CEQA. However, in the event that adoption of the ordinance is considered a CEQA project, it would nonetheless qualify for categorical exemptions as set forth below.

   CEQA Guidelines Section 15061(b)(3) states that a project is exempt from CEQA "where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment." The approval of the code amendments set forth in the proposed ordinance does not approve any physical development and it would not result in a direct or indirect physical changes in the environment. The amended language would add various aspects of a commission including but not limited to; membership, terms of office,

qualifications, duties and functions, meetings and voting. For these reasons, the proposed amendments would not have the potential to result in individually or cumulatively significant effects on the environment and these Municipal Code amendments are exempt from review under CEQA and no further environmental review is necessary.

B. **The proposed amendments comply with applicable state law and local ordinances.** The proposed Municipal Code amendment complies with all other applicable requirements of state law and local ordinances. Obligations associated with the function of Planning Agency with the local land use agency, as well as the establishment of a Planning Commission to fulfill such obligations, is established under Section 65100 of the Government Code of the state of California. Specific duties of the Planning Commission are established under the City of Rancho Cordova Zoning Code. Revisions to the Municipal Code implement and are consistent with both local and state regulations.

Section 3. Amendments to Title 2 Administration and Personnel and Title 23 Zoning Code

The City Council hereby adopts the amendments to Title 2 Administration and Personnel and Title 23 Zoning Code of the Rancho Cordova Municipal Code, as shown and incorporated in **Exhibit A** to this ordinance.

Section 4. Severability

If any provision of this Ordinance or the application thereof to any person or circumstance, is held invalid, the remainder of the Ordinance, including the application of such part or provision to other persons or circumstances shall not be affected thereby and shall continue in full force and effect. To this end, provisions of this Ordinance are severable. The City Council hereby declares that it would have passed each section, subsection, subdivision, paragraph, sentence, clause or phrase hereof irrespective of the fact that any one or more sections, subsections, subdivisions, paragraphs, sentences, clauses, or phrases be held unconstitutional, invalid or unenforceable.

Section 5. Effective Date

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

PASSED AND ADOPTED by the City Council of the City of Rancho Cordova on the 15th day of November 2021 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Garrett Gatewood, Mayor

ATTEST:

Stacy Leitner, CMC
City Clerk

Chapter 2.30

PLANNING COMMISSION

Sections:

2.30.010 Establishment
2.30.020 Membership
2.30.030 Appointments and terms of office
2.30.040 Qualifications
2.30.050 Removal from office.
2.30.060 Vacancies
2.30.070 Duties and functions of the planning commission
2.30.080 Rules
2.30.090 Organization
2.30.100 Meetings
2.30.110 Voting
2.30.120 Compensation

2.30.010 Establishment.
Pursuant to Section 65100 of the Government Code of the state of California, there is hereby established a planning commission which shall have the powers and duties and serve the purposes enumerated in said Section 65100 and this chapter, and which shall have jurisdiction within the incorporated boundaries of the City of Rancho Cordova.

2.30.020 Membership.
The planning commission shall consist of seven commission officers.

2.30.030 Application, appointments and terms of office.
Appointments to the planning commission shall be made by the City Council as follows:

1. An application period of three (3) weeks shall be opened for any vacant planning commissioner seat. All applications shall be provided to individual members of the City Council needing to fill the vacant seat for review and consideration for possible nomination.
2. Five (5) commissioners shall be nominated by the individual members of the City Council and confirmed by a majority vote prior to the first meeting of the Council in February 2022. A commissioner's term for those Council seats up for re-election in 2024, shall coincide with the term of the Councilmember that nominated that commissioner. A commissioner's term for those Council seats up for re-election in 2022, shall serve an initial two (2) years. After the conclusion of the initial two (2) year term, the Councilmember elected in 2022, shall have the ability to nominate a new commissioner for the remainder of the term if desired. Thereafter, following each election of the City Council, re-elected or newly elected members of the Council shall each nominate one member to serve on the Planning Commission within 90 days of taking office. All commissioners nominated by an individual member of the City Council shall be confirmed by a majority vote of the City Council.
3. Two (2) commissioners shall be designated at large members and shall be selected by the City Council as a body from a pool of nominees. At large members may be nominated by any member fo the City Council and confirmed by a majority vote prior to the first meeting of the Council in February 2022. The term of the at large commissioners will be terms of four (4) years.

2.30.040 Qualifications.
Minimum qualifications for the position of planning commissioner are as follows:

1. Must be at least eighteen (18) years of age.
2. Shall be registered to vote.
    a. Shall not be an elected or appointed official of another public entity whose jurisdiction includes any part of the City.
3. Shall reside within the incorporated boundaries of the City of Rancho Cordova.

2.30.050 Removal from office.A planning commissioner may be removed from office by the City Council without cause, notice or hearing.

2.30.060 Vacancies.
Vacancies which occur within the commission shall be filled for the unexpired portions of the terms pursuant to section 2.30.030.

2.30.070 Duties and functions of the planning commission.
The planning commission shall have the duties and functions as specified below.

1. Serve as the approval authority as specified in Chapter 23.104 of the Rancho Cordova Municipal Code;
2. Promote public interest in, and understanding of, the general plan, specific plans, special planning areas, and regulations relating to such plans;
3. Consider and provide recommendations to the City Council on amendments to the general plan, zoning code, specific plans and special planning areas;
4. Consider subdivision matters arising from the Subdivision Map Act and this code;
5. Consider appeals of the Community Development Director;
6. Perform other powers and duties as directed by the City Council.

2.30.080 Rules.

The Planning Commission shall adopt, subject to City Council approval, rules of procedure which shall govern the conduct of hearings and other business of the commission. Copies of the rules shall be published and shall be available with the City Clerks Office.

2.30.090 Organization
At the initial meeting of the commission, and annually thereafter at the first meeting of the calendar year for the commission, the members of the commission shall select a chairperson and vice-chairperson and shall determine the time, place, and frequency of regular meetings.

2.30.100 Meetings.
The Planning Commission shall meet at least twice a month at a regularly scheduled time and date, and at other such times as the chairperson deems necessary to perform the duties of the commission.

2.30.110 Voting.
Four (4) members of the seven (7) member planning commission shall constitute a quorum, and a quorum is required for the commission to take action on any item on its agenda.

2.30.120 Compensation.
Reserved

Chapter 23.104

APPROVAL AUTHORITY

Sections:

23.104.010 Purpose.
23.104.020 Planning agency.
23.104.030 Recommending and approval authority.
23.104.040 Referrals to council.

23.104.010 Purpose.

The purpose of this chapter is to establish the administrative responsibilities of the zoning code and to identify the basic responsibilities of the officials and bodies charged with its administration. This chapter describes which review body makes the final decision on various types of planning and land use entitlement applications. The zoning code uses a combination of nondiscretionary and discretionary reviews to evaluate land use proposals for compliance with the use and development requirements of this code. The nondiscretionary reviews provide the certainty needed in most situations by providing clear and objective criteria. Discretionary reviews provide needed flexibility by allowing more subjective criteria and by providing for the modification of regulations in response to specific site conditions. [Ord. 4-2017 § 3 (Exh. B); Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 1.2.010)].

23.104.020 Planning agency.

California Government Code Section 65100 requires each jurisdiction to establish a planning agency to carry out the planning and land use functions of the jurisdiction. The functions of the planning agency are assigned as designated by this code. In the absence of an assignment, the council shall retain responsibility and authority to function as the planning agency. [Ord. 4-2017 § 3 (Exh. B); Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 1.2.020)].

23.104.030 Recommending and approval authority.

A. Approval Types. The zoning code establishes which planning body recommends, makes final determinations, and hears appeals for each planning and land use entitlement request. This approval authority is determined by the type of approval required for each planning and land use entitlement. The approval types are as follows:

1. Nondiscretionary Administrative. Decisions do not require interpretation or exercise of policy or legal judgment in evaluating approval criteria because the decision is made according to specific criteria where no discretion is involved. Permits may be issued over the counter by staff. The director is the approval authority for nondiscretionary actions. The action of the director is not subject to appeal.

2. Limited Discretion. Approval or denial is based on discretionary standards that regulate the physical characteristics of a use or structure. Decisions must be consistent with the adopted criteria. Notice of decision is required with opportunity to request public hearing. The action of the director may be appealed to the council.

3. Discretionary (Quasi-Judicial). Decisions involve the application of discretionary approval standards to site-specific applications. The director makes recommendations to the council or planning commission for final decisions with specific findings. A public hearing is required. Decisions of the planning commission can be appealed pursuant to Section 23.110.160. Decisions of the council are not subject to appeal.

4. Discretionary (Legislative). Decisions must be made by the city council. Legislative land use decisions apply to the general population and prescribe policy, requiring the greatest amount of discretion and evaluation of subjective approval criteria. City council is the approval authority for legislative land use permits. The director and/or planning commission makes recommendations to the city council. Generally, a recommendation is requested from staff and/or another recommending body on legislative entitlements. A public hearing is required and these decisions cannot be appealed.

B. Public Hearings Required. Table 23.104-1 identifies the type of public hearing required by entitlement, as applicable.

C. Review and Approval Authority. Table 23.104-1 establishes the responsibilities of the city's decision-making bodies by entitlement:

Table 23.104-1: Approval Authority for Entitlements

Entitlement	Approval Type	Public Hearing Required	Designated Approval Authority "F" = Final Approval Authority "A" = Appeal Body "R" = Recommendation		
			Director	Planning Commission	Council
Zoning Certification	Nondiscretionary	No	F(2)		
Temporary Use Permit	Nondiscretionary	No	F		
Similar Use Determination	Limited Discretion	No	F	A	A
Unified Sign Program	Limited Discretion	No(1)	F	A	A
Administrative Use Permit	Limited Discretion	No(1)	F	A	A
Reasonable Accommodation	Limited Discretion	No(1)	F	A	A
Adjustment	Limited Discretion	No(1)	F	A	A
Nonconforming Use Permit	Limited Discretion	No(1)	F	A	A
Minor Design Review	Limited Discretion	No(1)	F	A	A
Conditional Use Permit	Discretionary (Quasi-Judicial)	Planning Commission	R	F	A
Major Design Review	Discretionary (Quasi-Judicial)	Planning Commission	R	F	A
Variance	Discretionary (Quasi-Judicial)	Planning Commission	R	F	A
Special Planning Areas	Discretionary (Legislative)	Council	R	R	F
Zoning Amendments	Discretionary (Legislative)	Council	R	R	F
Specific Plans	Discretionary (Legislative)	Council	R	R	F
General Plan Amendments	Discretionary (Legislative)	Council	R	R	F
Development Agreements	Discretionary (Legislative)	Council	R	R	F

(1) Notice of decision is required with the opportunity to request a public hearing. If no public hearing is requested, decision is rendered and notice of decision provided in accordance with Chapter 23.110 RCMC (Application Processing).
(2) See RCMC 23.113.090.
[Ord. 4-2017 § 3 (Exh. B); Ord. 13-2013 § 4 (Exh. B); Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 1.2.030)].

23.104.040 Referrals to planning commission or council.

The director may refer any entitlement with limited discretion for which the director is the final approval authority to the planning commission or council for action.

A. Referral. The director may refer any item to planning commission or council for consideration. The director may refer an item with or without making a final determination or a recommendation for action.

B. Planning Commission or Council Review. The planning commission or council shall review the referred item at a noticed meeting and take one of the following actions:

1. Refer the item back to the director for review and final action. Referral back to the director does not preclude the item being appealed or being called up by council following final action.

2. Cause the item to be scheduled at the next regularly scheduled council meeting, allowing for public hearing notice.

C. Public Hearing Required. A public hearing shall be required for all items referred to and accepted by the planning commission or council for action in accordance with the following:

1. Public Hearing Notice. A notice for public hearing shall be provided for in accordance with RCMC 23.110.120 (Notice of public hearing).

2. Public Hearing Procedure. A public hearing shall be held in accordance with RCMC 23.110.130 (Public hearing procedures). [Ord. 4-2017 § 3 (Exh. B)].

Chapter 23.110

APPLICATION PROCESSING

Sections:

23.110.010 Purpose and applicability.
23.110.020 Consolidated review.
23.110.030 Initiation of application.
23.110.040 Application requirements.
23.110.050 Determination of completeness.
23.110.060 Withdrawal of land use application.
23.110.070 Extension of land use entitlement.
23.110.080 Environmental assessment.
23.110.090 Pre-application conference.
23.110.100 Neighborhood meeting.
23.110.110 Notice of pending director determination and opportunity to request hearing.
23.110.120 Notice of public hearing.
23.110.130 Public hearing procedures.
23.110.140 Notice of decision.
23.110.150 Transfer of approval rights.
23.110.160 Appeals.
23.110.170 Council call-ups.
23.110.180 Amendments.

23.110.010 Purpose and applicability.

This chapter describes the general procedures that apply to land use entitlement reviews. This chapter applies to all land use entitlement applications, unless stated otherwise. [Ord. 4-2017 § 3 (Exh. B); Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 1.4.010)].

23.110.020 Consolidated review.

A. Where a proposal involves more than one entitlement for the same property, then all entitlements shall be reviewed in a consolidated manner by the highest review authority.

B. In the event an appeal is filed regarding a decision on one of multiple entitlements concurrently granted for a single project, all concurrently granted city entitlements for the project shall be automatically appealed and shall be considered and acted upon in a consolidated manner. [Ord. 4-2017 § 3 (Exh. B); Ord. 13-2013 § 4 (Exh. B); Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 1.4.020)].

23.110.030 Initiation of application.

Land use entitlement applications may be initiated as follows:

A. General Plan Amendment. An amendment to the General Plan may be initiated by either of the following:

1. A request by any party; or

2. Council action passed by a simple majority of the entire council.

B. All other entitlement requests may be initiated by any of the following:

1. All the owners or all the contract purchasers of the subject property, or any person authorized in writing to act as agent of the owner or contract purchasers;

2. Public agencies or utilities that have statutory rights of eminent domain for projects they have the authority to construct;

3. The director; or

4. Council action passed by a simple majority of the entire council. [Ord. 4-2017 § 3 (Exh. B); Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 1.4.030)].

23.110.040 Application requirements.

A. Filing. All applications for land use entitlements shall be submitted to the department on an application form provided by the department, together with all fees, plans, maps, and other information required by the department.

B. Fees. The council shall, by resolution, establish a schedule of fees for entitlements pertaining to this zoning code. The schedule of fees may be changed or modified only by resolution of the council. Until all applicable fees have been paid in full, review shall not commence on any application. The city is not required to continue processing any application unless its fees are paid in full. Failure to pay the applicable fees is grounds for determination of incompleteness.

C. New Information. Information submitted by the applicant to the city after the date the application is deemed complete that results in a substantial change from the original application shall require review as a new application. The director shall determine whether a substantial change from the original application has been proposed.

D. Application Denial and Refiling. If an application is denied, a new application for the same or similar request may be accepted with no waiting period. [Ord. 4-2017 § 3 (Exh. B); Ord. 13-2013 § 4 (Exh. B); Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 1.4.040)].

23.110.050 Determination of completeness.

A. Within 30 calendar days of application submittal, the director shall determine whether or not the application is complete in compliance with Government Code Sections 65090 through 65092.

B. The applicant shall be notified in writing if additional information is necessary to complete the application. The correspondence may identify preliminary information regarding the areas in which the submitted plans are not in compliance with city standards and requirements.

C. If additional materials are required and the application is not made complete within six months of the completeness determination letter, the application may be withdrawn pursuant to RCMC 23.110.060 (Withdrawal of land use application).

D. A determination of incompleteness shall be based solely on failure to address and supply information required by the application or this code and/or failure to provide information requested by the director in a pre-application conference or otherwise, as determined necessary to adequately evaluate the proposal. The determination of incompleteness shall not be based on differences of opinion as to quality or accuracy.

E. Acceptance of an application as complete indicates only that the application is ready for review. [Ord. 4-2017 § 3 (Exh. B); Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 1.4.050)].

23.110.060 Withdrawal of land use application.

The following procedure allows for the withdrawal of land use applications:

A. Request. The director may approve the withdrawal of any application upon written request by the applicant, prior to the final determination on the entitlement.

B. Incomplete Applications. An application determined to be incomplete for a period longer than six months shall be considered withdrawn unless all required materials listed in the incompleteness determination letter are provided. The six-month time period may be extended at the discretion of the director, provided a written request for extension is filed by the applicant prior to conclusion of the six-month period.

C. Fees Refunded. Fees for withdrawn applications may be refunded upon written request by the applicant, less the actual costs incurred by the city in processing the application. [Ord. 4-2017 § 3 (Exh. B); Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 1.4.060)].

23.110.070 Extension of land use entitlement.
The director, at the applicant's request, may extend the expiration date of a land use entitlement assuming the following criteria are met:

A. Requests for extension must be filed in writing with the director prior to the expiration date of the original approval or expiration date of an approved extension.

B. No single extension of time shall exceed a one-year period.

C. The cumulative extension time granted shall not exceed three years.

D. Extensions shall not be approved where the effect of the extension would violate any provisions of this code or any amendments made following the effective expiration date.

E. Extensions shall not modify the original decision. [Ord. 4-2017 § 3 (Exh. B); Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 1.4.070)].

23.110.080 Environmental assessment.
After determination of a complete application, the project shall be reviewed as required by the California Environmental Quality Act (CEQA) to determine whether the project is exempt from the requirements of CEQA or is not a project as defined by CEQA, whether a negative declaration may be issued, or whether an environmental impact report (EIR) shall be required. [Ord. 4-2017 § 3 (Exh. B); Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 1.4.080)].

23.110.090 Pre-application conference.
A pre-application conference is available to acquaint applicants with the requirements of this code, the General Plan, and other relevant criteria. To schedule a pre-application conference, the applicant shall submit a written request and provide submittal requirements identified by the department. The director shall schedule the pre-application conference with planning staff or with a project review team composed of department and/or agency representatives. [Ord. 4-2017 § 3 (Exh. B); Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 1.4.090)].

23.110.100 Neighborhood meeting.
A neighborhood meeting may be required for certain entitlements as follows:

A. Purpose. Provide for community outreach early in the application process to involve neighborhood stakeholders in a collaborative review of proposed development applications. The neighborhood meeting is intended to result in an application that is responsive to neighborhood concerns, reducing the likelihood for delays and appeals of the application.

B. Expectations. The city expects an applicant to take the reasonable concerns and recommendations of the neighborhood into consideration when preparing an application. The city expects the neighbors will work with the applicant to provide such input.

C. The director shall require a neighborhood meeting for an entitlement request that has the potential to raise concerns of neighborhood or community impact. The need for the neighborhood meeting shall be determined by the director and shall be decided within seven days of the application being deemed complete.

D. If a neighborhood meeting is required, such meeting shall be conducted before the director will schedule a public hearing for the entitlement request.

E. The director or a designee shall be invited to the neighborhood meeting and may attend, but attendance is not required.

F. Requirements.

1. A sign-in sheet must be completed on the night of the neighborhood meeting and submitted to the city as verification that the meeting was held. The sign-in sheet should indicate the date, time, and location of the

meeting, a brief heading describing the subject of the proposal, and the signatures of those in attendance at the meeting.

2. Those notified of the neighborhood meeting shall, at a minimum, include all owners and occupants of properties located within 500 feet of the subject property, active homeowners associations, and any other interested parties identified by the director.

3. A presentation at a neighborhood meeting shall include, at a minimum:

a. Map depicting the location of subject property.

b. Visual description of the project including a site plan and elevation drawings of any structure.

c. A description of the nature of the use including sizes, heights of structures, proposed lot sizes, and densities.

d. The expected or anticipated impacts from development.

e. Any mitigation proposed by applicant to alleviate the expected and anticipated impacts.

f. Opportunity for public comment.

4. Applicants shall provide the city with a summary of the meeting and the above meeting materials for inclusion in the land use file, including public concerns that were raised and if those concerns can be addressed by the proposal and how the concerns were addressed. Applicants are encouraged to reconcile and propose modifications to the project to address public concerns prior to a public hearing. [Ord. 4-2017 § 3 (Exh. B); Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 1.4.100)].

23.110.110 Notice of pending director determination and opportunity to request hearing.

A. Notice of Pending Determination. Written notice of scheduled date of director determination for an entitlement with limited discretion shall be provided at least seven calendar days prior to the director action. Notice shall be provided to the applicant, interested parties having requested notices in writing, neighborhood associations within proximity of the subject parcel, owners and occupants of real property within 500 feet of the subject parcel as measured from the property line, and members of the council. The notice shall include:

1. The application request;

2. The planned date of determination to be taken by the director;

3. A brief statement explaining the criteria and standards to be considered relevant to the decision;

4. The opportunity to request a public hearing on the matter including deadlines, instructions, and contact information; and

5. Information regarding subsequent follow-up notice of decision and opportunity for appeal. [Ord. 4-2017 § 3 (Exh. B)].

23.110.120 Notice of public hearing.

A. Applicability. The following notice of public hearing requirements shall apply to discretionary entitlements decided by the planning commission or council and limited discretionary decisions by the director as requested in accordance with RCMC 23.110.140 (Notice of decision).

B. Hearing Notice. Unless otherwise required by law, notice of time, date, and place of the hearing, the identity of the hearing body, a general explanation of the matter to be considered, and a general description, in text or by diagram, of the location of real property which is the subject of the hearing, shall be given at least 10 calendar days prior to the hearing by all of the following procedures:

1. By publication once in a newspaper of general circulation within the city.

2. By mailing or delivering to the owner of the subject real property or the owner's duly authorized agent, and to the project applicant.

3. By mailing or delivering to each local agency expected to provide water, sewerage, streets, roads, schools, or other essential facilities or services to the project, whose ability to provide those facilities and services may be significantly affected.

4. By mailing or delivering to all owners and occupants of real property as shown on the latest equalized assessment roll within 500 feet of the real property that is the subject of the hearing as measured from the property line. If the number of owners to whom notice would be mailed or delivered pursuant to this section is greater than 1,000, a local agency, in lieu of mailed or delivered notice, may provide notice by placing a display advertisement of at least one-eighth page in at least one newspaper of general circulation within the city.

5. By mailing or delivering to neighborhood associations within proximity of the subject site, as determined by the director.

6. By mailing or delivering to any person who has filed a written request with the department.

7. By posting in at least three public places within the boundaries of the city, including one public place in the area directly affected by the proceeding.

8. By any additional manner deemed necessary or desirable, as required by the director.

C. Continuances. Unless otherwise required by law, no additional notice shall be required if the reviewing body, before the adjournment or recess of a duly noticed hearing, continues the hearing by publicly announcing the date, time, and place to which the hearing will be continued.

D. Any applications under this code in which any identified or anticipated use is in any way related to religious exercise should be referred to the city attorney prior to consideration or decision. "Religious exercise" for purposes of this section includes prayer, religious gatherings, religious practices, religious education, and church administration. [Ord. 4-2017 § 3 (Exh. B)].

23.110.130 Public hearing procedures.

A. Applicability. The following public hearing procedures shall apply to public hearings by the council and by the director as requested in accordance with RCMC 23.110.140 (Notice of decision):

B. Scheduling of Public Hearing. A public hearing upon an application shall be set before the appropriate reviewing body when:

1. The director has determined that the application complies with all applicable requirements; and

2. All procedures and review required by CEQA have been completed.

C. Public Hearing Procedures.

1. Hearing. A public hearing shall be held at the date, time, and place described in the required public notice.

2. Hearing Comments. During a public hearing, the applicant for a project shall have the right to be represented, provide testimony, and present evidence. All other persons shall have the right to comment on any relevant aspect of the application under consideration.

3. Action. Following the completion of testimony at a public hearing, action shall be taken to approve, approve with conditions, deny, continue, or take under advisement the subject of the public hearing. [Ord. 4-2017 § 3 (Exh. B)].

23.110.140 Notice of decision.

A. Director Limited Discretion Decisions. Written notice of decision shall be provided within three business days of the date of decision to the applicant; all parties who submitted comments orally or in writing at or prior to the public

hearing or who provided contact information to receive notice; and to members of the council. The notice shall include:

1. The application request as acted upon by the director;

2. The action taken by the director;

3. A brief statement explaining the criteria and standards considered relevant to the decision;

4. A statement of the standards relied upon in rendering the decision;

5. Findings as listed for each entitlement for the decision based on the criteria, standards, and facts set forth; and

6. The deadlines, criteria, and fees for filing an appeal.

B. Council Discretionary Decisions. Written notice of decision shall be provided within three business days of the date of decision to the applicant and all parties who submitted comments orally or in writing at or prior to the public hearing and provided contact information to receive notice. The notice shall include:

1. The application request as acted upon by the council; and

2. The action taken by the council. [Ord. 4-2017 § 3 (Exh. B)].

23.110.150 Transfer of approval rights.
Unless stated otherwise in the city's entitlement decision, any approval granted under this code runs with the land and is transferred with ownership of that land. Any conditions, time limits, or other restrictions imposed with an entitlement approval shall bind all subsequent owners of the property for which the entitlement was granted. [Ord. 4-2017 § 3 (Exh. B); Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 1.4.140). Formerly 23.110.140].

23.110.160 Appeals.
A. Applicability. Only the following types of decisions are subject to appeal:

1. Limited discretion approval type decisions as listed in Table 23.104-1;

2. Official interpretations of the zoning code made by the director in accordance with RCMC 23.107.030 (Official interpretations); and

3. Any determination by the director in accordance with RCMC 23.110.050 (Determination of completeness) that a permit application is deemed incomplete.

4. Discretionary (Quasi-Judicial) approval decisions as listed in Table 23.104-1

B. Scope of Appeal. An appeal of a decision on an entitlement shall be limited to issues raised at a public hearing, or in writing prior to the final determination, or information that was not known at the time of the decision that is being appealed.

C. Filing. An appeal may be filed by:

1. Any person affected by a decision or action by the director; or

2. Any person who, in person or through a representative, presented testimony at a public hearing in connection with the decision being appealed, or who otherwise informed the city in writing of the nature of their concerns.

D. Timing and Form of Appeal. Appeals shall be filed with the department within 10 calendar days following the date of the final determination being appealed. All appeals shall be submitted in writing, together with the name, address, phone number, and signature of the appellant, and the required filing fee. The written appeal shall specifically state the pertinent facts of the case and the basis for the appeal.

E. Processing.

1. Scheduling of Hearing. After an appeal has been received in accordance with subsection (D) of this section, the planning commission clerk or city clerk shall schedule the matter for a hearing within 45 days of receipt of the appeal.

2. Public Hearing Notice. Appeal items shall be noticed for public hearing in accordance with RCMC 23.110.120 (Notice of public hearing). If more than one party files an appeal on a land use action, the appeals shall be consolidated and noticed and heard as one proceeding.

3. Withdrawal of an Appeal. An appeal may be withdrawn, in writing, by an appellant at any time prior to the rendering of a final decision. The appeal proceedings shall terminate as of the date the withdrawal is received by the city. If multiple appeals are received, then withdrawal of all appeals received must be made prior to terminating appeal proceedings.

4. Scope of Review. The planning commission or council may consider any issue associated with the decision under consideration, in addition to the specific grounds for appeal. The planning commission or council may also consider any environmental determination applicable to the permit or decision under consideration.

5. New Evidence. If new or different evidence is presented during the appeal hearing, the planning commission or council may refer the matter back to the original approval authority as applicable for a report on the new or different evidence prior to final decision.

6. Effective Date of Decision. A decision by the planning commission on an appeal is also subject to the appeal procedures and is not effective until ten (10) calendar days after the decision is rendered. A decision by the council on an appeal is effective as of the date of the decision.

7. The findings, decision, and action of the hearing body shall be final unless otherwise stated in this code. [Ord. 4-2017 § 3 (Exh. B)].

23.110.170 Council call-ups.

A. Applicability. The council may elevate only the following types of decisions for review and action:

1. Limited and Discretionary (Quasi-Judicial) discretion decisions as listed in Table 23.104-1;

2. Official interpretations of the zoning code made by the director in accordance with RCMC 23.107.030 (Official interpretations).

B. Filing. A council call-up may be requested by at least two (2) member of the council.

C. Timing and Form of Appeal. Requests for call-up shall be filed with the department within 10 calendar days following the date of the final determination being appealed. All requests shall be submitted in writing, together with the name and signature of the council member(s). The written appeal shall specifically state the pertinent facts of the case and the basis for the appeal. A council member call-up however, shall not state their opinion on the matter, nor state facts of the case, the basis for the appeal, nor give any indication of how they intend to vote.

D. Processing.

1. Scheduling of Hearing. After a council call-up request has been received in accordance with subsection (C) of this section, the city clerk shall schedule the matter for the next regularly scheduled council agenda.

2. Public Hearing Notice. Council call-up items shall be noticed for public hearing in accordance with RCMC 23.110.120 (Notice of public hearing). If more than one council member requests to call an item up, the requests shall be consolidated and noticed and heard as one proceeding.

3. Withdrawal of a Request. A request may be withdrawn by the requesting council member at any time prior to the rendering of a final decision. The council call-up proceedings shall terminate as of the date the withdrawal

is received by the city. If multiple requests for call-up were received, then withdrawal of all call-up requests received must be made to terminate proceedings.

4. Scope of Review. The council may consider any issue associated with the decision under consideration, in addition to the specific grounds for call-up. The council may also consider any environmental determination applicable to the permit or decision under consideration.

5. New Evidence. If new or different evidence is presented during the call-up hearing, the council may refer the matter back to the original approval authority as applicable for a report on the new or different evidence prior to final decision.

6. Effective Date of Decision. A decision by the council on any item called up for review and action is effective as of the date of the decision.

7. The findings, decision, and action of the council shall be final. [Ord. 4-2017 § 3 (Exh. B)].

23.110.180 Amendments.

An applicant may request an amendment to a land use permit after the final written decision is issued. Amendments shall be processed as follows:

A. Substantial Conformance. The director may approve minor changes to a previously approved permit at the administrative level if the proposed changes are in substantial conformance with the existing permit and this code, as determined by the director. This subsection does not apply to changes called out in subsection (B) of this section, Minor Amendment, or subsection (C) of this section, Major Amendment, as defined herein.

B. Minor Amendment. Minor amendments to a previously approved permit shall be processed as follows:

1. Applicability. A minor amendment is a nonsubstantive change of a previously approved plan or permit. Minor amendments include:

a. Floor plan changes which do not result in more than a five percent or 5,000 square foot change in total square footage, whichever is less.

b. Parking and circulation configurations which do not change the basic parking areas or circulation concept and do not reduce the number of parking spaces.

c. Building placements which do not change the general location of the building or layout of the site.

d. Landscape modifications which do not alter the general concept or reduce the effect or amount originally intended.

e. Architectural changes which do not change the basic form and theme of the project.

f. Exterior material or color changes which do not conflict with the original architectural form and theme, and which are consistent and compatible with the original materials and colors.

g. Changes to allow fulfillment of a condition of approval in a manner that may vary from that specified in the original conditions; provided, that the intent and purpose of such original condition is fully met.

h. Other requests similar to the above-listed minor amendments, as determined by the director.

2. Review Process. The director is the approval authority for minor amendments. No public hearing shall be required. A notice of decision shall be issued in accordance with RCMC 23.110.140 (Notice of decision).

C. Major Amendment. Major amendments to a previously approved permit shall be processed as follows:

1. Applicability. A major amendment is a significant change of a previously approved plan or permit. Major amendments include:

a. Floor plan changes which result in more than a five percent or 5,000 square foot change in total square footage, whichever is less.

b. Parking and circulation configurations which change the basic parking areas or circulation concept or result in a reduction of the number of parking spaces.

c. Building placements which change the general location of the building or layout of the site.

d. Landscape modifications which alter the general concept or reduce the effect or amount originally intended.

e. Architectural changes which change the basic form and theme of the project.

f. Exterior material or color changes which conflict with the original architectural form and theme, and which are not consistent and compatible with the original materials and colors.

g. Changes to a condition of approval in a manner that changes the effect of the condition from its original form and intent.

h. All amendments to an approved development agreement.

i. Other requests similar to the above-listed major amendments, as determined by the director.

2. Review Process. A major amendment shall be processed in the same manner and subject to the same standards as the original application. [Ord. 4-2017 § 3 (Exh. B)].

Chapter 2.30

PLANNING COMMISSION

Sections:
2.30.010 Establishment.
2.30.020 —
2.30.130 *Repealed.*

Prior legislation: Ord. 18-2003.

2.30.010 Establishment.
The city had a planning commission from November 15, 2004, to May 18, 2011, and has now dissolved the commission. All duties and functions of the former planning commission are assigned by this chapter to the city council. All references in the Rancho Cordova Municipal Code to "planning commission" shall now mean "city council." [Ord. 5-2011 § 1; Ord. 56-2004 § 3].

2.30.020 Membership.
Repealed by Ord. 5-2011. [Ord. 56-2004 § 3].

2.30.030 Appointments and terms of office.
Repealed by Ord. 5-2011. [Ord. 56-2004 § 3].

2.30.040 Qualifications.
Repealed by Ord. 5-2011. [Ord. 56-2004 § 3].

2.30.050 Removal from office.
Repealed by Ord. 5-2011. [Ord. 56-2004 § 3].

2.30.060 Vacancies.
Repealed by Ord. 5-2011. [Ord. 56-2004 § 3].

2.30.070 Duties and functions of the planning commission.
Repealed by Ord. 5-2011. [Ord. 38-2007 § 1 (Exh. 1(A)); Ord. 56-2004 § 3].

2.30.080 Rules.
Repealed by Ord. 5-2011. [Ord. 56-2004 § 3].

2.30.090 Organization.
Repealed by Ord. 5-2011. [Ord. 56-2004 § 3].

2.30.100 Meetings.
Repealed by Ord. 5-2011. [Ord. 56-2004 § 3].

2.30.110 Committees.
Repealed by Ord. 5-2011. [Ord. 56-2004 § 3].

2.30.120 Voting.
Repealed by Ord. 5-2011. [Ord. 56-2004 § 3].

2.30.130 Compensation.
Repealed by Ord. 5-2011. [Ord. 21-2005 § 3].

Chapter 2.30

PLANNING COMMISSION

Sections:

2.30.010 Establishment
2.30.020 Membership
2.30.030 Appointments and terms of office
2.30.040 Qualifications
2.30.050 Removal from office.
2.30.060 Vacancies
2.30.070 Duties and functions of the planning commission
2.30.080 Rules
2.30.090 Organization
2.30.100 Meetings
2.30.110 Voting
2.30.120 Compensation

2.30.010 Establishment.

Pursuant to Section 65100 of the Government Code of the state of California, there is hereby established a planning commission which shall have the powers and duties and serve the purposes enumerated in said Section 65100 and this chapter, and which shall have jurisdiction within the incorporated boundaries of the City of Rancho Cordova.

2.30.020 Membership.

The planning commission shall consist of seven commission officers.

2.30.030 Application, appointments and terms of office.

Appointments to the planning commission shall be made by the City Council as follows:

1. An application period of three (3) weeks shall be opened for any vacant planning commissioner seat. All applications shall be provided to individual members of the City Council needing to fill the vacant seat for review and consideration for possible nomination.
2. Five (5) commissioners shall be nominated by the individual members of the City Council and confirmed by a majority vote prior to the first meeting of the Council in February 2022. A commissioner's term for those Council seats up for re-election in 2024, shall coincide with the term of the Councilmember that nominated that commissioner. A commissioner's term for those Council seats up for re-election in 2022, shall serve an initial two (2) years. After the conclusion of the initial two (2) year term, the Councilmember elected in 2022, shall have the ability to nominate a new commissioner for the remainder of the term if desired. Thereafter, following each election of the City Council, re-elected or newly elected members of the Council shall each nominate one member to serve on the Planning Commission within 90 days of taking office. All commissioners nominated by an individual member of the City Council shall be confirmed by a majority vote of the City Council.
3. Two (2) commissioners shall be designated at large members and shall be selected by the City Council as a body from a pool of nominees. At large members may be nominated by any member fo the City Council and confirmed by a majority vote prior to the first meeting of the Council in February 2022. The term of the at large commissioners will be terms of four (4) years.

2.30.040 Qualifications.

Minimum qualifications for the position of planning commissioner are as follows:

1. Must be at least eighteen (18) years of age.
2. Shall be registered to vote.
    a. Shall not be an elected or appointed official of another public entity whose jurisdiction includes any part of the City.
3. Shall reside within the incorporated boundaries of the City of Rancho Cordova.

2.30.050 Removal from office.

A planning commissioner may be removed from office by the City Council without cause, notice or hearing.

2.30.060 Vacancies.

Vacancies which occur within the commission shall be filled for the unexpired portions of the terms pursuant to section 2.30.030.

2.30.070 Duties and functions of the planning commission.

The planning commission shall have the duties and functions as specified below.

1. Serve as the approval authority as specified in Chapter 23.104 of the Rancho Cordova Municipal Code;
2. Promote public interest in, and understanding of, the general plan, specific plans, special planning areas, and regulations relating to such plans;
3. Consider and provide recommendations to the City Council on amendments to the general plan, zoning code, specific plans and special planning areas;
4. Consider subdivision matters arising from the Subdivision Map Act and this code;
5. Consider appeals of the Community Development Director;
6. Perform other powers and duties as directed by the City Council.

2.30.080 Rules.

The Planning Commission shall adopt, subject to City Council approval, rules of procedure which shall govern the conduct of hearings and other business of the commission. Copies of the rules shall be published and shall be available with the City Clerks Office.

2.30.090 Organization

At the initial meeting of the commission, and annually thereafter at the first meeting of the calendar year for the commission, the members of the commission shall select a chairperson and vice-chairperson and shall determine the time, place, and frequency of regular meetings.

2.30.100 Meetings.

The Planning Commission shall meet at least twice a month at a regularly scheduled time and date, and at other such times as the chairperson deems necessary to perform the duties of the commission.

2.30.110 Voting.

Four (4) members of the seven (7) member planning commission shall constitute a quorum, and a quorum is required for the commission to take action on any item on its agenda.

2.30.120 Compensation.

Reserved

Chapter 23.104

APPROVAL AUTHORITY

Sections:

23.104.010 Purpose.
23.104.020 Planning agency.
23.104.030 Recommending and approval authority.
23.104.040 Referrals to council.

23.104.010 Purpose.

The purpose of this chapter is to establish the administrative responsibilities of the zoning code and to identify the basic responsibilities of the officials and bodies charged with its administration. This chapter describes which review body makes the final decision on various types of planning and land use entitlement applications. The zoning code uses a combination of nondiscretionary and discretionary reviews to evaluate land use proposals for compliance with the use and development requirements of this code. The nondiscretionary reviews provide the certainty needed in most situations by providing clear and objective criteria. Discretionary reviews provide needed flexibility by allowing more subjective criteria and by providing for the modification of regulations in response to specific site conditions. [Ord. 4-2017 § 3 (Exh. B); Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 1.2.010)].

23.104.020 Planning agency.

California Government Code Section 65100 requires each jurisdiction to establish a planning agency to carry out the planning and land use functions of the jurisdiction. The functions of the planning agency are assigned as designated by this code. In the absence of an assignment, the council shall retain responsibility and authority to function as the planning agency. [Ord. 4-2017 § 3 (Exh. B); Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 1.2.020)].

23.104.030 Recommending and approval authority.

A. Approval Types. The zoning code establishes which planning body recommends, makes final determinations, and hears appeals for each planning and land use entitlement request. This approval authority is determined by the type of approval required for each planning and land use entitlement. The approval types are as follows:

1. Nondiscretionary Administrative. Decisions do not require interpretation or exercise of policy or legal judgment in evaluating approval criteria because the decision is made according to specific criteria where no discretion is involved. Permits may be issued over the counter by staff. The director is the approval authority for nondiscretionary actions. The action of the director is not subject to appeal.

2. Limited Discretion. Approval or denial is based on discretionary standards that regulate the physical characteristics of a use or structure. Decisions must be consistent with the adopted criteria. Notice of decision is required with opportunity to request public hearing. The action of the director may be appealed to the council.

3. Discretionary (Quasi-Judicial). Decisions involve the application of discretionary approval standards to site-specific applications. The director makes recommendations to the council or planning commission for final decisions with specific findings. A public hearing is required. Decisions of the planning commission can be appealed pursuant to Section 23.110.160. Decisions of the council are not subject to appeal.

4. Discretionary (Legislative). Decisions must be made by the city council. Legislative land use decisions apply to the general population and prescribe policy, requiring the greatest amount of discretion and evaluation of subjective approval criteria. City council is the approval authority for legislative land use permits. The director and/or planning commission makes recommendations to the city council. Generally, a recommendation is requested from staff and/or another recommending body on legislative entitlements. A public hearing is required and these decisions cannot be appealed.

B. Public Hearings Required. Table 23.104-1 identifies the type of public hearing required by entitlement, as applicable.

C. Review and Approval Authority. Table 23.104-1 establishes the responsibilities of the city's decision-making bodies by entitlement:

Table 23.104-1: Approval Authority for Entitlements

Entitlement	Approval Type	Public Hearing Required	Designated Approval Authority "F" = Final Approval Authority "A" = Appeal Body "R" = Recommendation		
			Director	Planning Commission	Council
Zoning Certification	Nondiscretionary	No	F(2)		
Temporary Use Permit	Nondiscretionary	No	F		
Similar Use Determination	Limited Discretion	No	F	A	A
Unified Sign Program	Limited Discretion	No(1)	F	A	A
Administrative Use Permit	Limited Discretion	No(1)	F	A	A
Reasonable Accommodation	Limited Discretion	No(1)	F	A	A
Adjustment	Limited Discretion	No(1)	F	A	A
Nonconforming Use Permit	Limited Discretion	No(1)	F	A	A
Minor Design Review	Limited Discretion	No(1)	F	A	A
Conditional Use Permit	Discretionary (Quasi-Judicial)	~~Council~~Planning Commission	R	F	~~F~~A
Major Design Review	Discretionary (Quasi-Judicial)	Planning Commission~~Council~~	R	F	~~F~~A
Variance	Discretionary (Quasi-Judicial)	Planning Commission~~Council~~	R	F	~~F~~A
Special Planning Areas	Discretionary (Legislative)	Council	R	R	F
Zoning Amendments	Discretionary (Legislative)	Council	R	R	F
Specific Plans	Discretionary (Legislative)	Council	R	R	F
General Plan Amendments	Discretionary (Legislative)	Council	R	R	F
Development Agreements	Discretionary (Legislative)	Council	R	R	F

(1) Notice of decision is required with the opportunity to request a public hearing. If no public hearing is requested, decision is rendered and notice of decision provided in accordance with Chapter 23.110 RCMC (Application Processing).
(2) See RCMC 23.113.090.
[Ord. 4-2017 § 3 (Exh. B); Ord. 13-2013 § 4 (Exh. B); Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 1.2.030)].

23.104.040 Referrals to planning commission or council.

The director may refer any entitlement with limited discretion for which the director is the final approval authority to the planning commission or council for action.

A. Referral. The director may refer any item to planning commission or council for consideration. The director may refer an item with or without making a final determination or a recommendation for action.

B. Planning Commission or Council Review. The planning commission or council shall review the referred item at a noticed meeting and take one of the following actions:

1. Refer the item back to the director for review and final action. Referral back to the director does not preclude the item being appealed or being called up by council following final action.

2. Cause the item to be scheduled at the next regularly scheduled council meeting, allowing for public hearing notice.

C. Public Hearing Required. A public hearing shall be required for all items referred to and accepted by the planning commission or council for action in accordance with the following:

1. Public Hearing Notice. A notice for public hearing shall be provided for in accordance with RCMC 23.110.120 (Notice of public hearing).

2. Public Hearing Procedure. A public hearing shall be held in accordance with RCMC 23.110.130 (Public hearing procedures). [Ord. 4-2017 § 3 (Exh. B)].

Chapter 23.110

APPLICATION PROCESSING

Sections:

23.110.010 Purpose and applicability.
23.110.020 Consolidated review.
23.110.030 Initiation of application.
23.110.040 Application requirements.
23.110.050 Determination of completeness.
23.110.060 Withdrawal of land use application.
23.110.070 Extension of land use entitlement.
23.110.080 Environmental assessment.
23.110.090 Pre-application conference.
23.110.100 Neighborhood meeting.
23.110.110 Notice of pending director determination and opportunity to request hearing.
23.110.120 Notice of public hearing.
23.110.130 Public hearing procedures.
23.110.140 Notice of decision.
23.110.150 Transfer of approval rights.
23.110.160 Appeals.
23.110.170 Council call-ups.
23.110.180 Amendments.

23.110.010 Purpose and applicability.

This chapter describes the general procedures that apply to land use entitlement reviews. This chapter applies to all land use entitlement applications, unless stated otherwise. [Ord. 4-2017 § 3 (Exh. B); Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 1.4.010)].

23.110.020 Consolidated review.

A. Where a proposal involves more than one entitlement for the same property, then all entitlements shall be reviewed in a consolidated manner by the highest review authority.

B. In the event an appeal is filed regarding a decision on one of multiple entitlements concurrently granted for a single project, all concurrently granted city entitlements for the project shall be automatically appealed and shall be considered and acted upon in a consolidated manner. [Ord. 4-2017 § 3 (Exh. B); Ord. 13-2013 § 4 (Exh. B); Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 1.4.020)].

23.110.030 Initiation of application.

Land use entitlement applications may be initiated as follows:

A. General Plan Amendment. An amendment to the General Plan may be initiated by either of the following:

1. A request by any party; or

2. Council action passed by a simple majority of the entire council.

B. All other entitlement requests may be initiated by any of the following:

1. All the owners or all the contract purchasers of the subject property, or any person authorized in writing to act as agent of the owner or contract purchasers;

2. Public agencies or utilities that have statutory rights of eminent domain for projects they have the authority to construct;

3. The director; or

4. Council action passed by a simple majority of the entire council. [Ord. 4-2017 § 3 (Exh. B); Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 1.4.030)].

23.110.040 Application requirements.

A. Filing. All applications for land use entitlements shall be submitted to the department on an application form provided by the department, together with all fees, plans, maps, and other information required by the department.

B. Fees. The council shall, by resolution, establish a schedule of fees for entitlements pertaining to this zoning code. The schedule of fees may be changed or modified only by resolution of the council. Until all applicable fees have been paid in full, review shall not commence on any application. The city is not required to continue processing any application unless its fees are paid in full. Failure to pay the applicable fees is grounds for determination of incompleteness.

C. New Information. Information submitted by the applicant to the city after the date the application is deemed complete that results in a substantial change from the original application shall require review as a new application. The director shall determine whether a substantial change from the original application has been proposed.

D. Application Denial and Refiling. If an application is denied, a new application for the same or similar request may be accepted with no waiting period. [Ord. 4-2017 § 3 (Exh. B); Ord. 13-2013 § 4 (Exh. B); Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 1.4.040)].

23.110.050 Determination of completeness.

A. Within 30 calendar days of application submittal, the director shall determine whether or not the application is complete in compliance with Government Code Sections 65090 through 65092.

B. The applicant shall be notified in writing if additional information is necessary to complete the application. The correspondence may identify preliminary information regarding the areas in which the submitted plans are not in compliance with city standards and requirements.

C. If additional materials are required and the application is not made complete within six months of the completeness determination letter, the application may be withdrawn pursuant to RCMC 23.110.060 (Withdrawal of land use application).

D. A determination of incompleteness shall be based solely on failure to address and supply information required by the application or this code and/or failure to provide information requested by the director in a pre-application conference or otherwise, as determined necessary to adequately evaluate the proposal. The determination of incompleteness shall not be based on differences of opinion as to quality or accuracy.

E. Acceptance of an application as complete indicates only that the application is ready for review. [Ord. 4-2017 § 3 (Exh. B); Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 1.4.050)].

23.110.060 Withdrawal of land use application.

The following procedure allows for the withdrawal of land use applications:

A. Request. The director may approve the withdrawal of any application upon written request by the applicant, prior to the final determination on the entitlement.

B. Incomplete Applications. An application determined to be incomplete for a period longer than six months shall be considered withdrawn unless all required materials listed in the incompleteness determination letter are provided. The six-month time period may be extended at the discretion of the director, provided a written request for extension is filed by the applicant prior to conclusion of the six-month period.

C. Fees Refunded. Fees for withdrawn applications may be refunded upon written request by the applicant, less the actual costs incurred by the city in processing the application. [Ord. 4-2017 § 3 (Exh. B); Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 1.4.060)].

23.110.070 Extension of land use entitlement.

The director, at the applicant's request, may extend the expiration date of a land use entitlement assuming the following criteria are met:

A. Requests for extension must be filed in writing with the director prior to the expiration date of the original approval or expiration date of an approved extension.

B. No single extension of time shall exceed a one-year period.

C. The cumulative extension time granted shall not exceed three years.

D. Extensions shall not be approved where the effect of the extension would violate any provisions of this code or any amendments made following the effective expiration date.

E. Extensions shall not modify the original decision. [Ord. 4-2017 § 3 (Exh. B); Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 1.4.070)].

23.110.080 Environmental assessment.

After determination of a complete application, the project shall be reviewed as required by the California Environmental Quality Act (CEQA) to determine whether the project is exempt from the requirements of CEQA or is not a project as defined by CEQA, whether a negative declaration may be issued, or whether an environmental impact report (EIR) shall be required. [Ord. 4-2017 § 3 (Exh. B); Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 1.4.080)].

23.110.090 Pre-application conference.

A pre-application conference is available to acquaint applicants with the requirements of this code, the General Plan, and other relevant criteria. To schedule a pre-application conference, the applicant shall submit a written request and provide submittal requirements identified by the department. The director shall schedule the pre-application conference with planning staff or with a project review team composed of department and/or agency representatives. [Ord. 4-2017 § 3 (Exh. B); Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 1.4.090)].

23.110.100 Neighborhood meeting.

A neighborhood meeting may be required for certain entitlements as follows:

A. Purpose. Provide for community outreach early in the application process to involve neighborhood stakeholders in a collaborative review of proposed development applications. The neighborhood meeting is intended to result in an application that is responsive to neighborhood concerns, reducing the likelihood for delays and appeals of the application.

B. Expectations. The city expects an applicant to take the reasonable concerns and recommendations of the neighborhood into consideration when preparing an application. The city expects the neighbors will work with the applicant to provide such input.

C. The director shall require a neighborhood meeting for an entitlement request that has the potential to raise concerns of neighborhood or community impact. The need for the neighborhood meeting shall be determined by the director and shall be decided within seven days of the application being deemed complete.

D. If a neighborhood meeting is required, such meeting shall be conducted before the director will schedule a public hearing for the entitlement request.

E. The director or a designee shall be invited to the neighborhood meeting and may attend, but attendance is not required.

F. Requirements.

1. A sign-in sheet must be completed on the night of the neighborhood meeting and submitted to the city as verification that the meeting was held. The sign-in sheet should indicate the date, time, and location of the

meeting, a brief heading describing the subject of the proposal, and the signatures of those in attendance at the meeting.

2. Those notified of the neighborhood meeting shall, at a minimum, include all owners and occupants of properties located within 500 feet of the subject property, active homeowners associations, and any other interested parties identified by the director.

3. A presentation at a neighborhood meeting shall include, at a minimum:

a. Map depicting the location of subject property.

b. Visual description of the project including a site plan and elevation drawings of any structure.

c. A description of the nature of the use including sizes, heights of structures, proposed lot sizes, and densities.

d. The expected or anticipated impacts from development.

e. Any mitigation proposed by applicant to alleviate the expected and anticipated impacts.

f. Opportunity for public comment.

4. Applicants shall provide the city with a summary of the meeting and the above meeting materials for inclusion in the land use file, including public concerns that were raised and if those concerns can be addressed by the proposal and how the concerns were addressed. Applicants are encouraged to reconcile and propose modifications to the project to address public concerns prior to a public hearing. [Ord. 4-2017 § 3 (Exh. B); Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 1.4.100)].

23.110.110 Notice of pending director determination and opportunity to request hearing.

A. Notice of Pending Determination. Written notice of scheduled date of director determination for an entitlement with limited discretion shall be provided at least seven calendar days prior to the director action. Notice shall be provided to the applicant, interested parties having requested notices in writing, neighborhood associations within proximity of the subject parcel, owners and occupants of real property within 500 feet of the subject parcel as measured from the property line, and members of the council. The notice shall include:

1. The application request;

2. The planned date of determination to be taken by the director;

3. A brief statement explaining the criteria and standards to be considered relevant to the decision;

4. The opportunity to request a public hearing on the matter including deadlines, instructions, and contact information; and

5. Information regarding subsequent follow-up notice of decision and opportunity for appeal. [Ord. 4-2017 § 3 (Exh. B)].

23.110.120 Notice of public hearing.

A. Applicability. The following notice of public hearing requirements shall apply to discretionary entitlements decided by the planning commission or council and limited discretionary decisions by the director as requested in accordance with RCMC 23.110.140 (Notice of decision).

B. Hearing Notice. Unless otherwise required by law, notice of time, date, and place of the hearing, the identity of the hearing body, a general explanation of the matter to be considered, and a general description, in text or by diagram, of the location of real property which is the subject of the hearing, shall be given at least 10 calendar days prior to the hearing by all of the following procedures:

1. By publication once in a newspaper of general circulation within the city.

2. By mailing or delivering to the owner of the subject real property or the owner's duly authorized agent, and to the project applicant.

3. By mailing or delivering to each local agency expected to provide water, sewerage, streets, roads, schools, or other essential facilities or services to the project, whose ability to provide those facilities and services may be significantly affected.

4. By mailing or delivering to all owners and occupants of real property as shown on the latest equalized assessment roll within 500 feet of the real property that is the subject of the hearing as measured from the property line. If the number of owners to whom notice would be mailed or delivered pursuant to this section is greater than 1,000, a local agency, in lieu of mailed or delivered notice, may provide notice by placing a display advertisement of at least one-eighth page in at least one newspaper of general circulation within the city.

5. By mailing or delivering to neighborhood associations within proximity of the subject site, as determined by the director.

6. By mailing or delivering to any person who has filed a written request with the department.

7. By posting in at least three public places within the boundaries of the city, including one public place in the area directly affected by the proceeding.

8. By any additional manner deemed necessary or desirable, as required by the director.

C. Continuances. Unless otherwise required by law, no additional notice shall be required if the reviewing body, before the adjournment or recess of a duly noticed hearing, continues the hearing by publicly announcing the date, time, and place to which the hearing will be continued.

D. Any applications under this code in which any identified or anticipated use is in any way related to religious exercise should be referred to the city attorney prior to consideration or decision. "Religious exercise" for purposes of this section includes prayer, religious gatherings, religious practices, religious education, and church administration. [Ord. 4-2017 § 3 (Exh. B)].

23.110.130 Public hearing procedures.

A. Applicability. The following public hearing procedures shall apply to public hearings by the council and by the director as requested in accordance with RCMC 23.110.140 (Notice of decision):

B. Scheduling of Public Hearing. A public hearing upon an application shall be set before the appropriate reviewing body when:

1. The director has determined that the application complies with all applicable requirements; and

2. All procedures and review required by CEQA have been completed.

C. Public Hearing Procedures.

1. Hearing. A public hearing shall be held at the date, time, and place described in the required public notice.

2. Hearing Comments. During a public hearing, the applicant for a project shall have the right to be represented, provide testimony, and present evidence. All other persons shall have the right to comment on any relevant aspect of the application under consideration.

3. Action. Following the completion of testimony at a public hearing, action shall be taken to approve, approve with conditions, deny, continue, or take under advisement the subject of the public hearing. [Ord. 4-2017 § 3 (Exh. B)].

23.110.140 Notice of decision.

A. Director Limited Discretion Decisions. Written notice of decision shall be provided within three business days of the date of decision to the applicant; all parties who submitted comments orally or in writing at or prior to the public

hearing or who provided contact information to receive notice; and to members of the council. The notice shall include:

1. The application request as acted upon by the director;

2. The action taken by the director;

3. A brief statement explaining the criteria and standards considered relevant to the decision;

4. A statement of the standards relied upon in rendering the decision;

5. Findings as listed for each entitlement for the decision based on the criteria, standards, and facts set forth; and

6. The deadlines, criteria, and fees for filing an appeal.

B. Council Discretionary Decisions. Written notice of decision shall be provided within three business days of the date of decision to the applicant and all parties who submitted comments orally or in writing at or prior to the public hearing and provided contact information to receive notice. The notice shall include:

1. The application request as acted upon by the council; and

2. The action taken by the council. [Ord. 4-2017 § 3 (Exh. B)].

23.110.150 Transfer of approval rights.
Unless stated otherwise in the city's entitlement decision, any approval granted under this code runs with the land and is transferred with ownership of that land. Any conditions, time limits, or other restrictions imposed with an entitlement approval shall bind all subsequent owners of the property for which the entitlement was granted. [Ord. 4-2017 § 3 (Exh. B); Ord. 12-2011 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 1.4.140). Formerly 23.110.140].

23.110.160 Appeals.
A. Applicability. Only the following types of decisions are subject to appeal:

1. Limited discretion approval type decisions as listed in Table 23.104-1;

2. Official interpretations of the zoning code made by the director in accordance with RCMC 23.107.030 (Official interpretations); and

3. Any determination by the director in accordance with RCMC 23.110.050 (Determination of completeness) that a permit application is deemed incomplete.

4. Discretionary (Quasi-Judicial) approval decisions as listed in Table 23.104-1

B. Scope of Appeal. An appeal of a decision on an entitlement shall be limited to issues raised at a public hearing, or in writing prior to the final determination, or information that was not known at the time of the decision that is being appealed.

C. Filing. An appeal may be filed by:

1. Any person affected by a decision or action by the director; or

2. Any person who, in person or through a representative, presented testimony at a public hearing in connection with the decision being appealed, or who otherwise informed the city in writing of the nature of their concerns.

D. Timing and Form of Appeal. Appeals shall be filed with the department within 10 calendar days following the date of the final determination being appealed. All appeals shall be submitted in writing, together with the name, address, phone number, and signature of the appellant, and the required filing fee. The written appeal shall specifically state the pertinent facts of the case and the basis for the appeal.

E. Processing.

1. Scheduling of Hearing. After an appeal has been received in accordance with subsection (D) of this section, the planning commission clerk or city clerk shall schedule the matter for a ~~council~~ hearing within 45 days of receipt of the appeal.

2. Public Hearing Notice. Appeal items shall be noticed for public hearing in accordance with RCMC 23.110.120 (Notice of public hearing). If more than one party files an appeal on a land use action, the appeals shall be consolidated and noticed and heard as one proceeding.

3. Withdrawal of an Appeal. An appeal may be withdrawn, in writing, by an appellant at any time prior to the rendering of a final decision. The appeal proceedings shall terminate as of the date the withdrawal is received by the city. If multiple appeals are received, then withdrawal of all appeals received must be made prior to terminating appeal proceedings.

4. Scope of Review. The planning commission or council may consider any issue associated with the decision under consideration, in addition to the specific grounds for appeal. The planning commission or council may also consider any environmental determination applicable to the permit or decision under consideration.

5. New Evidence. If new or different evidence is presented during the appeal hearing, the planning commission or council may refer the matter back to the original approval authority as applicable for a report on the new or different evidence prior to final decision.

6. Effective Date of Decision. A decision by the planning commission on an appeal is also subject to the appeal procedures and is not effective until ten (10) calendar days after the decision is rendered. A decision by the council on an appeal is effective as of the date of the decision.

7. The findings, decision, and action of the hearing body shall be final unless otherwise stated in this code. [Ord. 4-2017 § 3 (Exh. B)].

23.110.170 Council call-ups.

A. Applicability. The council may elevate only the following types of decisions for review and action:

1. Limited and Discretionary (Quasi-Judicial) discretion decisions as listed in Table 23.104-1;

2. Official interpretations of the zoning code made by the director in accordance with RCMC 23.107.030 (Official interpretations).

B. Filing. A council call-up may be requested by ~~any~~ at least two (2) member of the council.

C. Timing and Form of Appeal. Requests for call-up shall be filed with the department within 10 calendar days following the date of the final determination being appealed. All requests shall be submitted in writing, together with the name and signature of the council member(s). The written appeal shall specifically state the pertinent facts of the case and the basis for the appeal.~~;~~ ~~but the~~ A council member call-up however, shall not state their opinion on the matter, nor state facts of the case, the basis for the appeal, nor ~~or~~ give any indication of how they intend to vote.

D. Processing.

1. Scheduling of Hearing. After a council call-up request has been received in accordance with subsection (C) of this section, the city clerk shall schedule the matter for the next regularly scheduled council agenda.

2. Public Hearing Notice. Council call-up items shall be noticed for public hearing in accordance with RCMC 23.110.120 (Notice of public hearing). If more than one council member requests to call an item up, the requests shall be consolidated and noticed and heard as one proceeding.

3. Withdrawal of a Request. A request may be withdrawn by the requesting council member at any time prior to the rendering of a final decision. The council call-up proceedings shall terminate as of the date the withdrawal

is received by the city. If multiple requests for call-up were received, then withdrawal of all call-up requests received must be made to terminate proceedings.

4. Scope of Review. The council may consider any issue associated with the decision under consideration, in addition to the specific grounds for call-up. The council may also consider any environmental determination applicable to the permit or decision under consideration.

5. New Evidence. If new or different evidence is presented during the call-up hearing, the council may refer the matter back to the original approval authority as applicable for a report on the new or different evidence prior to final decision.

6. Effective Date of Decision. A decision by the council on any item called up for review and action is effective as of the date of the decision.

7. The findings, decision, and action of the council shall be final. [Ord. 4-2017 § 3 (Exh. B)].

23.110.180 Amendments.

An applicant may request an amendment to a land use permit after the final written decision is issued. Amendments shall be processed as follows:

A. Substantial Conformance. The director may approve minor changes to a previously approved permit at the administrative level if the proposed changes are in substantial conformance with the existing permit and this code, as determined by the director. This subsection does not apply to changes called out in subsection (B) of this section, Minor Amendment, or subsection (C) of this section, Major Amendment, as defined herein.

B. Minor Amendment. Minor amendments to a previously approved permit shall be processed as follows:

1. Applicability. A minor amendment is a nonsubstantive change of a previously approved plan or permit. Minor amendments include:

a. Floor plan changes which do not result in more than a five percent or 5,000 square foot change in total square footage, whichever is less.

b. Parking and circulation configurations which do not change the basic parking areas or circulation concept and do not reduce the number of parking spaces.

c. Building placements which do not change the general location of the building or layout of the site.

d. Landscape modifications which do not alter the general concept or reduce the effect or amount originally intended.

e. Architectural changes which do not change the basic form and theme of the project.

f. Exterior material or color changes which do not conflict with the original architectural form and theme, and which are consistent and compatible with the original materials and colors.

g. Changes to allow fulfillment of a condition of approval in a manner that may vary from that specified in the original conditions; provided, that the intent and purpose of such original condition is fully met.

h. Other requests similar to the above-listed minor amendments, as determined by the director.

2. Review Process. The director is the approval authority for minor amendments. No public hearing shall be required. A notice of decision shall be issued in accordance with RCMC 23.110.140 (Notice of decision).

C. Major Amendment. Major amendments to a previously approved permit shall be processed as follows:

1. Applicability. A major amendment is a significant change of a previously approved plan or permit. Major amendments include:

a. Floor plan changes which result in more than a five percent or 5,000 square foot change in total square footage, whichever is less.

b. Parking and circulation configurations which change the basic parking areas or circulation concept or result in a reduction of the number of parking spaces.

c. Building placements which change the general location of the building or layout of the site.

d. Landscape modifications which alter the general concept or reduce the effect or amount originally intended.

e. Architectural changes which change the basic form and theme of the project.

f. Exterior material or color changes which conflict with the original architectural form and theme, and which are not consistent and compatible with the original materials and colors.

g. Changes to a condition of approval in a manner that changes the effect of the condition from its original form and intent.

h. All amendments to an approved development agreement.

i. Other requests similar to the above-listed major amendments, as determined by the director.

2. Review Process. A major amendment shall be processed in the same manner and subject to the same standards as the original application. [Ord. 4-2017 § 3 (Exh. B)].

MEMORANDUM

ITEM 12.1.

DATE: November 15, 2021

TO: Honorable Mayor and Council Members

FROM: Michelle Mingay, Senior Finance Analyst

SUBJECT: **A RESOLUTION AUTHORIZING THE ISSUANCE OF SPECIAL TAX BONDS FOR AND ON BEHALF OF THE CITY OF RANCHO CORDOVA GRANTLINE 208 COMMUNITY FACILITIES DISTRICT NO. 2018-1, APPROVING AND DIRECTING THE EXECUTION OF A SUPPLEMENTAL FISCAL AGENT AGREEMENT, APPROVING THE FORM OF PRELIMINARY OFFICIAL STATEMENT, APPROVING SALE OF SUCH BONDS, AND APPROVING OTHER RELATED DOCUMENTS AND ACTIONS**

RECOMMENDATION

Adopt the Resolution.

RESULT OF RECOMMENDED ACTION

Adoption of the Resolution will authorize the sale of a third and final series of Special Tax Bonds (the “2021B Bonds”) for and on behalf of Grantline 208 Community Facilities District No. 2018-1 for the purpose of providing money for the acquisition and construction of improvements, and the payment of certain development impact fees related to the project, within the Community Facilities District.

BACKGROUND

Grantline 208 Community Facilities District No. 2018-1 (“CFD 2018-1”) or (the “District”) was formed in 2018 to assist in the financing of the acquisition and construction of certain public facilities and payment of certain fees within the Grantline 208 project. Through various City Council actions, the City Council has declared the necessity to incur bonded indebtedness in a maximum principal amount not to exceed $35,000,000 and set an annual appropriations limit of $6,100,000.

In 2019, the City of Rancho Cordova (the "City") issued $7,105,000 of Special Tax Bonds. Earlier this year, the City issued $5,675,000 of Series 2021 Special Tax Bonds (collectively, the "Existing Bonds"). The Existing Bonds have generated proceeds to finance the acquisition and

construction of certain public facilities and infrastructure improvements necessary to support the planned development within the District through the payment of certain development impact fees related to the project.

The District appraised value (undertaken by Integra Reality Resources, an MAI appraiser based in Rocklin) has increased from $94,109,661 in November 2020 to $168,420,947 due to continued development and increasing land and improvement values. This includes 214 completed homes owned by individuals, 117 homes under construction and 171 finished lots. The construction and sale of these units have helped to diversify property ownership within the District, as well as increased property values.

The increased value, development activity and interest rate market creates the opportunity for the final bond issuance for the District. Based on the expected par amount of $6.0 million, the property value compared to bonded debt lien would exceed the required 4:1 value to lien requirement, which is consistent with prior special tax bonds issued within the City.

The proposed financing-related resolution approves: (i) the sale of the 2021B Bonds in an amount not to exceed $6.5 million; (ii) a Supplemental Fiscal Agent Agreement; (iii) the Preliminary Official Statement; (iv) Bond Purchase Agreement, and authorizes related documents on behalf of the District. Descriptions of these documents are as follows:

- **Supplemental Fiscal Agent Agreement:** The Supplemental Fiscal Agent Agreement allows U.S. Bank to act on behalf of the City to provide for the issuance of the 2021B Bonds, the disbursement of proceeds of the 2021B Bonds, the disposition of the special taxes securing the 2021B Bonds, and the administration and payment of the Bonds, all consistent with the terms and conditions for the Existing Bonds.
- **Bond Purchase Agreement:** The Bond Purchase Agreement is a legally binding document between the issuer (City on behalf of the District) and an underwriter (Piper Sandler & Co.) establishing the terms of the bond sale. After the issuer delivers the 2021B Bonds to the underwriter, and the underwriter pays the issuer for them, the underwriter will put the 2021B Bonds on the market at the price and yield established during the Bond pricing call, currently scheduled for the week of November 29th, and investors will purchase the 2021B Bonds from the underwriter.
- **Preliminary Official Statement:** The preliminary Official Statement is a document that serves as the prospectus for the 2021B Bonds. It is the disclosure document relied on by 2021B Bond investors that details the underlying security for the 2021B Bonds and all associated investment risks. The Official Statement is the offering document used by the underwriter to market the 2021B Bonds and indicated how investors in the bonds will be repaid.

Assuming the City Council approves this financing, staff will work with the bond finance team to determining the final 2021B Bond sizing, and the preliminary Official Statement will be finalized and posted electronically for investors to review. Assuming the market remains stable, the City; NHA Advisors, LLC, the City's Municipal Advisor; and Piper Sandler & Co., the bond

underwriter, will hold a pre-pricing call the week of November 29th to review bond market conditions and the preliminary interest rates, after which, the 2021B Bonds will be sold. An authorized officer will then execute, on behalf of the City, a Bond Purchase Agreement with Piper Sandler & Co., finalizing the bond interest rates and setting the delivery date, which is anticipated to occur the week of December 13th.

FISCAL IMPACT AND FUNDING SOURCE

There is no fiscal impact. The 2021B Bonds are secured solely by the Special Taxes levies within the District and are not a debt of the City's General Fund. Costs of issuance are payable solely from 2021B Bond proceeds.

In accordance with Government Code 5852.1, the following information consists of estimates of certain costs and charges for the Bonds that have been provided by NHA Advisors, LLC, the City's municipal advisor, which has been represented by such party to have been provided in good faith: (1) estimated true interest cost of the 2021B Bonds: 3.45%; (2) estimated finance charge of the 2021B Bonds (sum of all fees and charges paid to third parties): $368,232; (3) estimated amount of proceeds of the2021B Bonds received by the City (net of finance charges, reserves and capitalized interest, if any): $5,572,000; and (4) estimated total payment amount (sum total of all payments to pay debt service on the 2021B Bonds plus the finance charge not paid with proceeds of the 2021B Bonds) calculated to the final maturity of the 2021B Bonds: $10,041,959.

ATTACHMENT(S)

1. Resolution
2. Supplemental Agreement No. 2
3. Bond Purchase Agreement
4. Preliminary Official Statement

CITY OF RANCHO CORDOVA

RESOLUTION NO. XX-2021

A RESOLUTION AUTHORIZING THE ISSUANCE OF SPECIAL TAX BONDS FOR AND ON BEHALF OF THE CITY OF RANCHO CORDOVA GRANTLINE 208 COMMUNITY FACILITIES DISTRICT NO. 2018-1, APPROVING AND DIRECTING THE EXECUTION OF A SECOND SUPPLEMENTAL FISCAL AGENT AGREEMENT, APPROVING THE FORM OF PRELIMINARY OFFICIAL STATEMENT, APPROVING SALE OF SUCH BONDS, AND APPROVING OTHER RELATED DOCUMENTS AND ACTIONS

WHEREAS, the City Council has conducted proceedings under and pursuant to the Mello-Roos Community Facilities Act of 1982, as amended (the "Act"), to form the Grantline 208 Community Facilities District No. 2018-1 (the "CFD"), to authorize the levy of special taxes upon the land within the CFD, and to issue bonded indebtedness secured by said special taxes for the purpose of providing moneys for the construction and acquisition of improvements, and the payment of certain fees, authorized for the CFD; and

WHEREAS, on October 1, 2018, the City Council, as legislative body of the CFD, and the qualified electors of the CFD, authorized the issuance of bonded indebtedness for the CFD in the maximum principal amount of not to exceed $35,000,000 (excluding bonds described in Section 53364.2(e) of the Act) (the "Bond Authorization"); and

WHEREAS, in December 2019, pursuant to the provisions of the Act and the Fiscal Agent Agreement, dated as of December 1, 2019 (the "Original Fiscal Agent Agreement") by and between the City and U.S. Bank National Association, as fiscal agent (the "Fiscal Agent"), the City issued, for and on behalf of the CFD, $7,105,000 initial principal amount of City of Rancho Cordova Grantline 208 Community Facilities District No. 2018-1 Special Tax Bonds, Series 2019 (the "2019 Bonds") for the purpose of financing various public improvements authorized to be funded by the CFD, which 2019 Bonds constituted the first series of bonds issued pursuant to the Bond Authorization; and

WHEREAS, in February 2021, pursuant to the provisions of the Act and Supplemental Agreement No. 1 to Fiscal Agent Agreement, dated as of February 1, 2021 (the "First Supplement") by and between the City and the Fiscal Agent, which amended and supplemented the Original Fiscal Agent Agreement, the City issued, for and on behalf of the CFD, $5,675,000 initial principal amount of City of Rancho Cordova Grantline 208 Community Facilities District No. 2018-1 Special Tax Bonds, Series 2021 (the "2021 Bonds") for the purpose of financing various public improvements authorized to be funded by the CFD, which 2021 Bonds constituted the second series of bonds issued pursuant to the Bond Authorization; and

WHEREAS, Section 5.17 of the Original Fiscal Agent Agreement authorizes the issuance by Supplemental Agreement of Additional Bonds (as such terms are defined in the Original Fiscal Agent Agreement) secured under the Original Fiscal Agent Agreement on parity with the 2019 Bonds and 2021 Bonds; and

WHEREAS, there has been submitted to the City Council a Supplemental Agreement No. 2 to Fiscal Agent Agreement (the "Second Supplement," and together with the Original Fiscal Agent Agreement and the First Supplement, the "Fiscal Agent Agreement"), between the City and

Fiscal Agent, further amending and supplementing the Original Fiscal Agent Agreement and providing for the issuance of a third series of special tax bonds of the City for the CFD, designated as the "City of Rancho Cordova Grantline 208 Community Facilities District No. 2018-1 Special Tax Bonds Series 2021B" (the "Bonds"), and the City Council, with the aid of City staff, has reviewed the Second Supplement and found it to be in proper order for the purpose intended, and now desires to approve the Second Supplement and the issuance of the Bonds; and

WHEREAS, the City proposes to sell the Bonds to Piper Sandler & Co., as underwriter (the "Underwriter"), pursuant to the terms of a Bond Purchase Agreement (the "Bond Purchase Agreement") by and between the City and the Underwriter, and the Underwriter proposes to offer the Bonds to the investing public by means of a Preliminary Official Statement (the "Preliminary Official Statement"); and

WHEREAS, the information required to be obtained and disclosed with respect to the Bonds in accordance with Government Code Section 5852.1 is set forth in the staff report accompanying this Resolution; and

WHEREAS, all conditions, things and acts required to exist and to have been performed precedent to and with respect to the issuance of the Bonds and the levy of the special taxes securing the Bonds, as contemplated by this resolution and the Fiscal Agent Agreement, have happened and exist as required by the laws of the State of California, including the Act, and the actions to be performed in due time for the issuance of the Bonds conform in form and manner to the applicable laws of the State of California, including the Act.

NOW, THEREFORE, BE IT HEREBY RESOLVED BY THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA:

SECTION 1. Findings. This Council finds and determines that (i) it is prudent in the management and development of land in the City and the CFD to issue the Bonds to provide money for the construction and acquisition of improvements, and the payment of certain fees, authorized for the CFD, and (ii) the Bonds and the CFD are substantially in compliance with the City's Statement of Policies and Procedures for Special Assessment and Community Facilities District Debt Financing Programs.

SECTION 2. Law Applicable. For the purposes of these proceedings in and for the CFD, the Act shall be the authority for the issuance of the Bonds.

SECTION 3. Bonds Authorized. Pursuant to the Act, this Resolution, and the Fiscal Agent Agreement, the Bonds in an aggregate principal amount not to exceed $6,500,000, are hereby authorized to be issued. The Bonds shall be executed in the form set forth in, and otherwise as provided in, the Fiscal Agent Agreement, as amended and supplemented by the Second Supplement. The Bonds shall be dated and executed in the forms, be in the principal amounts, denominations, mature, be payable at the place and in the priorities and bear interest at the rates as set forth in and otherwise as provided in the Fiscal Agent Agreement, as amended and supplemented by the Second Supplement.

The Bonds shall not be issued unless the value of the real property within the CFD subject to the special tax to pay debt service on the Bonds, the 2021 Bonds, and the 2019 Bonds, based on assessed values and/or an appraisal by an independent appraiser hired by the City for the purpose of determining such value, is at least three times the proposed principal amount of the

Bonds, the 2021 Bonds, and 2019 Bonds proposed to be issued and secured by a special tax levied pursuant to the Act on property within the CFD.

SECTION 4. Second Supplement. The Second Supplement is hereby approved. The date, manner of payment, interest rate or rates, interest payment dates, denominations, form, registration privileges, manner of execution, place of payment, terms of redemption and other terms of the Bonds shall be as provided in the Second Supplement, as finally executed. The terms and provisions of the Second Supplement, as finally executed, are incorporated herein by reference as if fully set forth herein.

The City Manager, Deputy City Manager, Administrative Services Director or such other person or persons as any of them may designate (each an "Authorized Officer") are hereby separately authorized and directed to execute and deliver the Second Supplement in substantially the form on file with the City Clerk, with such additions thereto or changes therein as are approved by the Authorized Officer upon consultation with City's bond counsel, and including but not limited to such additions or changes as are necessary or advisable to permit the timely issuance, sale and delivery of the Bonds; provided, however, that no additions or changes shall authorize the issuance of an aggregate principal amount of Bonds which would cause bonds issued for the CFD to be in excess of the Bond Authorization. The approval of such additions or changes shall be conclusively evidenced by the execution and delivery of the Second Supplement by an Authorized Officer.

SECTION 5. Bond Preparation and Delivery; Sale of the Bonds. The Bonds, when executed, shall be delivered to the fiscal agent for authentication. The Fiscal Agent is hereby requested and directed to authenticate the Bonds by executing the fiscal agent's certificate of authentication and registration appearing thereon, and to deliver the Bonds, when duly executed and authenticated, to the Underwriter in accordance with written instructions executed on behalf of the City by the Mayor and/or an Authorized Officer, which instructions are hereby authorized, for and in the name and on behalf of the City, to be delivered.

SECTION 6. Covenant to Foreclose. The City hereby covenants, for the benefit of the owners of the Bonds, to commence and diligently pursue to completion any foreclosure action regarding delinquent installments of any amount levied as a special tax for the payment of debt service on the Bonds, said foreclosure action to be commenced and pursued as more completely set forth in the Fiscal Agent Agreement.

SECTION 7. Approval of Preliminary Official Statement. The City Council hereby approves the Preliminary Official Statement in substantially the form presented to the City Council at this meeting. The Authorized Officers are each hereby authorized and directed to execute a final Official Statement (the "Official Statement"), for and in the name and on behalf of the City, in such form, together with any additions thereto or changes therein deemed necessary or advisable by the Authorized Officer executing such document upon consultation with the City's bond counsel. The City Council hereby authorizes and directs the Underwriter to distribute copies of the Preliminary Official Statement to persons who may be interested in the purchase of the Bonds and to deliver copies of the Official Statement to all actual purchasers of the Bonds. The City Council hereby authorizes the delivery of the Preliminary Official Statement and the Official Statement.

The City Council hereby authorizes and directs an Authorized Officer, on behalf of the City, to deem "final," pursuant to Rule 15c2-12 of the Securities Exchange Act of 1934, the Preliminary Official Statement prior to its distribution to prospective purchasers of the Bonds.

SECTION 8. Approval of Purchase Agreement. The City Council hereby approves the Bond Purchase Agreement; provided, however, that the aggregate principal amount of Bonds shall not exceed $6,500,000 or result in an Underwriter's discount in excess of 1.35% of the par amount of the Bonds, or a true interest cost in excess of 5.00%. Subject to the foregoing parameters, an Authorized Officer is hereby authorized and directed to execute the Bond Purchase Agreement in substantially the form on file with the City Clerk, together with such changes and additions thereto deemed advisable by the Authorized Officer executing the same. The City Council hereby finds and determines that the sale of the Bonds at negotiated sale as contemplated by the Bond Purchase Agreement will result in a lower overall cost.

SECTION 9. Actions Authorized. All actions heretofore taken by the officers, employees and agents of the City with respect to the establishment of the CFD and the sale and issuance of the Bonds are hereby approved, confirmed and ratified, and the Authorized Officers are hereby authorized and directed to do any and all things and take any and all actions and execute any and all certificates, agreements and other documents, which they, or any of them, may deem necessary or advisable in order to consummate the lawful issuance and delivery of the Bonds in accordance with this Resolution, and any certificate, agreement, and other document described in the documents herein approved. All actions to be taken by an Authorized Officer as specified herein, may be taken by the Authorized Officer or any designee, with the same force and effect as if taken by such Authorized Officer.

SECTION 10. Effectiveness. This Resolution shall take effect immediately upon its adoption.

PASSED AND ADOPTED by the City Council of the City of Rancho Cordova on the 15th day of November 2021 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

_____
Garrett Gatewood, Mayor

ATTEST:

_____
Stacy Leitner, CMC
City Clerk

SUPPLEMENTAL AGREEMENT NO. 2 TO FISCAL AGENT AGREEMENT

by and between

CITY OF RANCHO CORDOVA

and

U.S. BANK NATIONAL ASSOCIATION,
as Fiscal Agent

Dated as of December 1, 2021

Relating to:

$_____
City of Rancho Cordova
Grantline 208 Community Facilities District No. 2018-1
Special Tax Bonds
Series 2021B

TABLE OF CONTENTS

SECTION 1. Supplement to Original Fiscal Agent Agreement 2

ARTICLE XI
2021B BONDS

Section 11.01. Definitions 2
Section 11.02. Authorization of 2021B Bonds 4
Section 11.03. Terms of 2021B Bonds 4
Section 11.04. Redemption of 2021B Bonds 5
Section 11.05. Form of 2021B Bonds; Authentication and Delivery 6
Section 11.06. Application of Proceeds of Sale of 2021B Bonds 7
Section 11.07. 2021B Costs of Issuance Fund 8
Section 11.08. Establishment and Procedure for Disbursement of 2021B Improvement Account 9
Section 11.09. Security for 2021B Bonds 9
Section 11.10. Effect of this Article XI 9

SECTION 2. Attachment of Exhibit D 9
SECTION 3. Additional Amendments to Original Fiscal Agent Agreement 9
SECTION 4. Partial Invalidity 10
SECTION 5. Execution in Counterparts 10
SECTION 6. Governing Law 10

EXHIBIT A - FORM OF 2021B BONDS

SUPPLEMENTAL AGREEMENT NO. 2 TO FISCAL AGENT AGREEMENT

THIS SUPPLEMENTAL AGREEMENT NO. 2 TO FISCAL AGENT AGREEMENT (this "Supplemental Agreement No. 2"), dated as of December 1, 2021, is by and between the CITY OF RANCHO CORDOVA, a municipal corporation and public body, corporate and politic, organized and existing under and by virtue of the Constitution and laws of the State of California (the "City") for and on behalf of the City of Rancho Cordova Grantline 208 Community Facilities District No. 2018-1 (the "District"), and U.S. BANK NATIONAL ASSOCIATION, as fiscal agent (the "Fiscal Agent") under a Fiscal Agent Agreement, dated as of December 1, 2019 (the "Original Fiscal Agent Agreement") by and between the Fiscal Agent and the City, as previously supplemented and amended by Supplemental Agreement No. 1 to Fiscal Agent Agreement, dated as of February 1, 2021 ("Supplemental Agreement No. 1"), by and between the City and the Fiscal Agent.

RECITALS:

WHEREAS, the City Council of the City has formed the District under the provisions of the Mello-Roos Community Facilities Act of 1982, as amended (constituting Section 53311 *et seq.* of the California Government Code) (the "Act") and Resolution No. 126-2018 of the City Council adopted on October 1, 2018; and

WHEREAS, the City Council, as the legislative body of the District, is authorized under the Act to levy special taxes to pay for the costs of facilities within the District and to authorize the issuance of bonds secured by said special taxes under the Act; and

WHEREAS, the Council, as legislative body of the District, authorized the issuance of special tax bonds of the City for the District in the maximum aggregate principal amount of not to exceed $35,000,000 (excluding bonds described in Section 53364.2(e) of the Act) (the "Bond Authorization"); and

WHEREAS, in December 2019, pursuant to the provisions of the Act and the Original Fiscal Agent Agreement, the City issued, for and on behalf of the District, $7,105,000 initial principal amount of City of Rancho Cordova Grantline 208 Community Facilities District No. 2018-1 Special Tax Bonds, Series 2019 (the "2019 Bonds") for the purpose of financing various public improvements authorized to be funded by the District, which 2019 Bonds constituted the first series of bonds issued pursuant to the Bond Authorization; and

WHEREAS, in February 2021, pursuant to the provisions of the Act and Supplemental Agreement No. 1, which amended and supplemented the Original Fiscal Agent Agreement, the City issued, for and on behalf of the District, $5,675,000 initial principal amount of City of Rancho Cordova Grantline 208 Community Facilities District No. 2018-1 Special Tax Bonds, Series 2021 (the "2021 Bonds") for the purpose of financing various public improvements authorized to be funded by the District, which 2021 Bonds constituted the second series of bonds issued pursuant to the Bond Authorization; and

WHEREAS, Section 5.17 of the Original Fiscal Agent Agreement authorizes the issuance by Supplemental Agreement of Additional Bonds (as such terms are defined in the Original Fiscal Agent Agreement) secured under the Original Fiscal Agent Agreement on parity with the 2019 Bonds and 2021 Bonds; and

WHEREAS, after due investigation and deliberation the City has determined that it is in the interests of the City and the District at this time for the City, for and on behalf of the District, to provide for the issuance of City of Rancho Cordova Community Facilities District No. 1 Special Tax Bonds, Series 2021B in the initial aggregate principal amount of $_____ (the "2021B Bonds"), to provide moneys needed to construct and acquire the facilities necessary for development of property within the City; and

WHEREAS, this Supplemental Agreement No. 2 is a "Supplemental Agreement" as defined in Section 1.03 of the Original Fiscal Agent Agreement and the 2021B Bonds are "Additional Bonds" as defined in Section 1.03 of the Original Fiscal Agent Agreement and secured under the Original Fiscal Agent Agreement, as amended and supplemented by this Supplemental Agreement No. 2, on parity with the 2019 Bonds and 2021 Bonds;

WHEREAS, the City and the Fiscal Agent desire to enter into this Supplemental Agreement No. 2 pursuant to Sections 5.17 of the Original Fiscal Agent Agreement and to provide for the issuance of the 2021B Bonds;

WHEREAS, to provide for the issuance of the 2021B Bonds, it is necessary to supplement and amend the Original Fiscal Agent Agreement, as more particularly provided herein, as authorized by Sections 5.17 and 8.05 of the Original Fiscal Agent Agreement; and

WHEREAS, the City has determined that all acts and proceedings required by law necessary to make the 2021B Bonds, when executed by the City for the District, authenticated and delivered by the Fiscal Agent and duly issued, the valid, binding and legal special obligations of the City for the District, and to constitute the Original Fiscal Agent Agreement, as amended and supplemented by Supplemental Agreement No. 1 and this Supplemental Agreement No. 2, a valid and binding agreement for the uses and purposes herein and therein set forth, in accordance with its terms, have been done or taken and the execution and delivery of this Supplemental Agreement No. 2 have been in all respects duly authorized.

A G R E E M E N T :

NOW, THEREFORE, in consideration of the premises and the mutual agreements herein contained, and for other consideration the receipt and sufficiency of which are hereby acknowledged, the parties hereto do hereby agree as follows:

SECTION 1. Supplement to Original Fiscal Agent Agreement. In accordance with the provisions of Section 5.17 and 8.05 of the Original Fiscal Agent Agreement, the Original Fiscal Agent Agreement is hereby amended by adding a new article thereto, to be designated as Article XI. Such Article XI shall read in its entity as follows:

ARTICLE XI

2021B BONDS

Section 11.01. Definitions. The Original Fiscal Agent Agreement is amended to add and/or modify the following definitions in Section 1.03.

"Article XI" means this Article XI which has been incorporated in and made a part of this Agreement pursuant to Supplemental Agreement No. 2, together with all amendments of and supplements to this Article XI entered into pursuant to the provisions of Section 8.01.

"Continuing Disclosure Certificate" means (i) with respect to the 2019 Bonds, the Continuing Disclosure Certificate, dated as of December 5, 2019, by and between the City and Goodwin Consulting Group, in its capacity as Dissemination Agent, as originally executed and as it may be amended from time to time in accordance with the terms thereof, (ii) with respect to the 2021 Bonds, the Continuing Disclosure Certificate, dated as of February 17, 2021, by and among the City and Goodwin Consulting Group, in its capacity as Dissemination Agent, as originally executed and as it may be amended from time to time in accordance with the terms thereof, and (iii) with respect to the 2021B Bonds, the Continuing Disclosure Certificate, dated as of December ____, 2021, by and among the City and Goodwin Consulting Group, in its capacity as Dissemination Agent, as originally executed and as it may be amended from time to time in accordance with the terms thereof.

"Closing Date" means, when referring to the 2021B Bonds and as used in this Supplemental Agreement No. 2, December ____, 2021.

"Interest Payment Dates" means (i) with respect to the 2019 Bonds, March 1 and September 1 of each year, commencing March 1, 2020, (ii) with respect to the 2021 Bonds, March 1 and September 1 of each year, commencing September 1, 2021, and (iii) with respect to the 2021B Bonds, March 1 and September 1 of each year, commencing March 1, 2022.

"Supplemental Agreement No. 2" means Supplemental Agreement No. 2 to Fiscal Agent Agreement, dated as of December 1, 2021, between the City, for and on behalf of the District, and the Fiscal Agent.

"2021B Bonds" means the City of Rancho Cordova Grantline 208 Community Facilities District No. 2018-1 Special Tax Bonds, Series 2021B, authorized to be issued under Section 11.02.

"2021B Costs of Issuance" means items of expense payable or reimbursable directly or indirectly by the City and related to the authorization, sale and issuance of the 2021B Bonds, which items of expense shall include, but not be limited to, printing costs, costs of reproducing and binding documents, closing costs, filing and recording fees, initial fees, expenses and charges of the Fiscal Agent including its first annual administration fee, expenses incurred by the City in connection with the issuance of the 2021B Bonds, financial advisor fees, (underwriter's) discount or underwriting fee for the 2021B Bonds, legal fees and charges, including bond counsel, disclosure counsel, charges for execution, transportation and safekeeping of the 2021B Bonds and other costs, charges and fees in connection with the foregoing.

"2021B Costs of Issuance Fund" means the fund by that name established and held by the Fiscal Agent pursuant to Section 11.07.

"*2021B Improvement Account*" means the account by that name established in Section 11.08(A) of this Supplemental Agreement No. 2.

"*2021B Reserve Account*" means the account by that name established in Section 11.06(B) of this Supplemental Agreement No. 2.

"*Term 2021B Bonds*" means the 2021B Bonds maturing September 1, 20___ and September 1, 20___.

Section 11.02. Authorization of 2021B Bonds. 2021B Bonds in the aggregate principal amount of $_____ are hereby authorized to be issued as Additional Bonds under and subject to the terms of this Agreement, the Act, and other applicable laws of the State of California. The 2021B Bonds shall be designated the "City of Rancho Cordova Grantline 208 Community Facilities District No. 2018-1 Special Tax Bonds, Series 2021B."

Section 11.03. Terms of 2021B Bonds.

(A) Form; Denominations. The 2021B Bonds shall be issued as fully registered Bonds without coupons in the denomination of $5,000 or any integral multiple of $5,000 in excess thereof.

(B) Date of the 2021B Bonds. The 2021B Bonds shall be dated the Closing Date for the 2021B Bonds.

(C) CUSIP Identification Numbers. "CUSIP" identification numbers shall be imprinted on the 2021B Bonds, but such numbers shall not constitute a part of the contract evidenced by the 2021B Bonds and any error or omission with respect thereto shall not constitute cause for refusal of any purchaser to accept delivery of and pay for the 2021B Bonds. In addition, failure on the part of the City or the Fiscal Agent to use such CUSIP numbers in any notice to Owners shall not constitute an event of default or any violation of the City's contract with such Owners and shall not impair the effectiveness of any such notice.

(D) Maturities, Interest Rates. The 2021B Bonds shall be issued as serial bonds and term bonds, and shall mature and become payable as follows:

Maturity (September 1)	Principal Amount	Interest Rate	CUSIP†

[T] Term Bond

(E) Interest and Method of Payment. Interest on the 2021B Bonds shall be payable as provided in Section 2.02(E) of this Agreement, with the Closing Date as used therein being a Closing Date herein, and payments shall be made on the 2021B Bonds as provided in Section 2.02(F).

Section 11.04. Redemption of 2021B Bonds.

(A) Redemption Dates.

(i) Optional Redemption. The 2021B Bonds are subject to optional redemption from any source of available funds (other than Prepayments of the Special Tax by property owners), in whole or in part among maturities as specified by the City and by lot within a maturity, on any date on and after September 1, 20__ at the following respective redemption prices (expressed as percentages of the principal amount of the 2021B Bonds to be redeemed), plus accrued interest thereon to the date of redemption:

Redemption Dates	**Redemption Price**
September 1, 20__ through August 31, 20__	103%
September 1, 20__ through August 31, 20__	102
September 1, 20__ through August 31, 20__20__	101
September 1, 20__ and any date thereafter	100

(ii) Mandatory Redemption From Prepayments. The 2021B Bonds are subject to mandatory redemption from Prepayments of the Special Tax by property owners, in whole or in part among maturities as specified by the City and by lot within a maturity, on any Interest Payment Date at the following respective redemption prices (expressed as percentages of the principal amount of the 2021B Bonds to be redeemed), plus accrued interest thereon to the date of redemption:

Redemption Dates	**Redemption Price**
March 1, 2022 and any Interest Payment Date through March 1, 20__	103%
September 1, 20__ and March 1, 20__	102
September 1, 20__ and March 1, 20__	101
September 1, 20__ and any Interest Payment Date thereafter	100

(iii) Mandatory Sinking Payment Redemption. The Term 2021B Bonds maturing September 1, 20__ and September 1, 20__ are subject to mandatory sinking payment redemption in part on September 1, 20__ and September 1, 20__, respectively and on each September 1 thereafter to maturity, by lot, at a redemption price equal to one hundred percent (100%) of the principal amount thereof to be redeemed, without premium, in the aggregate respective principal amounts as set forth in the following tables:

September 1, 20__ Term Bonds

Mandatory Redemption Date (September 1)	Sinking Fund Payment

September 1, 20__ Term Bonds

Mandatory Redemption Date (September 1)	Sinking Fund Payment

The amounts in the foregoing tables shall be reduced pro rata, at the direction of the City in an Officer's Certificate, as a result of any prior partial optional or mandatory redemption of the Term 2021B Bonds pursuant to clause (A)(i) or clause (A)(ii) above. In the event of a redemption pursuant to clause (A)(i) or clause (A)(ii) above, the City shall provide the Fiscal Agent with a revised sinking fund schedule giving effect to the redemption so completed.

In lieu of redemption under this Section 11.04, moneys in the Bond Fund may be used and withdrawn by the Fiscal Agent for purchase of Outstanding 2021B Bonds, upon the filing with the Fiscal Agent of an Officer's Certificate requesting such purchase, at public or private sale as and when, and at such prices (including brokerage and other charges) as such Officer's Certificate may provide, but in no event may 2021B Bonds be purchased at a price in excess of the principal amount thereof, plus interest accrued to the date of purchase.

(B) Notice to Fiscal Agent. The City shall give the Fiscal Agent an Officer's Certificate containing notice of its intention to redeem 2021B Bonds pursuant to clause (A)(i) or clause (A)(ii) not less than 45 days prior to the applicable redemption date.

(C) Redemption Procedure by Fiscal Agent; Rescission; Effect of Redemption. The redemption provisions set forth in Section 2.03(C) and Section 2.03(D) shall apply to the 2021B Bonds as if set forth herein.

Section 11.05. Form of 2021B Bonds; Authentication and Delivery.

(A) Form of 2021B Bonds. The 2021B Bonds, the form of Fiscal Agent's certificate of authentication, and the form of assignment to appear thereon, shall be substantially in the respective forms set forth in Exhibit D attached hereto and by this reference incorporated herein, with necessary or appropriate variations, omissions and insertions, as permitted or required by this Agreement and the Act.

(B) Execution of 2021B Bonds. The 2021B Bonds shall be executed on behalf of the City by the Mayor and the City Clerk of the City who are in office on the date of adoption of this

Agreement or at any time thereafter, and the seal of the City may be impressed, imprinted or reproduced by facsimile signature thereon. If any officer whose signature appears on any 2021B Bond ceases to be such officer before delivery of the 2021B Bonds to the Owner, such signature shall nevertheless be as effective as if the officer had remained in office until the delivery of the 2021B Bonds to the Owner. Any 2021B Bond may be signed and attested on behalf of the City by such persons as at the actual date of the execution of such 2021B Bond shall be the proper officers of the City although at the nominal date of such 2021B Bond any such person shall not have been such officer of the City.

Only such of the 2021B Bonds as shall bear thereon a certificate of authentication in the form set forth in Exhibit D, manually or electronically executed and dated by the Fiscal Agent, shall be valid or obligatory for any purpose or entitled to the benefits of this Agreement, and such certificate of the Fiscal Agent shall be conclusive evidence that such 2021B Bonds have been duly authenticated and delivered hereunder and are entitled to the benefits of this Agreement.

(C) Authentication and Delivery of 2021B Bonds; Transfer and Exchange; Additional Provisions of the 2021B Bonds. At any time after the execution of Supplemental Agreement No. 2 and delivery by the City of an Officer's Certificate that the requirements of Section 5.17 for the issuance of the 2021B Bonds as Additional Bonds have been met, the City may issue the 2021B Bonds for the District in the aggregate principal amount set forth in Section 11.02 and deliver the 2021B Bonds to the Original Purchaser. The Authorized Officers of the City are hereby authorized and directed to deliver any and all documents and instruments necessary to cause the issuance of the 2021B Bonds in accordance with the provisions of the Act and this Agreement, as supplemented by Supplemental Agreement No. 2, to authorize the payment of 2021B Costs of Issuance and costs of the Project by the Fiscal Agent from the proceeds of the 2021B Bonds and to do and cause to be done any and all acts and things necessary or convenient for delivery of the 2021B Bonds to the Original Purchaser.

The provisions of Sections 2.06 through 2.13 of the Original Fiscal Agent Agreement shall apply to the 2021B Bonds in a like manner as applied to the 2019 Bonds and 2021 Bonds.

Section 11.06. Application of Proceeds of Sale of 2021B Bonds.

(A) Proceeds of 2021B Bonds. The proceeds of the purchase of the 2021B Bonds by the Original Purchaser in the amount of $_____ (which represents the aggregate principal amount of the 2021B Bonds ($_____), plus [net] original issue premium of $_____, and less an Underwriter's discount of $_____), shall be paid to the Fiscal Agent, who shall forthwith set aside, pay over and deposit such proceeds on the Closing Date as follows:

(i) Deposit in the 2021B Improvement Account of the Improvement Fund $_____;

(ii) Deposit in the 2021B Reserve Account of the Reserve Fund $_____; and

(iii) Deposit in the 2021B Costs of Issuance Fund $_____.

(B) 2021B Reserve Account. In connection with the issuance of the 2021 Bonds, the City elected not to proceed with a parity reserve fund for all series of bonds issued for the CFD

and, accordingly, the reserve fund established for the 2019 Bonds was designated as the "2019 Reserve Account" within the Reserve Fund and available only for the benefit of the 2019 Bonds. In addition, as provided in Supplemental Agreement No. 1, each series of Additional Bonds shall be secured by a reserve account within the Reserve Fund as a separate reserve from each other series, as provided in the applicable Supplemental Agreement for such series. In accordance with Supplemental Agreement No. 1, the "2021 Reserve Account" was established within the Reserve Fund for the benefit of the 2021 Bonds.

In accordance with Section 4.03(A) of the Original Supplemental Agreement and this Supplemental Agreement No. 2, the Fiscal Agent shall establish a separate account within the Reserve Fund, known as the "2021B Reserve Account," into which the amounts set forth in Section 11.06(A)(ii) shall be deposited. The 2021B Reserve Account shall be held by the Fiscal Agent within the Reserve Fund, and administered as set forth in the Fiscal Agent Agreement. The Reserve Requirement for the 2021B Bonds shall not increase at any time.

The 2021B Bonds shall be secured by a pledge of amounts in the 2021B Reserve Account, which pledge shall constitute a first lien on the 2021B Reserve Account for payment of the 2021B Bonds.

(C) Additional Funds and Accounts. The Fiscal Agent may, in its discretion, establish a temporary fund or account in its books and records to facilitate transfers required under this Section 11.06.

Section 11.07. 2021B Costs of Issuance Fund. There is hereby established a separate fund to be known as the "2021B Costs of Issuance Fund," which shall be held by the Fiscal Agent in trust. Amounts in the 2021B Costs of Issuance Fund shall be disbursed from time to time to pay 2021B Costs of Issuance, as set forth in an Officer's Certificate containing respective amounts to be paid to the designated payees, signed by the Administrative Services Director or a designee thereof and delivered to the Fiscal Agent. The Fiscal Agent shall pay all 2021B Costs of Issuance upon receipt of an invoice from any such payee which requests payment in an amount which is less than or equal to the amount set forth with respect to such payee in such Officer's Certificate, or upon receipt of an Officer's Certificate requesting payment of a 2021B Costs of Issuance not listed on the initial Officer's Certificate delivered to the Fiscal Agent on the Closing Date. The Fiscal Agent shall maintain the 2021B Costs of Issuance Fund for a period of 45 days from the Closing Date and then shall transfer any moneys remaining therein, including any investment earnings thereon, to the 2021B Improvement Account. Thereafter, every invoice received by the Fiscal Agent shall be paid from amounts on deposit in the 2021B Improvement Account and the Fiscal Agent shall close the 2021B Costs of Issuance Fund. Moneys in the 2021B Costs of Issuance Fund shall be invested and deposited in accordance with Section 6.01. Interest earnings and profits resulting from said investment shall be retained by the Fiscal Agent in the 2021B Costs of Issuance Fund to be used for the purposes of such fund.

Section 11.08. Establishment and Procedure for Disbursement of 2021B Improvement Account..

(A) Establishment; Disbursements. There is hereby established a separate account within the Improvement Fund established under the Original Fiscal Agent Agreement, to be known as the "2021B Improvement Account," which shall be held by the Fiscal Agent. Disbursements from the 2021B Improvement Account shall be made by the Fiscal Agent according to the procedure set forth in Section 3.04, and an Officer's Certificate substantially in

the form of Exhibit B to the Agreement (except that in such Officer's Certificate, reference shall be made to the 2021B Improvement Account and to the 2021B Bonds).

(B) Investment. Moneys in the Improvement Fund and the accounts established thereunder shall be invested and deposited in accordance with Section 6.01. Interest earnings and profits from the investment of amounts in the Improvement Fund shall be retained by the Fiscal Agent in the Improvement Fund to be used for the purposes of the Improvement Fund.

(C) Closing of Fund. Upon the filing of an Officer's Certificate stating that the portion of the Project to be financed from the Improvement Fund and the accounts established thereunder has been completed and that all costs of such portion of the Project have been paid or are not required to be paid from the Improvement Fund, the Fiscal Agent shall transfer the amount, if any, remaining in the Improvement Fund to the Bond Fund for application to the payment of principal of and interest on the Bonds in accordance with Section 4.02 and the Improvement Fund shall be closed.

Section 11.09. Security for 2021B Bonds. The 2021B Bonds shall be Additional Bonds which shall be secured in the manner and to the extent set forth in Articles IV and V, and in this Article XI.

Section 11.11. Effect of this Article XI. Except as in this Article XI expressly provided or except to the extent inconsistent with any provision of this Article XI, the 2021B Bonds shall be deemed to be "Bonds" under and within the meaning of Section 1.03, and every term and condition contained in the Original Fiscal Agent Agreement shall apply to the 2021B Bonds with full force and effect, with such omissions, variations and modifications thereof as may be appropriate to make the same conform to this Article XI.

SECTION 2. Attachment of Exhibit D. The Original Fiscal Agent Agreement is hereby further amended by incorporating therein an Exhibit D setting forth the form of the 2021B Bonds, which shall read in its entirety as set forth in Exhibit A attached hereto and hereby made a part hereof.

SECTION 3. Additional Amendments to Original Fiscal Agent Agreement.

Supplemental Agreement No. 1 provided that the Original Fiscal Agent Agreement was further amended as follows, which amendments remain in full force and effect:

(A) References in the Original Fiscal Agent Agreement to the 2019 Bonds which, if the context requires reference to the 2019 Bonds and any Additional Bonds in order to maintain the parity relationship of the 2019 Bonds and any Additional Bonds and the security therefor, shall be deemed to refer to "Bonds" as defined in the Original Fiscal Agent Agreement rather than "2019 Bonds."

(B) The following statement: "the Reserve Requirement for the 2019 Bonds shall not increase after the date of issuance of the 2019 Bonds" in the definition of "Reserve Requirement" was changed to read as follows: "the Reserve Requirement for each series of Bonds shall not increase after the date of issuance of such series of Bonds."

(C) Section 8.01 of the Original Fiscal Agent Agreement was amended to add the following subsection: "(E) To provide for the issuance of Additional Bonds as permitted by Section 5.09."

Pursuant to this Supplemental Agreement No. 2, Section 5.17 of the Original Fiscal Agent Agreement is hereby amended to read in its entirety as follows:

"The City may, by a Supplemental Agreement, authorize the issuance of one or more series of Additional Bonds payable from, and secured by, the Special Tax Revenues, solely for the purpose of refunding some or all of the Bonds and only so long as debt service on the refunding Bonds in each Bond Year is less than debt service on the Bonds being refunded."

SECTION 4. Partial Invalidity. If any section, paragraph, sentence, clause or phrase of this Supplemental Agreement No. 2 shall for any reason be held illegal, invalid or unenforceable, such holding shall not affect the validity of the remaining portions of this Supplemental Agreement No. 2. The City hereby declares that it would have entered into this Supplemental Agreement No. 2 and each and every other Section, paragraph, sentence, clause or phrase hereof and authorized the issue of the 2021B Bonds pursuant thereto irrespective of the fact that any one or more Sections, paragraphs, sentences. clauses, or phrases of this Supplemental Agreement No. 2 may be held illegal, invalid or unenforceable.

SECTION 5. Execution in Counterparts. This Supplemental Agreement No. 2 may be executed in several counterparts, each of which shall be an original and all of which shall constitute but one and the same instrument.

SECTION 6. Governing Law. This Supplemental Agreement No. 2 shall be construed and governed in accordance with the laws of the State of California applicable to contracts made and performed in such State.

IN WITNESS WHEREOF, the City and the Fiscal Agent have caused this Supplemental Agreement No. 2 to Fiscal Agent Agreement to be executed as of December 1, 2021.

CITY OF RANCHO CORDOVA, for itself and on behalf of CITY OF RANCHO CORDOVA GRANTLINE 208 COMMUNITY FACILITIES DISTRICT NO. 2018-1

By: _____
Administrative Services Director

U.S. BANK NATIONAL ASSOCIATION,
as Fiscal Agent

By: _____
Authorized Officer

[Signature Page to Supplemental Agreement No. 2 to Fiscal Agent Agreement dated as of December 1, 2021]

EXHIBIT A TO SUPPLEMENTAL AGREEMENT NO. 2 TO FISCAL AGENT AGREEMENT (EXHIBIT D TO ORIGINAL FISCAL AGENT AGREEMENT)

FORM OF 2021B BONDS

UNITED STATES OF AMERICA
STATE OF CALIFORNIA

No. _____ $_____

CITY OF RANCHO CORDOVA
GRANTLINE 208
COMMUNITY FACILITIES DISTRICT NO. 2018-1 (PUBLIC FACILITIES)
SERIES 2021B

INTEREST RATE:	MATURITY DATE:	BOND DATE:	CUSIP:
	September 1, ____	December __, 2021	

REGISTERED OWNER: CEDE & CO.

PRINCIPAL AMOUNT: _____DOLLARS

The City of Rancho Cordova (the "City") for and on behalf of the City of Rancho Cordova Grantline 208 Community Facilities District No. 2018-1 (the "District"), for value received, hereby promises to pay solely from the Special Tax (as hereinafter defined) to be collected in the District or amounts in certain funds and accounts held under the Agreement (as hereinafter defined), to the Registered Owner named above, or registered assigns (the "Owner"), on the Maturity Date set forth above, unless redeemed prior thereto as hereinafter provided, the Principal Amount set forth above, and to pay interest on such principal amount from the Bond Date shown above, or from the most recent Interest Payment Date (as hereinafter defined) to which interest has been paid or duly provided for, semiannually on March 1 and September 1, commencing March 1, 2022 (the "Interest Payment Dates"), at the Interest Rate set forth above, until the principal amount hereof is paid or made available for payment. The principal of this Bond is payable to the Owner hereof in lawful money of the United States of America upon presentation and surrender of this Bond at a designated corporate trust office of U.S. Bank National Association in San Francisco, California (the "Fiscal Agent"). Interest on this Bond shall be paid by check of the Fiscal Agent mailed by first class mail on each Interest Payment Date to the Owner hereof as of the close of business on the 15th day of the month preceding the month in which the Interest Payment Date occurs (the "Record Date") at such Owner's address as it appears on the registration books maintained by the Fiscal Agent, or by wire transfer made on such Interest Payment Date upon written instructions delivered to the Fiscal Agent by the applicable Record Date of any Owner of $1,000,000 or more in aggregate principal amount of Bonds.

This Bond is one of a duly authorized issue of bonds approved by resolution of the City Council of the City on _____, 2021 (the "Resolution"), pursuant to the Mello-Roos Community Facilities Act of 1982, as amended, Sections 53311, *et seq.*, of the California

Government Code (the "Mello-Roos Act") for the purpose of providing moneys for the construction and acquisition of improvements within the District, and is one of the bonds designated "City of Rancho Cordova Grantline 208 Community Facilities District No. 2018-1 Special Tax Bonds Series 2021B" (the "Bonds"). The issuance of the Bonds and the terms and conditions thereof are provided for by a Fiscal Agent Agreement, dated as of December 1, 2019**,** as amended and supplemented by a Supplemental Agreement No. 1 to Fiscal Agent Agreement dated as of February 1, 2021 and a Supplemental Agreement No. 2 to Fiscal Agent Agreement dated as of December 1, 2021 (collectively, the "Agreement"), by and between the City and the Fiscal Agent and this reference incorporates the Agreement herein, and by acceptance hereof the Owner of this Bond assents to said terms and conditions. The Agreement is authorized under, this Bond is issued under and both are to be construed in accordance with, the laws of the State of California.

Pursuant to the Mello-Roos Act, the Agreement and the Resolution, the principal of and interest on this Bond are payable, on parity with previously issued bonds of the District, solely from the Special Tax Revenues and the amounts in certain funds held under the Agreement. "Special Tax Revenues" means the proceeds of the special taxes levied in the District pursuant to the Mello-Roos Act ("Special Taxes") that are annually received by the City, less an amount equal to the Administrative Expense Priority, including all scheduled payments and delinquent payments thereof, interest and penalties thereon and proceeds of the redemption or sale of property sold as a result of foreclosure of the lien of the Special Taxes.

Interest on this Bond shall be payable from the Interest Payment Date next preceding the date of authentication hereof, unless (i) it is authenticated on an Interest Payment Date, in which event it shall bear interest from such Interest Payment Date, or (ii) such date of authentication is after a Record Date but on or prior to an Interest Payment Date, in which event interest will be payable from such Interest Payment Date, or (iii) such date of authentication is prior to the first Record Date, in which event interest will be payable from the Bond Date shown above; provided however, that if at the time of authentication of this Bond, interest is in default hereon, this Bond shall bear interest from the Interest Payment Date to which interest has previously been paid or made available for payment hereon.

Any tax for the payment hereof shall be limited to the Special Tax, except to the extent that provision for payment has been made by the City as may be permitted by law. The Bonds do not constitute obligations of the City for which the City is obligated to levy or pledge, or has levied or pledged, general or special taxation other than described herein above.

[Redemption Provisions to Come, Following Bond Pricing]

Notice of redemption with respect to the Bonds to be redeemed shall be given to the Owners thereof, in the manner, to the extent and subject to the provisions of the Agreement.

This Bond shall be registered in the name of the Owner hereof, as to both principal and interest. Each registration and transfer of registration of this Bond shall be entered by the Fiscal Agent in books kept by it for this purpose and authenticated by its manual signature upon the certificate of authentication endorsed hereon.

No transfer or exchange hereof shall be valid for any purpose unless made by the registered owner, by execution of the form of assignment endorsed hereon, and authenticated as herein provided, and the principal hereof, interest hereon and any redemption premium shall be payable only to the registered owner or to such Owner's order. The Fiscal Agent shall

require the Owner requesting transfer or exchange to pay any tax or other governmental charge required to be paid with respect to such transfer or exchange. No transfer or exchange hereof shall be required to be made (i) within 15 days prior to the date established by the Fiscal Agent for selection of Bonds for redemption or (ii) with respect to a Bond after such Bond has been selected for redemption.

The Agreement and the rights and obligations of the City thereunder may be modified or amended as set forth therein. The principal of the Bonds is not subject to acceleration upon a default under the Agreement or any other document. This Bond shall not become valid or obligatory for any purpose until the certificate of authentication hereon endorsed shall have been dated and manually signed by the Fiscal Agent. It is hereby certified, recited and declared that all acts, conditions and things required by law to exist, happen and be performed precedent to and in the issuance of this Bond have existed, happened and been performed in due time, form and manner as required by law, and that the amount of this Bond, together with all other indebtedness of the City, does not exceed any debt limit prescribed by the laws or Constitution of the State of California.

Unless this Bond is presented by an authorized representative of The Depository Trust Company to the Fiscal Agent for registration of transfer, exchange or payment, and any Bond issued is registered in the name of Cede & Co. or such other name as requested by an authorized representative of The Depository Trust Company and any payment is made to Cede & Co., ANY TRANSFER, PLEDGE OR OTHER USE HEREOF FOR VALUE OR OTHERWISE BY OR TO ANY PERSON IS WRONGFUL since the registered owner hereof, Cede & Co., has an interest herein.

* * * * * *

IN WITNESS WHEREOF, the City of Rancho Cordova has caused this Bond to be executed in its name by the facsimile signature of its Mayor and attested by the facsimile signature of its City Clerk, all as of the Bond Date stated above.

CITY OF RANCHO CORDOVA, for and on behalf of the CITY OF RANCHO CORDOVA GRANTLINE 208 COMMUNITY FACILITIES DISTRICT NO. 2018-1

By: _____
Mayor

Attested:

By: _____
City Clerk

FISCAL AGENT'S CERTIFICATE OF AUTHENTICATION

This is one of the Bonds described in the Resolution and the Agreement.

Dated: _____, 2021

U.S. BANK NATIONAL ASSOCIATION,
as Fiscal Agent

By: _____
Authorized Signatory

FORM OF ASSIGNMENT

FOR VALUE RECEIVED, the undersigned do(es) hereby sell, assign and transfer unto

_____

_____

_____

(Name, address and Tax identification Number of Assignee)

the within-mentioned registered Bond and hereby irrevocably constitute(s) and appoint(s) _____, attorney, _____ to transfer the same on the registration books of the Fiscal Agent with full power of substitution in the premises.

Dated: _____

Signature Guaranteed:

_____

NOTE: Signature(s) must be guaranteed by a member firm of the New York Stock Exchange or a commercial bank or trust company.

_____

NOTE: The signature(s) on this Assignment must correspond with the name(s) as written on the face of the within Bond in every particular without alteration or enlargement or any change whatsoever.

$_____
CITY OF RANCHO CORDOVA
GRANTLINE 208 COMMUNITY FACILITIES DISTRICT NO. 2018-1
SPECIAL TAX BONDS
SERIES 2021B

BOND PURCHASE AGREEMENT

_____, 2021

City of Rancho Cordova
Grantline 208 Community Facilities District No. 2018-1
2729 Prospect Park Drive
Rancho Cordova, California 95670

Ladies and Gentlemen:

The undersigned, Piper Sandler & Co., as underwriter (the "Underwriter"), acting not as a fiduciary or agent for you, but on behalf of itself, offers to enter into this Bond Purchase Agreement (this "Purchase Agreement") with the City of Rancho Cordova (the "City") for its Grantline 208 Community Facilities District No. 2018-1 (the "Community Facilities District"), which upon acceptance will be binding upon the Underwriter and the City. The agreement of the Underwriter to purchase the Bonds (as hereinafter defined) is contingent upon the City satisfying all of the obligations imposed upon it under this Purchase Agreement. This offer is made subject to the City's acceptance by the execution of this Purchase Agreement and its delivery to the Underwriter at or before 11:59 p.m., California time, on the date hereof, and, if not so accepted, will be subject to withdrawal by the Underwriter upon notice delivered to the City at any time prior to the acceptance hereof by the City. All capitalized terms used herein, which are not otherwise defined, shall have the meaning provided for such terms in the Fiscal Agent Agreement, dated as of December 1, 2019, as amended and supplemented by Supplemental Agreement No. 1 to Fiscal Agent Agreement, dated as of February 1, 2021, and Supplemental Agreement No. 2 to Fiscal Agent Agreement, dated as of December 1, 2021 (collectively, the "Fiscal Agent Agreement") by and between the City and U.S. Bank National Association, as fiscal agent (the "Fiscal Agent").

1. Purchase, Sale and Delivery of the Bonds.

A. Subject to the terms and conditions and in reliance upon the representations, warranties and agreements set forth herein: the Underwriter hereby agrees to purchase from the City and the City hereby agrees to sell to the Underwriter all (but not less than all) of the $_____ aggregate principal amount of the City of Rancho Cordova Grantline 208 Community Facilities District No. 2018-1 Special Tax Bonds, Series 2021B (the "Bonds"), dated the Closing Date (as hereinafter defined), bearing interest at the rates and maturing on the dates and in the principal amounts set forth in Appendix A hereto. The purchase price for the Bonds shall be $_____ (being 100% of the aggregate principal amount thereof, plus an original issue premium of $_____, less an Underwriter's discount of $_____).

The Underwriter agrees to make a bona fide initial public offering of all of the Bonds in compliance with federal and state securities laws, at a price not in excess of the initial offering prices (or yields) set forth in Appendix A attached hereto and incorporated herein by reference. Subsequent to the initial public offering, the Underwriter reserves the right to change the public offering prices (or

yields) as it deems necessary in connection with the offering of the Bonds, without any requirement of prior notice, provided that the Underwriter shall not change the interest rates set forth in Appendix A. The Bonds may be offered and sold to certain dealers at prices lower than such initial offering prices.

The Bonds shall be substantially in the form described in, shall be issued and secured under the provisions of, and shall be payable from the Special Taxes and certain other amounts as provided in the Fiscal Agent Agreement, the Preliminary Official Statement (as hereinafter defined), and the Mello-Roos Community Facilities Act of 1982, as amended, being Chapter 2.5, Part 1, Division 2, Title 5 of the Government Code of the State of California (the "Community Facilities District Act"). The issuance of the Bonds has been duly authorized by the City pursuant to a resolution (the "Resolution"), adopted by its City Council (the "City Council") on behalf of the Community Facilities District, on _____, 2021. The proceeds of the Bonds shall be used to (i) construct and acquire certain public facilities (or pay fees related to public facilities) authorized for the Community Facilities District; (ii) make a deposit into the debt service reserve fund for the Bonds; and (iii) pay the costs of issuance of the Bonds. The Bonds are being issued on a parity basis with the $7,105,000 initial principal amount of City of Rancho Cordova Grantline 208 Community Facilities District No. 2018-1 Special Tax Bonds, Series 2019 (the "2019 Bonds") and the $5,675,000 initial principal amount of City of Rancho Cordova Grantline 208 Community Facilities District No. 2018-1 Special Tax Bonds, Series 2021 (the "2021 Bonds").

B. The City hereby acknowledges that the Underwriter is entering into this Purchase Agreement in reliance on the representations, warranties and agreements made by the City on behalf of itself and on behalf of the Community Facilities District herein, and the City shall take all action necessary to enforce its rights hereunder for the benefit of the Underwriter and shall immediately notify the Underwriter if it becomes aware that any representation, warranty or agreement made by the City, on behalf of itself or on behalf of the Community Facilities District, herein is incorrect in any material respect.

C. The City acknowledges and agrees that: (i) the primary role of the Underwriter, as an underwriter, is to purchase securities for resale to investors in an arm's-length commercial transaction between the City and the Underwriter and that the Underwriter has financial and other interests that differ from those of the City and the Community Facilities District; (ii) the Underwriter is not acting as a municipal advisor, financial advisor or fiduciary to the City, the Community Facilities District, or any other person or entity and has not assumed any advisory or fiduciary responsibility to the City or the Community Facilities District with respect to the transaction contemplated hereby and the discussions, undertakings and proceedings leading thereto (irrespective of whether the Underwriter has provided other services or is currently providing other services to the City or the Community Facilities District on other matters); (iii) the only obligations the Underwriter has to the City or the Community Facilities District with respect to the transaction contemplated hereby expressly are set forth in this Purchase Agreement, except as otherwise provided by applicable rules and regulations of the Securities and Exchange Commission or the rules of the Municipal Securities Rulemaking Board (the "MSRB"); and (iv) the City has consulted its own legal, accounting, tax, financial and other advisors, as applicable, to the extent it has deemed appropriate in connection with the transaction contemplated herein. The City acknowledges that it has previously provided the Underwriter with an acknowledgement of receipt of the required Underwriter disclosure under Rule G-17 of the MSRB and acknowledges that it has engaged NHA Advisors, LLC, as its municipal advisor (as defined in Securities and Exchange Commission Rule 15Ba1) and will rely solely on NHA Advisors, LLC for financial advice with respect to the Bonds.

D. Pursuant to the authorization of the City, the Underwriter has distributed copies of the Preliminary Official Statement dated _____, 2021, relating to the Bonds, which, together

with the cover page, inside cover page and appendices thereto is herein called the "Preliminary Official Statement." By its acceptance of this Purchase Agreement, the City hereby consents to and ratifies the use and distribution by the Underwriter of the Preliminary Official Statement, and the City agrees to execute a final official statement relating to the Bonds (the "Official Statement") which will consist of the Preliminary Official Statement with such changes as may be made thereto, with the approval of Jones Hall, a Professional Corporation, Bond Counsel and Disclosure Counsel (herein called "Bond Counsel"), and the Underwriter, and to provide copies thereof to the Underwriter as set forth in Section 2(S) hereof. The City hereby authorizes and requires the Underwriter to use and promptly distribute, in connection with the offer and sale of the Bonds, the Preliminary Official Statement, the Official Statement and any supplement or amendment thereto. The City further authorizes the Underwriter to use and distribute, in connection with the offer and sale of the Bonds, the Fiscal Agent Agreement, this Purchase Agreement and all information contained herein, and all other documents, certificates and statements furnished by or on behalf of the City or the Community Facilities District to the Underwriter in connection with the transactions contemplated by this Purchase Agreement. The Preliminary Official Statement and/or the Official Statement may be delivered and printed in a "designated electronic format" as defined in the MSRB's Rule G-32 and as may be agreed to by the City and the Underwriter. The City confirms that it does not object to distribution of the Preliminary Official Statement or the Official Statement in electronic form. A copy of the most recent Preliminary Official Statement sent to a potential purchaser shall be sent by first class mail or electronically (or other equally prompt means) not later than the first business day following the day upon which each such request is received.

E. To assist the Underwriter in complying with Securities and Exchange Commission Rule 15c2-12(b)(5) (the "Rule"), the City will undertake pursuant to the City Continuing Disclosure Certificate, in the form attached to the Official Statement under Appendix F (the "City Continuing Disclosure Certificate"), to provide annual reports and notices of certain enumerated events. A description of this undertaking is set forth in the Preliminary Official Statement and will also be set forth in the Official Statement.

F. Except as the Underwriter and the City may otherwise agree, the City will deliver to the Underwriter, at the offices of Bond Counsel in San Francisco, California, or at such other location as may be mutually agreed upon by the Underwriter and the City, the documents hereinafter mentioned; and the City will deliver to the Underwriter through The Depository Trust Company's ("DTC") FAST delivery system, the Bonds, in definitive form (all Bonds bearing CUSIP® numbers printed thereon), duly executed by the City and authenticated by the Fiscal Agent in the manner provided for in the Fiscal Agent Agreement and the Community Facilities District Act at 8:00 a.m. California time, on _____, 2021 (the "Closing Date"), and the Underwriter will accept such delivery and pay the purchase price of the Bonds as set forth in paragraph (A) of this Section by wire transfer, payable in federal or other immediately available funds (such delivery and payment being herein referred to as the "Closing"). The Bonds shall be in fully registered book-entry form (which may be typewritten) and shall be registered in the name of Cede & Co., as nominee of DTC, which will act as securities depository for the Bonds, and the specimen Bonds will be made available for checking by the Underwriter not less than 5 days prior to the Closing.

G. Except as the City and the Underwriter may otherwise agree, the City will deliver to the Underwriter, at the offices of Bond Counsel in San Francisco, California, or at such other location as may be mutually agreed upon by the Underwriter and the City, the documents hereinafter mentioned on the Closing Date.

2. Representations, Warranties and Covenants of the Community Facilities District. The City represents, warrants and covenants to the Underwriter, on behalf of itself and the Communities Facilities District, as the case may be, that:

A. The City is a municipal corporation duly organized and validly existing pursuant to the Constitution and laws of the State of California (the "State"), and has duly authorized the formation of the Community Facilities District pursuant to resolutions duly adopted by the City Council (the "Community Facilities District Formation Resolution" and, together with the Resolution, the "Community Facilities District Resolutions") and the Community Facilities District Act. The City Council, as the legislative body of the Community Facilities District, has duly adopted the Community Facilities District Formation Resolution, has duly adopted a Resolution and Ordinance levying the Special Taxes (for all purposes herein, as such are defined in the Fiscal Agent Agreement) within the Community Facilities District (the "Ordinance"), and has caused to be recorded in the real property records of Sacramento County, a notice of special tax lien (the "Notice of Special Tax Lien") (the Community Facilities District Formation Resolution, the Ordinance, and the Notice of Special Tax Lien being collectively referred to herein as the "Formation Documents"), and the City Council has duly adopted the Resolution. Each of the Formation Documents remains in full force and effect as of the date hereof and has not been amended. The Community Facilities District is duly organized and validly existing as a community facilities district under the laws of the State. The City has, and at the Closing Date will have, as the case may be, full legal right, power and authority: (i) to execute, deliver and perform its obligations under this Purchase Agreement and the Fiscal Agent Agreement and to carry out all transactions contemplated by each of such agreements; (ii) to enter into the City Continuing Disclosure Certificate; and (iii) to carry out, give effect to and consummate the transactions contemplated by the Formation Documents, the Fiscal Agent Agreement, this Purchase Agreement and the Official Statement.

This Purchase Agreement, the Fiscal Agent Agreement, and the City Continuing Disclosure Certificate are collectively referred to herein as the "City Documents."

B. By all necessary official action of the City, the City has duly authorized and approved the execution and delivery by the City of, and the performance by City of, the obligations on its part contained in, the City Documents and has approved the use and distribution by the Underwriter of the Preliminary Official Statement and the execution, use and distribution by the Underwriter of the Official Statement, and, as of the date hereof, such authorizations and approvals are in full force and effect and have not been amended, modified or rescinded. When executed and delivered by the parties thereto, the City Documents will constitute the legally valid and binding obligations of the City, on its own behalf and on behalf of the Communities Facilities District, enforceable upon the City and the Community Facilities District in accordance with their respective terms, except as enforcement may be limited by bankruptcy, insolvency, reorganization, moratorium or similar laws or equitable principles relating to or affecting creditors' rights generally. To the best of the City's knowledge, the City has complied, and will at the Closing Date be in compliance in all respects, with the terms of the City Documents that are applicable to the City, and the Community Facilities District has complied, and will at the Closing Date be in compliance in all respects, with the terms of the City Documents that are applicable to the Community Facilities District.

C. The information in the Preliminary Official Statement (other than statements pertaining to the book-entry system and under the headings "THE DISTRICT – Development in the District," as to which no view is expressed) as of its date was and as of the date hereof is, and in the Official Statement (other than statements pertaining to the book-entry system and under the headings "THE DISTRICT – Development in the District," as to which no view is expressed) as of its date is, true and correct in all material respects and does not contain any untrue statement of a material fact or

omit to state a material fact necessary to make the statements therein, in light of the circumstances under which they were made, not misleading; and, upon delivery and up to and including 25 days after the End of the Underwriting Period (as defined in paragraph (D) below), the Official Statement will be amended and supplemented so as to contain no misstatement of any material fact or material omission of any statement necessary to make the statements contained therein, in the light of the circumstances in which such statements were made, not misleading.

D. Up to and including 25 days after the End of the Underwriting Period (as defined below), the City will advise the Underwriter promptly of any proposal to amend or supplement the Official Statement and will not effect or consent to any such amendment or supplement without the consent of the Underwriter, which consent will not be unreasonably withheld. The City will advise the Underwriter promptly of the institution of any proceedings known to it by any governmental agency prohibiting or otherwise materially affecting the use of the Official Statement in connection with the offering, sale or distribution of the Bonds. As used herein, the term "End of the Underwriting Period" means the later of such time as: (i) the Bonds are delivered to the Underwriter; or (ii) the Underwriter does not retain, directly or as a member of an underwriting syndicate, an unsold balance of the Bonds for sale to the public. Unless the Underwriter gives notice to the contrary, the End of the Underwriting Period shall be deemed to be the Closing Date. Any notice delivered pursuant to this provision shall be written notice delivered to the City at or prior to the Closing Date and shall specify a date (other than the Closing Date) to be deemed the "End of the Underwriting Period." If in the opinion of the Underwriter any such event or proceedings requires the preparation and distribution of a supplement or amendment to the Official Statement, the City shall prepare and furnish to the Underwriter, at the City's expense, such number of copies of the supplement or amendment to the Official Statement, in (i) a "designated electronic format" consistent with the requirements of the MSRB's Rule G-32 and (ii) a printed format form in substance mutually agreed upon by the City and the Underwriter as the Underwriter may reasonably request. If such amendment or supplement to the Official Statement shall be made subsequent to the Closing Date, the City also shall furnish, or cause to be furnished, such additional legal opinions, certificates, instruments and other documents as the Underwriter may reasonably deem necessary to evidence the truth and accuracy of any such supplement or amendment to the Official Statement.

E. As of the time of acceptance hereof and as of the Closing Date, the City and the Community Facilities District, as applicable, have each complied, and will at the Closing Date be in compliance in all material respects, with the Formation Documents and the City Documents, and any immaterial noncompliance by the City or the Community Facilities District, if any, will not impair the ability of the City or the Community Facilities District, as applicable, to carry out, give effect to or consummate the transactions contemplated by the foregoing. From and after the date of issuance of its Bonds, the City will continue to comply with the covenants of the City contained in the City Documents and it shall cause the Community Facilities District to continue to comply with the covenants of the Community Facilities District contained in the City Documents.

F. Except as described in the Preliminary Official Statement, neither the City nor the Community Facilities District is, and as of the Closing Date, neither will be, in any respect material to the transactions referred to herein or contemplated hereby, in breach of or in default under, any law or administrative rule or regulation of the State, the United States of America, or of any department, division, agency or instrumentality of either thereof, or under any applicable court or administrative decree or order, or under any loan agreement, note, resolution, indenture, contract, agreement or other instrument to which the City or the Community Facilities District, as the case may be, is a party or is otherwise subject or bound; and, to the City's knowledge, no event has occurred and is continuing which, with the passage of time or the giving of notice, or both, would constitute a default or event of default under any such instrument which breach, default or event could have an adverse effect on the

City's ability or the Community Facilities District's ability to perform their respective obligations under the City Documents; and as of such times, except as disclosed in the Official Statement, the authorization, execution and delivery of the City Documents and compliance with the provisions of each thereof, or the performance of the conditions precedent to be performed by the City pursuant to this Purchase Agreement, will not conflict with or constitute a breach of or default under any applicable law or administrative rule or regulation of the State, the United States of America, or of any department, division, agency or instrumentality of either thereof, or under any applicable court or administrative decree or order, or under any loan agreement, note, resolution, indenture, contract, agreement or other instrument to which the City is a party or is otherwise subject or bound, in any manner which would materially and adversely affect the performance by the City or the Community Facilities District of their respective obligations under the City Documents or the performance of the conditions precedent to be performed by the City pursuant to this Purchase Agreement. The City has received all licenses, permits or other regulatory approvals required, if any, for the pledge, collection and/or application by the Community Facilities District of the Special Taxes (as defined in the Fiscal Agent Agreement) and other moneys pledged to the payment of the principal of and interest on the Bonds under the Fiscal Agent Agreement.

G. Except as may be required under the "blue sky" or other securities laws of any jurisdiction, all approvals, consents, authorizations, elections and orders of, or filings or registrations with, any governmental authority, board, agency or commission having jurisdiction which would constitute a condition precedent to, or the absence of which would materially adversely affect, the performance by the City or the Community Facilities District of their respective obligations under the City Documents, and the performance of the conditions precedent to be performed by the City pursuant to this Purchase Agreement, have been or will be obtained at the Closing Date and are or will be in full force and effect at the Closing Date.

H. At the time of acceptance hereof there is and as of the Closing there will be no action, suit, proceeding, inquiry or investigation, at law or in equity, before or by any court, government agency, public board or body (collectively and individually, an "Action") pending (notice of which has been served on the City or the Community Facilities District) or to the best knowledge of the City or the Community Facilities District threatened, in which any such Action: (i) in any way questions the powers of the City Council or the existence of the Community Facilities District or the titles of the officers of the City and/or the Community Facilities District to their respective offices; (ii) affects, contests or seeks to prohibit, restrain or enjoin the issuance or delivery of the Bonds or the payment or collection of Special Taxes or any amounts pledged or to be pledged to pay the principal of and interest on the Bonds, or in any way contests or affects the validity of the City Documents or the consummation of the transactions on the part of the City or the Community Facilities District contemplated thereby; (iii) contests the exclusion of interest on the Bonds from federal or State income taxation or contests the powers of the City or the Community Facilities District which may result in any material adverse change relating to the financial condition of the City or the Community Facilities District; (iv) except as disclosed in the Official Statement, wherein an unfavorable decision, ruling or finding would materially adversely affect the financial position or condition of the City or the Community Facilities District or would result in any material adverse change in the ability of the City to pledge or apply the Special Taxes (as defined in the Fiscal Agent Agreement) or to pay debt service on the Bonds; or (v) contests the completeness or accuracy of the Preliminary Official Statement or the Official Statement or any supplement or amendment thereto or asserts that the Preliminary Official Statement or the Official Statement contained any untrue statement of a material fact or omitted to state any material fact required to be stated therein or necessary to make the statements therein, in the light of the circumstances under which they were made, not misleading; and as of the time of acceptance hereof

there is and, as of the Closing Date, there will be no known basis for any Action of the nature described in clauses (i) through (v) of this sentence.

I. The City will furnish such information, execute such instruments and take such other action in cooperation with the Underwriter and at the expense of the Underwriter as the Underwriter may reasonably request in order: (i) to qualify the Bonds for offer and sale under the "blue sky" or other securities laws and regulations of such states and other jurisdictions of the United States of America as the Underwriter may designate; and (ii) to determine the eligibility of the Bonds for investment under the laws of such states and other jurisdictions and will use its best efforts to continue such qualifications in effect so long as required for the distribution of the Bonds, provided; however, that the City will not be required to execute a special or general consent to service of process or qualify as a foreign corporation in connection with any such qualification in any jurisdiction.

J. The City Documents conform as to form and tenor to the descriptions thereof contained in the Preliminary Official Statement. The City represents that the Bonds, when issued, executed and delivered in accordance with the Fiscal Agent Agreement and sold to the Underwriter as provided herein, will be validly issued and outstanding obligations of the City, entitled to the benefits of the Fiscal Agent Agreement. The City and the Community Facilities District will each comply with the covenant in the Fiscal Agent Agreement to cause the Special Taxes to be levied and collected at the same time and in the same manner as ordinary *ad valorem* property taxes. The Fiscal Agent Agreement creates a valid pledge of, first lien upon and security interest in, the Special Taxes, and in the moneys in the Special Tax Fund established pursuant to the Fiscal Agent Agreement, on the terms and conditions set forth in the Fiscal Agent Agreement. The Fiscal Agent Agreement creates a valid pledge of the moneys in certain funds and accounts established pursuant to the Fiscal Agent Agreement, subject in all cases to the provisions of the Fiscal Agent Agreement permitting the application thereof for the purposes and on the terms and conditions set forth therein.

K. Except as disclosed in the Preliminary Official Statement, there are, to the best of the City's knowledge, no entities with outstanding assessment liens against any of the properties within the Community Facilities District which are senior to or on a parity with the Special Taxes.

L. The issuance and sale of the Bonds is not subject to any transfer or other documentary stamp taxes of the State or any political subdivision thereof.

M. The City shall not knowingly take or omit to take any action that, under existing law, may adversely affect the exclusion from gross income for federal income tax purposes, or the exemption from State of California personal income tax, of the interest on the Bonds. The City has not been notified of any listing or proposed listing by the Internal Revenue Service to the effect that the City is a bond issuer whose arbitrage certifications may not be relied upon.

N. Any certificate signed on behalf of the Community Facilities District by any officer or employee of the City authorized to do so and delivered to the Underwriter in connection with the issuance and sale of the Bonds shall be deemed to be a representation and covenant by the Community Facilities District to the Underwriter as to the statements made therein.

O. The City will apply the proceeds of the Bonds in accordance with the Fiscal Agent Agreement and as described in the Official Statement.

P. At or prior to the Closing, the City will have duly authorized, executed and delivered the City Continuing Disclosure Certificate in substantially the form under Appendix F to the Official Statement. Based on a review of previous undertakings, the Preliminary Official Statement

and the Official Statement describe the instances in which the City has failed to comply with any previous undertakings with regard to the Rule to provide annual reports or notices of material events in the last five years.

Q. Between the date of this Purchase Agreement and the date of Closing, the City will not offer or issue any bonds, notes or other obligations for borrowed money not previously disclosed to the Underwriter and the City shall not create, assume or guarantee any indebtedness payable from, or pledge or otherwise encumber, the Special Taxes or other assets, properties, funds or interests that will be pledged as security for the Bonds pursuant to the City Documents.

R. Until such time as moneys have been set aside in an amount sufficient to pay all then outstanding Bonds at maturity or to the date of redemption if redeemed prior to maturity, plus unpaid interest thereon and premium, if any, to maturity or to the date of redemption if redeemed prior to maturity, the City will faithfully perform and abide by all of the covenants, undertakings and provisions contained in the Fiscal Agent Agreement.

S. The Preliminary Official Statement was deemed final by a duly authorized officer of the City prior to its delivery to the Underwriter, except for the omission of such information as is permitted to be omitted in accordance with paragraph (b)(1) of the Rule. The City hereby covenants and agrees that, within seven (7) business days from the date hereof, or upon reasonable written notice from the Underwriter within sufficient time to accompany any confirmation requesting payment from any customers of the Underwriter, the City shall cause a final electronic and/or printed form of the Official Statement as set forth in Section 1 above to be delivered to the Underwriter in sufficient quantity to comply with paragraph (b)(4) of the Rule and Rules G-12, G-15, G-32 and G-36 of the Municipal Securities Rulemaking Board.

T. The City hereby approves the preparation and distribution of the Official Statement, consisting of the Preliminary Official Statement with such changes as are noted thereon and as may be made thereto, with the approval of Bond Counsel and the Underwriter from time to time prior to the Closing Date.

U. The City hereby ratifies any prior use of and authorizes the future use by the Underwriter, in connection with the offering and sale of the Bonds, of the Preliminary Official Statement, the Official Statement, this Purchase Agreement and all information contained herein, and all other documents, certificates and written statements furnished by the City to the Underwriter in connection with the transactions contemplated by this Purchase Agreement.

The execution and delivery of this Purchase Agreement by the City shall constitute a representation by the City to the Underwriter that the representations and warranties contained in this Section 2 with respect to the City and the Community Facilities District are true as of the date hereof.

3. Conditions to the Obligations of the Underwriter. The obligation of the Underwriter to accept delivery of and pay for the Bonds on the Closing Date shall be subject, at the option of the Underwriter, to the accuracy in all material respects of the representations and warranties on the part of the City, on its own behalf and on behalf of the Community Facilities District, contained herein, to the accuracy in all material respects of the statements of the officers and other officials of the city and the Community Facilities District made in any certificates or other documents furnished pursuant to the provisions hereof, to the performance by the City and the Community Facilities District of their obligations to be performed hereunder at or prior to the Closing Date and, to the following additional conditions:

A. At the Closing Date, the Community Facilities District Resolutions, the Formation Documents, and the City Documents shall be in full force and effect, and shall not have been amended, modified or supplemented, except as may have been agreed to in writing by the Underwriter, and there shall have been taken in connection therewith, with the issuance of the Bonds, and with the transactions contemplated thereby, and by this Purchase Agreement, all such actions as, in the opinion of Bond Counsel, shall be necessary and appropriate.

B. At the Closing Date, except as was described in the Preliminary Official Statement, neither the City nor the Community Facilities District shall be, in any respect material to the Bonds, the City Documents or the transactions referred to herein or contemplated hereby, in breach of or in default under, any law or administrative rule or regulation of the State, the United States of America, or of any department, division, agency or instrumentality of either thereof, or under any applicable court or administrative decree or order, or under any loan agreement, note, resolution, indenture, contract, agreement or other instrument to which the City or the Community Facilities District, respectively, is a party or is otherwise subject or bound, and the performance by the City or the Community Facilities District, respectively, of its obligations under the Bonds, the City Documents, the Community Facilities District Resolutions, this Purchase Agreement and any other instruments contemplated by any of such documents, and compliance with the provisions of each thereof, will not conflict with or constitute a breach of or default under any applicable law or administrative rule or regulation of the State, the United States of America or of any department, division, agency or instrumentality of either thereof or under any applicable court or administrative decree or order or under any loan agreement, note, resolution, indenture, contract, agreement or other instrument to which the City or the Community Facilities District, respectively, is a party or is otherwise subject or bound, in any manner which would materially and adversely affect the performance by the City or the Community Facilities District, respectively, of its obligations under the City Documents, the Bonds or the Community Facilities District Resolutions.

C. The information contained in the Official Statement is, as of the Closing Date and as of the date of any supplement or amendment thereto pursuant hereto, true and correct in all material respects and does not, as of the Closing Date or as of the date of any supplement or amendment thereto, contain any untrue statement of a material fact or omit to state a material fact required to be stated therein or necessary to make the statements therein, in light of the circumstances under which they were made, not misleading.

D. The Underwriter shall have the right to cancel its obligation to purchase the Bonds and to terminate this Purchase Agreement by written notice to the City if, between the date of this Purchase Agreement and the Closing Date, in the Underwriter's sole and reasonable judgment any of the following events shall occur (each a "Termination Event"):

1. Between the date hereof and the Closing Date, the market price or marketability, at the initial offering prices set forth on the cover page of the Official Statement, of the Bonds, or the ability of the Underwriter to enforce contracts for the sale of the Bonds, shall have been materially adversely affected, in the judgment of the Underwriter (evidenced by a written notice to the City terminating the obligation of the Underwriter to accept delivery of and pay for the Bonds), by reason of any of the following:

a. Legislation introduced in or enacted (or resolution passed) by the Congress of the United States of America or the legislature of the State or recommended to the Congress by the President of the United States of America or a member of the President's Cabinet, the Department of the Treasury, the Internal Revenue Service or any member of Congress or favorably reported for passage to either House of Congress by any committee of such House to which such

legislation had been referred for consideration, or a decision rendered by a court established under Article III of the Constitution of the United States of America or by the Tax Court of the United States of America, or an order, ruling, regulation (final, temporary or proposed), press release or other form of notice issued or made by or on behalf of the Treasury Department of the United States of America, the Internal Revenue Service or other federal or State authority with appropriate jurisdiction, with the purpose or effect, directly or indirectly, of imposing federal or State income taxation upon such interest as would be received by any owners of the Bonds beyond the extent to which such interest is subject to taxation as of the date hereof;

b. Legislation introduced in or enacted (or resolution passed) by the Congress, or shall have been favorably reported out of committee or be pending in committee, or shall have been recommended to the Congress for passage by the President of the United States of America or a member of the President's Cabinet, or an order, decree, injunction or decision issued by any court of competent jurisdiction, or an order, ruling, regulation (final, temporary or proposed), press release, statement or other form of notice issued or made by or on behalf of the Securities and Exchange Commission, or any other governmental agency having jurisdiction of the subject matter, to the effect that obligations of the general character of the Bonds, the Resolution or the City Documents, are not exempt from registration under or other requirements of the Securities Act of 1933, as amended, or that the Fiscal Agent Agreement is not exempt from qualification under or other requirements of the Trust Indenture Act of 1939, as amended, or that the issuance, offering or sale of obligations of the general character of the Bonds, as contemplated hereby or by the Official Statement or otherwise is or would be in violation of the federal securities laws as amended and then in effect;

c. A general suspension of trading in securities on the New York Stock Exchange or other major exchange shall be in force, or minimum or maximum prices for trading shall have been fixed and be in force, or maximum ranges for prices for securities shall have been required and be in force on any such exchange, whether by virtue of determination by that exchange or by order of the Securities and Exchange Commission or any other governmental authority having jurisdiction;

d. there shall have occurred (1) an outbreak or escalation of hostilities or the declaration by the United States of a national emergency or war or (2) any other calamity or crisis in the financial markets of the United States or elsewhere or the escalation of such calamity or crisis;

e. Except as disclosed in or contemplated by the Official Statement, any material adverse change in the affairs of the City or the Community Facilities District shall have occurred;

2. The introduction, proposal or enactment of any amendment to the federal or California Constitution or any action by any federal or State court, legislative body, regulatory body or other authority materially adversely affecting the tax status of the City or the Community Facilities District, their property, income, securities (or interest thereon), the validity or enforceability of Special Taxes;

3. Any event occurring or information becoming known which, in the judgment of the Underwriter, makes untrue or incorrect in any material respect any statement or information contained in the Preliminary Official Statement or in the Official Statement or has the effect that the Preliminary Official Statement or the Official Statement contains any untrue statement of a material fact or omits to state a material fact required to be stated therein or necessary to make the statements therein, in the light of the circumstances under which they were made, not misleading;

4. A general banking moratorium shall have been declared by federal, State of New York or State of California officials authorized to do so or a material disruption in securities settlement, payment or clearance services affecting the Bonds shall have occurred;

5. Any new restriction on transactions in securities materially affecting the market for securities (including the imposition of any limitation in interest rates) or the extension of credit by, or a charge to the net capital requirements of, underwriters shall have been established by the New York Stock Exchange, the Comptroller of the Currency, the Securities and Exchange Commission or any other federal or State agency or the Congress of the United States of America, or by Executive Order;

6. A decision by a court of the United States of America shall be rendered, or a stop order, release, regulation or no-action letter by or on behalf of the Securities and Exchange Commission or any other governmental agency having jurisdiction of the subject matter shall have been issued or made, to the effect that the issuance, offering or sale of the Bonds as contemplated by this Purchase Agreement or by the Official Statement, or any document relating to the issuance, offering or sale of the Bonds is or would be in violation of any provision of the federal securities laws at the Closing Date, including the Securities Act of 1933, the Securities Exchange Act of 1934 and the Trust Indenture Act of 1939;

7. Any proceeding shall have been commenced or be threatened in writing by the Securities and Exchange Commission against the City or the Community Facilities District.

8. The commencement of an Action described in Section 2(H).

Upon the occurrence of a Termination Event and the termination of this Purchase Agreement by the Underwriter, all obligations of the City, the Community Facilities District, and the Underwriter under this Agreement shall terminate, without further liability, except that the City and the Underwriter shall pay their respective expenses as set forth in Section 6 below.

E. At or prior to the Closing Date, the Underwriter shall have received a counterpart original or certified copy of the following documents, in each case satisfactory in form and substance to the Underwriter:

1. Official Statement. The Official Statement and each supplement or amendment, if any thereto, executed by an authorized officer of the City;

2. Fiscal Agent Agreement. The Fiscal Agent Agreement, duly executed and delivered by the City and the Fiscal Agent;

3. Resolutions. Certifications by the City Clerk with respect to each resolution and ordinance of the City Council, for the City or as the legislative body of the Community Facilities District, relating to the City Documents, the transactions contemplated thereby, formation of the Community Facilities District and issuance of the Bonds;

4. City Continuing Disclosure Certificate. The City Continuing Disclosure Certificate executed and delivered by the City;

5. Bond Counsel Opinion. An unqualified approving opinion for the Bonds, dated the Closing Date and addressed to the City, of Bond Counsel, to the effect that the Bonds are the valid, legal and binding obligations of the City and that the interest thereon is excluded from

gross income for federal income tax purposes and exempt from personal income taxes of the State, in substantially the form included as Appendix E to the Official Statement, together with a letter of Bond Counsel, dated the Closing Date and addressed to the Underwriter, to the effect that such opinion addressed to the City may be relied upon by the Underwriter to the same extent as if such opinion was addressed to it;

6. Supplemental Opinion. A supplemental opinion or opinions, dated the Closing Date and addressed to the Underwriter, of Bond Counsel, to the effect that:

(i) this Purchase Agreement has been duly authorized, executed and delivered by the City and, assuming due authorization, execution and delivery by the other parties thereto, constitutes the legal, valid and binding agreement of the City and is enforceable in accordance with its terms, except to the extent that enforceability may be limited by moratorium, bankruptcy, reorganization, insolvency or other similar laws affecting creditors' rights generally or by the exercise of judicial discretion in accordance with general principles of equity or otherwise in appropriate cases and by limitations on legal remedies against public agencies in the State;

(ii) the Bonds are not subject to the registration requirements of the Securities Act of 1933, as amended, and the Fiscal Agent Agreement is exempt from qualification under the Trust Indenture Act of 1939, as amended;

(iii) the information contained in the Official Statement on the cover and under the captions "THE 2021B BONDS" (other than by reference Appendix G – DTC and the Book-Entry Only System), "SECURITY FOR THE 2021B BONDS," "LEGAL MATTERS" and in Appendices C and E to the Official Statement (excluding any financial, statistical and economic data, forecasts, numbers, charts, graphs, estimates, projections, and assumptions and any information regarding The Depository Trust Company and the book-entry system as to which Bond Counsel need express no opinion or view, and further, excluding any material that may be treated as included under such captions by cross-reference), are accurate insofar as such statements purport to summarize certain provisions of the Bonds, the Fiscal Agent Agreement, Bond Counsel's final approving opinion and the Community Facilities District Act; and

(iv) the Community Facilities District has been duly formed, and the Special Taxes have been duly and validly levied in accordance with the provisions of the Community Facilities District Act and, except to the extent prohibited by moratorium, bankruptcy, reorganization, fraudulent conveyance or transfer, insolvency or other similar laws affecting creditors' rights generally, a lien to secure payment of the Special Taxes has been imposed on taxable property in the Community Facilities District;

7. Special Counsel Opinion. An opinion, dated the Closing Date and addressed to the Underwriter, of Jones Hall, a Professional Corporation, acting as special counsel to the City and the Community Facilities District, substantially in the form of Appendix B hereto;

8. Closing Certificate of the City. A certificate, dated the Closing Date, and signed by an authorized officer of the City substantially in the form of Appendix C hereto, together with such additional certifications as Bond Counsel may require;

9. Bank Incumbency Certificate. Certified copies of the general resolution of the Fiscal Agent authorizing the execution and delivery of certain documents by certain

officers of the Fiscal Agent, which resolution authorizes the execution of the Fiscal Agent Agreement and the authentication of the Bonds;

10. Fiscal Agent's Certificate. A certificate of the Fiscal Agent, dated the Closing Date, in form and substance acceptable to the Underwriter and its counsel, substantially in the form of Appendix D hereto;

11. Fiscal Agent's Counsel Opinion. An opinion of counsel to the Fiscal Agent, dated the Closing Date, addressed to the Underwriter and the City, substantially in the form of Appendix E hereto;

12. Disclosure Counsel Opinion. An opinion, dated the Closing Date and addressed to the Underwriter and to the City, of Jones Hall, a Professional Corporation, as disclosure counsel ("Disclosure Counsel"), in form and substance acceptable to the Underwriter;

13. Opinion of Underwriter's Counsel. An opinion of counsel to the Underwriter, dated the date of the Closing, addressed to the Underwriter, in form and substance acceptable to the Underwriter;

14. Special Tax Consultant Certificate. A certificate, dated the Closing Date from Goodwin Consulting Group substantially in the form attached as Appendix F hereto;

15. Certificate Regarding Continuing Disclosure Compliance. A Continuing Disclosure Compliance Certificate, dated the Closing Date, duly executed and delivered by Goodwin Consulting Group, Inc. in form and substance acceptable to the Underwriter and Disclosure Counsel;

16. Transcript. A transcript of all proceedings relating to the authorization, issuance, sale and delivery of the Bonds, including certified copies of the Fiscal Agent Agreement and all resolutions of the City and the Community Facilities District relating thereto;

17. Nonarbitrage Certificate. A certificate of the City, dated the Closing Date, in a form acceptable to Bond Counsel and the Underwriter, that the Bonds are not arbitrage bonds within the meaning of Section 148 of the Internal Revenue Code of 1986, as amended;

18. Specimen Bonds. Copies of the Specimen Bonds;

19. Issue Price Certificate. An issue price certificate of the Underwriter in the form attached as Appendix J hereto;

20. Certificate of Underwriter. A certificate from the Underwriter to the City, in form satisfactory to the City and signed by an authorized officer of the Underwriter, accepting delivery of the Bonds to the Underwriter and receipt of all documents required by the Underwriter, and the satisfaction or waiver of all conditions and terms of this Purchase Agreement by the City, and confirming to the City that as of the Closing Date, all of the representations of the Underwriter contained in this Purchase Agreement are true, complete and correct in all material respects;

21. Form 8038-G. An Information Return for Tax-Exempt Bond Issues (Internal Revenue Service Form 8038-G), in a form satisfactory to Bond Counsel for filing, executed by a duly authorized officer of the City, together with evidence that such Form 8038-G has been mailed;

22. CDIAC Statements. Copies of filings with the California Debt and Investment Advisory Commission relating to the issuance of the Bonds;

23. Letter of Representations. A copy of the Blanket Letter of Representations to DTC relating to the Bonds signed by the City;

24. Certificate Regarding Preliminary Official Statement. Prior to and in connection with printing and distribution of the Preliminary Official Statement, (i) an executed certificate of the City and (ii) an executed certificate of Lennar Homes of California, Inc. (the "Property Owner") in the form under Appendix G hereto.

25. Property Owner Continuing Disclosure Certificate. Executed copies of the Property Owner Continuing Disclosure Certificate from the Property Owner in the form set forth under Appendix F of the Official Statement.

26. Property Owner Closing Certificate. An executed bring-down certificate from the Property Owner, dated as of the Closing Date, in form and substance as set forth in Appendix H hereto.

27. Property Owner Counsel Opinion. The opinion of counsel to the Property Owner, dated the Closing Date and addressed to the City and the Underwriter, in form and substance as set forth in Appendix K hereto.

28. Appraiser Closing Certificate. A certificate in form and substance as set forth in Appendix I hereto of Integra Realty Resources , the appraiser of the property within the Community Facilities District, dated as of the Closing Date.

29. Parity Bonds Certificate. A certificate in form and substance required pursuant to the Fiscal Agent Agreement regarding the issuance of the Bonds as Additional Bonds on a parity with the 2019 Bonds and 2021 Bonds.

30. Additional Documents. Such additional legal opinions, certificates, instruments and other documents as the Underwriter may reasonably request to evidence the truth and accuracy, as of the date hereof and as of the Closing Date, of the material representations and warranties of the City, on its own behalf and on behalf of the Community Facilities District, contained herein, and of the statements and information contained in the Official Statement and the due performance or satisfaction by the City at or prior to the Closing of all agreements then to be performed and all conditions then to be satisfied by the City and the Community Facilities District in connection with the transactions contemplated hereby and by the Fiscal Agent Agreement and the Official Statement.

If the City shall be unable to satisfy the conditions to the obligations of the Underwriter to purchase, accept delivery of and pay for the Bonds contained in this Purchase Agreement, or if the obligations of the Underwriter to purchase, accept delivery of and pay for the Bonds shall be terminated for any reason permitted by this Purchase Agreement, this Purchase Agreement shall terminate and neither the City nor the Underwriter shall be under any further obligation hereunder, except that the respective obligations of the Underwriter and the City set forth in Section 6 hereof shall continue in full force and effect.

4. Representations and Agreements of the Underwriter. The Underwriter represents to and agrees with the City that, as of the date hereof and as of the date of the Closing:

A. The Underwriter is duly authorized to execute and deliver this Purchase Agreement and to take any action under the Purchase Agreement required to be taken by it.

B. The Underwriter is in compliance with MSRB Rule G-37 with respect to the City and the Community Facilities District, and is not prohibited thereby from acting as underwriter with respect to securities of the City and the Community Facilities District. The Underwriter is in compliance with MSRB Rule G-17 with respect to the City and the Community Facilities District.

C. The Underwriter has, and has had, no financial advisory relationship with the City or the Community Facilities District with respect to the Bonds, and no investment firm controlling, controlled by or under common control with the Underwriter has or has had any such financial advisory relationship, within the meaning of California Government Code Section 53590, or otherwise.

D. The Underwriter has not paid or agreed to pay, nor will it pay or agree to pay, any entity, company, firm or person (including, but not limited to, the City's financial consultants, or any officer, agent or employee thereof), other than a bona fide officer, agent or employee working for the Underwriter, any compensation, fee, gift or other consideration contingent upon or resulting from the award of or entering into this Purchase Agreement.

E. The Underwriter has reasonably determined that the City's undertaking in the City Continuing Disclosure Certificate to provide continuing disclosure with respect to the Bonds is sufficient to effect compliance with the Rule.

5. Establishment of Issue Price.

A. The Underwriter agrees to assist the City in establishing the issue price of the Bonds and shall execute and deliver to the City at Closing an "issue price" or similar certificate, together with the supporting pricing wires or equivalent communications, substantially in the form attached hereto as Appendix J, with such modifications as may be appropriate or necessary, in the reasonable judgment of the Underwriter, the City and Bond Counsel, to accurately reflect, as applicable, the sales price or prices or the initial offering price or prices to the public of the Bonds.

B. Except as otherwise set forth in Appendix A attached hereto, the City will treat the first price at which 10% of each maturity of the Bonds (the "10% test") is sold to the public as the issue price of that maturity. At or promptly after the execution of this Purchase Agreement, the Underwriter shall report to the City the price or prices at which it has sold to the public each maturity of Bonds. If at that time the 10% test has not been satisfied as to any maturity of the Bonds, the Underwriter agrees to promptly report to the City the prices at which it sells the unsold Bonds of that maturity to the public. That reporting obligation shall continue, whether or not the Closing Date has occurred, until either (i) the Underwriter has sold all Bonds of that maturity or (ii) the 10% test has been satisfied as to the Bonds of that maturity, provided that, the Underwriter's reporting obligation after the Closing Date may be at reasonable periodic intervals or otherwise upon request of the City or Bond Counsel. For purposes of this Section, if Bonds mature on the same date but have different interest rates, each separate CUSIP number within that maturity will be treated as a separate maturity of the Bonds.

C. The Underwriter confirms that it has offered the Bonds to the public on or before the date of this Purchase Agreement at the offering price or prices (the "initial offering price"), or at the corresponding yield or yields, set forth in Appendix A attached hereto, except as otherwise set forth therein. Appendix A also sets forth, as of the date of this Purchase Agreement, the maturities, if any, of the Bonds for which the Underwriter represents that (i) the 10% test has been satisfied

(assuming orders are confirmed by the close of the business day immediately following the date of this Purchase Agreement) and (ii) the 10% test has not been satisfied and for which the City and the Underwriter agree that the restrictions set forth in the next sentence shall apply, which will allow the City to treat the initial offering price to the public of each such maturity as of the sale date as the issue price of that maturity (the "hold-the-offering-price rule"). So long as the hold-the-offering-price rule remains applicable to any maturity of the Bonds, the Underwriter will neither offer nor sell unsold Bonds of that maturity to any person at a price that is higher than the initial offering price to the public during the period starting on the sale date and ending on the earlier of the following:

a. the close of the fifth (5th) business day after the sale date; or

b. the date on which the Underwriter has sold at least 10% of that maturity of the Bonds to the public at a price that is no higher than the initial offering price to the public.

The Underwriter will advise the City promptly after the close of the fifth (5th) business day after the sale date whether it has sold 10% of that maturity of the Bonds to the public at a price that is no higher than the initial offering price to the public.

D. The Underwriter confirms that:

(i) any selling group agreement and any third-party distribution agreement relating to the initial sale of the Bonds to the public, together with the related pricing wires, contains or will contain language obligating each dealer who is a member of the selling group and each broker-dealer that is a party to such third-party distribution agreement, as applicable:

(A)(i) to report the prices at which it sells to the public the unsold Bonds of each maturity allocated to it, whether or not the Closing Date has occurred, until either all Bonds of that maturity allocated to it have been sold or it is notified by the Underwriter that the 10% test has been satisfied as to the Bonds of that maturity, provided that, the reporting obligation after the Closing Date may be at reasonable periodic intervals or otherwise upon request of the Underwriter and (ii) to comply with the hold-the-offering-price rule, if applicable, if and for so long as directed by the Underwriter,

(B) to promptly notify the Underwriter of any sales of Bonds that, to its knowledge, are made to a purchaser who is a related party to an underwriter participating in the initial sale of the Bonds to the public (each such term being used as defined below), and

(C) to acknowledge that, unless otherwise advised by the dealer or broker-dealer, the Underwriter shall assume that each order submitted by the dealer or broker-dealer is a sale to the public.

(ii) any selling group agreement relating to the initial sale of the Bonds to the public, together with the related pricing wires, contains or will contain language obligating each dealer that is a party to a third-party distribution agreement to be employed in connection with the initial sale of the Bonds to the public to require each broker-dealer that is a party to such third-party distribution agreement to (A) report the prices at which it sells to the public the unsold Bonds of each maturity allocated to it, whether or not the Closing Date has occurred, until either all Bonds of that maturity allocated to it have been sold or it is notified by the Underwriter or the dealer that the 10% test has been satisfied as to the Bonds of that maturity, provided that, the reporting obligation after the Closing Date may be at reasonable periodic intervals or otherwise upon request of the Underwriter or the dealer, and (B) comply with the hold-the-offering-price rule, if applicable, if and for so long as directed by the Underwriter or the dealer and as set forth in the related pricing wires.

E. The City acknowledges that, in making the representation set forth in this section, the Underwriter will rely on (i) in the event a selling group has been created in connection with the initial sale of the Bonds to the public, the agreement of each dealer who is a member of the selling group to comply with the requirements for establishing issue price of the Bonds, including, but not limited to, its agreement to comply with the hold-the-offering-price rule, if applicable to the Bonds, as set forth in a selling group agreement and the related pricing wires, and (ii) in the event that a third-party distribution agreement was employed in connection with the initial sale of the Bonds to the public, the agreement of each broker-dealer that is a party to such agreement to comply with the requirements for establishing issue price of the Bonds, including, but not limited to, its agreement to comply with the hold-the-offering-price rule, if applicable to the Bonds, as set forth in the third-party distribution agreement and the related pricing wires. The City further acknowledges that the Underwriter shall not be liable for the failure of any dealer who is a member of a selling group, or of any broker-dealer that is a party to a third-party distribution agreement, to comply with its corresponding agreement to comply with the requirements for establishing issue price of the Bonds, including, but not limited to, its agreement to comply with the hold-the-offering-price rule, if applicable to the Bonds.

F. The Underwriter acknowledges that sales of any Bonds to any person that is a related party to the Underwriter shall not constitute sales to the public for purposes of this section. Further, for purposes of this section:

a. "public" means any person other than an underwriter or a related party;

b. "underwriter" means (A) any person that agrees pursuant to a written contract with the City (or with the lead underwriter to form an underwriting syndicate) to participate in the initial sale of the Bonds to the public and (B) any person that agrees pursuant to a written contract directly or indirectly with a person described in clause (A) to participate in the initial sale of the Bonds to the public (including a member of a selling group or a party to a third-party distribution agreement participating in the initial sale of the Bonds to the public);

c. a purchaser of any of the Bonds is a "related party" to an underwriter if the underwriter and the purchaser are subject, directly or indirectly, to (A) more than 50% common ownership of the voting power or the total value of their stock, if both entities are corporations (including direct ownership by one corporation of another), (B) more than 50% common ownership of their capital interests or profits interests, if both entities are partnerships (including direct ownership by one partnership of another), or (C) more than 50% common ownership of the value of the outstanding stock of the corporation or the capital interests or profit interests of the partnership, as applicable, if one entity is a corporation and the other entity is a partnership (including direct ownership of the applicable stock or interests by one entity of the other); and

d. "sale date" means the date of execution of this Purchase Agreement by all parties.

6. Expenses.

A. Whether or not the Underwriter accepts delivery of and pays for the Bonds as set forth herein, it shall be under no obligation to pay, and the City shall pay out of the proceeds of the Bonds or any other legally available funds of the City, all expenses incidental to the performance of the City's obligations hereunder, including but not limited to the cost of printing and delivering the

Bonds to the Underwriter; the costs of printing and shipping the Preliminary Official Statement and the Official Statement; the fees and disbursements of the City, the Community Facilities District, the Fiscal Agent, Bond Counsel, Disclosure Counsel, accountants and any other experts or consultants retained by the City or the Community Facilities District in connection with the issuance and sale of the Bonds; and any other expenses not specifically enumerated in paragraph (B) of this Section incurred in connection with the issuance and sale of the Bonds.

B. Whether or not the Bonds are delivered to the Underwriter as set forth herein, the City shall be under no obligation to pay, and the Underwriter shall be responsible for and pay, CUSIP® and CDIAC fees and expenses to qualify the Bonds for sale under any "blue sky" laws; and all other expenses incurred by the Underwriter in connection with its public offering and distribution of the Bonds not specifically enumerated in paragraph (A) of this Section, including the fees and disbursements of its counsel.

7. Undertakings of the City. The City agrees: (a) to inform the Underwriter, from time to time, upon the reasonable request of the Underwriter, of the amount then on deposit in the Reserve Fund and all accounts thereunder; and (b) to make available to the Underwriter, upon reasonable request of the Underwriter, at the expense of the City, sufficient copies of its audited financial statements, if any, and any resolutions of its legislative body with respect to the Community Facilities District Resolutions, the Bonds, the Fiscal Agent Agreement, the Official Statement, any amendments or supplements thereto, and other documents relating to the Bonds and pertaining to the City or the Community Facilities District adopted or executed, as the case may be, after the Closing Date, to the extent that such documents are publicly available.

8. Notices. Any notice of other communication to be given to the City under this Purchase Agreement may be given by delivering the same in writing to the City of Rancho Cordova, 2729 Prospect Park Drive, Rancho Cordova, California 95670, Attention: Finance Director; any notice or other communication to be given to the Underwriter under this Purchase Agreement may be given by delivering the same in writing to Piper Sandler & Co., 2321 Rosecrans Ave., Suite 3200, El Segundo, California 90245 Attention: Public Finance. All such notices, requests or other communications may be made by telephone, personal or courier delivery, registered or certified mail, facsimile transmission or electronic communication, provided that delivery by facsimile transmission or electronic communication must be confirmed by the sender. The City and the Underwriter may, by notice given as aforesaid, specify a different address for any such notices, requests or other communications.

9. Parties In Interest. This Purchase Agreement is made solely for the benefit of the City and the Underwriter (including any successors or assignees of the Underwriter) and no other person shall acquire or have any right hereunder or by virtue hereof. The City and the Underwriter may not assign this Agreement. The term "successor" shall not include any holder of any Bonds merely by virtue of such holding.

10. Survival of Representations and Warranties. The representations and warranties of the City under this Purchase Agreement shall not be deemed to have been discharged, satisfied or otherwise rendered void by reason of the Closing and regardless of any investigations made by or on behalf of the Underwriter (or statements as to the results of such investigations) concerning such representations and statements of the City or the Community Facilities District and regardless of delivery of and payment for the Bonds.

11. Severability. If any provision of this Purchase Agreement is, or is held or deemed to be, invalid, inoperative or unenforceable as applied in any particular case in any jurisdiction or jurisdictions, because it conflicts with any provisions of any constitution, statute, rule of public policy

or for any other reason, such circumstances shall not make the provision in question invalid, inoperative or unenforceable in any other case or circumstance, or make any other provision or provisions of this Agreement invalid, inoperative or unenforceable to any extent whatsoever.

12. Electronic Signature. Each of the parties hereto agrees that the transaction consisting of this Purchase Agreement may be conducted by electronic means. Each party agrees and acknowledges that it is such party's intent, that if such party signs this Purchase Agreement using an electronic signature, it is signing, adopting and accepting this Purchase Agreement and that signing this Purchase Agreement using an electronic signature is the legal equivalent of having placed the undersigned officer's handwritten signature on this Purchase Agreement on paper. Each party acknowledges that it is being provided with an electronic or paper copy of this Purchase Agreement in a usable format.

13. Execution in Counterparts. This Purchase Agreement may be executed by the parties hereto in separate counterparts, each of which when so executed and delivered shall be an original, but all such counterparts shall together constitute but one and the same instrument.

14. Effective. This Purchase Agreement shall become effective and binding upon the respective parties hereto upon the execution of the acceptance hereof by the City and shall be valid and enforceable as of the time of such acceptance.

15. No Prior Agreements. This Purchase Agreement supersedes and replaces all prior negotiations, agreements and understanding between the parties hereto in relation to the sale of the Bonds by the City.

16. Governing Law. This Purchase Agreement shall be governed by the laws of the State.

17. Effective Date. This Purchase Agreement shall become effective and binding upon the respective parties hereto upon the execution of the acceptance hereof by the City and shall be valid and enforceable as of the time of such acceptance.

Very truly yours,
PIPER SANDLER & CO.

By: _____
Its: Authorized Officer

The foregoing is hereby agreed to and
accepted as of the date first above written:

CITY OF RANCHO CORDOVA

By: _____
Authorized Representative

Time of Execution: _____ p.m. California time

[EXECUTION PAGE OF BOND PURCHASE AGREEMENT – CITY OF RANCHO CORDOVA GRANTLINE 208 COMMUNITY FACILITIES DISTRICT NO. 2018-1 SERIES 2021B BONDS]

APPENDIX A

$_____
CITY OF RANCHO CORDOVA
GRANTLINE 208 COMMUNITY FACILITIES DISTRICT NO. 2018-1
SPECIAL TAX BONDS
SERIES 2021B

MATURITY SCHEDULE

Maturity (September 1)	Principal Amount	Interest Rate	Yield	Price	10% Test Satisfied*	10% Test Not Satisfied	Subject to Hold-The-Offering-Price Rule
2022							
2023							
2024							
2025							
2026							
2027							
2028							
2029							
2030							
2031							
2032							
2033							
2034							
2035							
2036							
2037							
2038							
2039							
2040							
2041							
20__(T)							
20__(T)							

(T) Term Bond.
(C) Priced to optional call at [par] on September 1, 20__.
* At the time of execution of this Purchase Agreement and assuming orders are confirmed by the close of the business day immediately following the date of this Purchase Agreement.

APPENDIX B

OPINION OF SPECIAL COUNSEL

[Closing Date]

VIA OVERNIGHT MAIL

Piper Sandler & Co.
50 California Street, Suite 3100
San Francisco, California 94111

City of Rancho Cordova
Grantline 208 Community Facilities District No. 2018-1
2729 Prospect Park Drive
Rancho Cordova, California 95670

Re: City of Rancho Cordova Grantline 208 Community Facilities District No. 2018-1 Special Tax Bonds, Series 2021B

Ladies and Gentlemen:

We have acted as counsel for the City of Rancho Cordova (the "City") and the Grantline 208 Community Facilities District No. 2018-1 (the "Community Facilities District"), in connection with the purchase and sale of the City of Rancho Cordova Grantline 208 Community Facilities District No. 2018-1 Special Tax Bonds, Series 2021B (the "Bonds"). As such Counsel, we have reviewed the Bond Purchase Agreement, dated [BPA Date] (the "Purchase Agreement"), by and between Piper Sandler & Co. (the "Underwriter") and the City, the Fiscal Agent Agreement, dated as of December 1, 2019, as amended and supplemented by Supplemental Agreement No. 1 to Fiscal Agent Agreement, dated as of February 1, 2021, and Supplemental Agreement No. 2 to Fiscal Agent Agreement, dated as of December 1, 2021 (collectively, the "Fiscal Agent Agreement") by and between the City and U.S. Bank National Association, as fiscal agent (the "Fiscal Agent"), the City Continuing Disclosure Certificate, dated [Closing Date], executed by the City (the "City Continuing Disclosure Certificate"), the Preliminary Official Statement, dated [POS Date], relating to the Bonds (the "Preliminary Official Statement"), the Official Statement, dated [OS Date], relating to the Bonds (the "Official Statement"), Resolution No. _____ adopted by the City Council of the City on _____, 2021 ("Bond Resolution"), and such other documents, certificates, records and papers as we have deemed necessary to render the below opinions.

The Bonds, Fiscal Agent Agreement, Purchase Agreement, and the City Continuing Disclosure Certificate, are collectively referred to herein as the "Bond Documents." Capitalized terms used herein and not otherwise defined shall have the meanings assigned to them in the Purchase Agreement.

With your permission we have assumed, without undertaking to verify the same by independent investigation, the following: (a) the authenticity of original documents and the genuineness of all signatures (other than those of the City and the Community Facilities District); (b) the conformity to the originals of all documents submitted to us as copies; (c) the truth, accuracy, and completeness of the information, representations, and warranties contained in these documents, certificates, records and papers we have reviewed; and (d) compliance with all covenants and agreements contained in such documents.

Based on the foregoing, and in reliance thereon, as of the date hereof, we are of the following opinions:

1. The City is a municipal corporation duly organized and validly existing pursuant to the Constitution and laws of the State of California;

2. The Community Facilities District is duly organized and validly existing as a community facilities district under the Constitution and laws of the State;

3. The Bond Resolution was duly adopted at a meeting of the City Council, which meeting was duly called and held pursuant to law and with all public notice required by law and at which a quorum was present and acting throughout;

4. The preparation and distribution of the Preliminary Official Statement and the Official Statement have been duly approved by the City Council, acting for itself or as the Legislative Body of the Community Facilities District;

5. The execution and delivery by the City of the Bond Documents, and the Bonds and the performance of its obligations thereunder have been duly authorized by all requisite action of the City Council, acting for itself or as the Legislative Body of the Community Facilities District, and the Bonds and the Bond Documents have been duly executed and delivered by the Community Facilities District, and constitute legal, valid and binding obligations of the Community Facilities District enforceable against the Community Facilities District, in accordance with their respective terms, subject to bankruptcy, insolvency, reorganization, moratorium and other laws affecting the enforcement of creditors' rights in general and to the application of equitable principles if equitable remedies are sought;

6. To the best of our knowledge, no action, suit, proceeding, inquiry or investigation, at law or in equity, before or by any court, regulatory agency, public board or body is pending or to the best of such counsel's knowledge, threatened in any way affecting the existence of the City or the Community Facilities District or the titles of the officers of each to their respective offices, or seeking to restrain or to enjoin the execution and delivery of the Bond Documents, or the issuance, sale or delivery of the Bonds or the application of the proceeds thereof or the collection or application of the Special Taxes, or the exclusion from gross income for State personal income taxes of interest on the Bonds, or in any way contesting or affecting the validity or enforceability of the Bonds, the Bond Documents or any action of the City or the Community Facilities District contemplated by any of said documents or in any way contesting the completeness or accuracy of the Preliminary Official Statement or the Official Statement or the powers of the City or its authority with respect to the Purchase Agreement or any other applicable agreement, or any action on the part of the City or the Community Facilities District contemplated by any of said documents;

7. To the best of our knowledge, the City and the Community Facilities District are not in breach of or in default under any court or administrative decree or order, or under any loan agreement, note, resolution, indenture, contract, agreement or other instrument to which the City or the Community Facilities District is a party or is otherwise subject or bound, including the Bond Documents, a consequence of which could be to materially and adversely affect the ability of the City or the Community Facilities District to perform their obligations under the Bonds, the Bond Documents or which, with the passage of time or the giving of notice or both, would constitute an event of default thereunder; and;

8. To the best of our knowledge, the adoption of the Bond Resolution and the execution and delivery of the Bonds and the Bond Documents, did not and will not conflict with or constitute a breach of or default under any applicable court or administrative decree or order, or under any loan agreement, note, ordinance, resolution, indenture, contract, agreement or other instrument to which the City or the Community Facilities District, as the case may be, is a party or is otherwise subject or bound, a consequence of which could be to materially and adversely affect the ability of City or the Community Facilities District to perform their obligations under the Bonds or any Bond Documents.

The opinions set forth above are subject to the following additional qualifications:

General principles of equity, regardless of whether such enforceability is considered in a proceeding in equity or at law; and limitations imposed by bankruptcy, insolvency, fraudulent conveyance, receivership, conservatorship, reorganization, arrangement, liquidation, moratorium or other similar laws affecting the enforcement of creditors' rights in general heretofore or hereafter enacted, as such laws may be applied in the event of bankruptcy, insolvency, reorganization, arrangement, receivership, conservatorship, liquidation, readjustment of debt or other similar proceedings of, or moratorium or similar occurrence affecting municipal corporations in the State.

We express no opinion as to matters governing by laws other than the laws of the State and the federal laws of the United States of America, or the enforceability of any choice of law provision in the documents described herein.

This opinion is solely for your benefit in connection with the transactions covered by the first paragraph of this letter and may not be relied upon or used by, circulated, quoted or referred to, nor may copies hereof be delivered to, any other person or for any other purpose without our prior written approval; provided, however, copies of this opinion may be included in the closing transcripts for the transactions connected with the issuance of the Bonds. We disclaim any obligation to update this opinion letter for events occurring or coming to our attention after the date hereof.

Respectfully submitted,

JONES HALL, A PROFESSIONAL CORPORATION

APPENDIX C

CITY OF RANCHO CORDOVA
GRANTLINE 208 COMMUNITY FACILITIES DISTRICT NO. 2018-1
SPECIAL TAX BONDS
SERIES 2021B

CLOSING CERTIFICATE OF THE CITY

I, the undersigned, hereby certify that I am the _____ of the City of Rancho Cordova (the "City"), the City Council (the "City Council") of which is the Legislative Body for Grantline 208 Community Facilities District No. 2018-1 (the "Community Facilities District"), a community facilities district duly organized and existing under the laws of the State of California (the "State") and I am authorized to execute this Certificate on behalf of the City in connection with the issuance of the above-captioned bonds (the "Bonds"). All capitalized terms herein not otherwise defined shall have the meanings given such terms in the Bond Purchase Agreement (the "Bond Purchase Agreement"), dated [BPA Date], by and between the City and Piper Sandler & Co.

I further certify on behalf of the City that:

(i) The representations, warranties and covenants of the City contained in the Bond Purchase Agreement, made on behalf of the City and the Community Facilities District, are true and correct in all material respects on and as of the date hereof as if made on the date hereof;

(ii) The Community Facilities District Resolutions, Formation Documents and the City Documents are in full force and effect and have not been amended, modified or supplemented;

(iii) Except as described in the Official Statement, there is no action, suit, proceeding, inquiry or investigation at law or in equity, or by any court or regulatory agency, public board or body pending, with respect to which the City or the Community Facilities District has been served with process, or to the best knowledge of the City or the Community Facilities District, threatened wherein an unfavorable decision, ruling or finding would: (a) affect the creation, organization, existence or powers of the City or the Community Facilities District, or the titles of their officers to their respective offices, (b) enjoin or restrain the issuance, sale and delivery of the Bonds, the levy or collection of the Special Taxes or any other moneys or property pledged or to be pledged under the Fiscal Agent Agreement, or the pledge thereof, (c) in any way question or affect any of the rights, powers, duties or obligations of the City or the Community Facilities District with respect to the Special Taxes or moneys and assets pledged or to be pledged to pay the principal of, premium, if any, or interest on the Bonds, (d) in any way question or affect any authority for the issuance of the Bonds, or the validity or enforceability of the Bonds or the proceedings relating to the issuance of the Bonds, or (e) in any way question or affect the Bond Purchase Agreement or the transactions contemplated thereby, the Official Statement or the City Documents;

(iv) The information in the Preliminary Official Statement (other than statements pertaining to the book-entry system and under the headings "THE DISTRICT – Development in the District," as to which no view is expressed) as of its date was and as of the date hereof is, and in the Official Statement (other than statements pertaining to the book-entry system and under the headings "THE DISTRICT – Development in the District," as to which no view is expressed) as of its date was and as of the date hereof is, true and correct in all material respects and does not contain any untrue statement

of a material fact or omit to state a material fact necessary to make the statements therein, in light of the circumstances under which they were made, not misleading;

(v) The City has complied with all agreements and covenants, and satisfied all conditions, on its part to be complied with or satisfied under the Bond Purchase Agreement and under the Community Facilities District Resolutions, the Formation Documents, the City Documents and the Official Statement at or prior to the date hereof;

(vi) No event has occurred since the date of the Official Statement which either makes untrue or incorrect in any material respect as of the date hereof any statement or information contained in the Preliminary Official Statement or the Official Statement (other than statements pertaining to the book-entry system and under the headings "THE DISTRICT – Development in the District," as to which no view is expressed) or is not reflected in the Official Statement but should be reflected therein in order to make the statements and information therein not misleading in any material respect;

(vii) The use of and distribution by the Underwriter of the Preliminary Official Statement and the Official Statement in connection with the offer and sale of the Bonds is hereby ratified; and

(viii) The City and the Community Facilities District are each in compliance with all covenants set forth in the Fiscal Agent Agreement.

IN WITNESS WHEREOF, the undersigned has executed this certificate as of the date set forth below.

Dated: [Closing Date]

CITY OF RANCHO CORDOVA

By: _____

Its: _____

APPENDIX D

U.S. BANK NATIONAL ASSOCIATION CERTIFICATE

The undersigned is an authorized officer of U.S. Bank National Association (the "Bank"), and as such, is familiar with the facts herein certified and is authorized and qualified to state and certify the following:

(i) The Bank is duly organized and existing as a national banking association under the laws of the United States of America, having the full power and authority to accept and perform its duties under the Fiscal Agent Agreement, dated as of December 1, 2019, as amended and supplemented by Supplemental Agreement No. 1 to Fiscal Agent Agreement, dated as of February 1, 2021, and Supplemental Agreement No. 2 to Fiscal Agent Agreement, dated as of December 1, 2021 (collectively, the "Fiscal Agent Agreement") by and between the City and the Bank, as fiscal agent. Capitalized terms used herein and not otherwise defined have the meanings given to such terms in the Bond Purchase Agreement, dated [BPA Date], by and between the City and Piper Sandler & Co.;

(ii) Pursuant to the Fiscal Agent Agreement, the Bank will apply the proceeds from the Bonds to the purposes specified in the Fiscal Agent Agreement;

(iii) The Bank is duly authorized to accept the obligations created by the Fiscal Agent Agreement and to authenticate the Bonds pursuant to the terms of the Fiscal Agent Agreement;

(iv) The Fiscal Agent Agreement has been duly authorized, executed and delivered by the Bank and, assuming due authorization, execution and delivery thereof by the other parties thereto, constitutes a valid and binding agreement of the Bank enforceable against the Bank in accordance with its terms;

(v) The Bonds have been validly authenticated and delivered by the Bank pursuant to the Fiscal Agent Agreement;

(vi) No consent, approval, authorization or other action by any governmental or regulatory authority having jurisdiction over the Bank that has not been obtained is or will be required for the authentication of the Bonds or the consummation by the Bank of the other transactions contemplated to be performed by the Bank in connection with the authentication of the Bonds and the acceptance and performance of the obligations created by the Fiscal Agent Agreement;

(vii) There is no action, suit, proceeding, inquiry or investigation, at law or in equity, before or by any court, regulatory agency, public board or body that has been served on the Bank or, to the best of its knowledge, threatened in any way affecting the existence of the Bank, or seeking to restrain or to enjoin the execution and delivery of the Fiscal Agent Agreement or the authentication of the Bonds, by the Bank, or in any way contesting or affecting the validity or enforceability, as against the Bank, of the Fiscal Agent Agreement or any action of the Bank contemplated by any of said documents, or in which an adverse outcome would materially and adversely affect the ability of the Bank to perform its obligations under the Fiscal Agent Agreement;

(viii) The Bank is not in breach of or in default under any applicable law or administrative rule or regulation of the State of California (the "State") or the United States of America,

or of any department, division, agency or instrumentality of either thereof, or under any applicable court or administrative decree or order, or under any loan agreement, note, resolution, indenture, contract, agreement or other instrument to which the Bank is a party or is otherwise subject or bound, a consequence of which could be to materially and adversely affect the ability of the Bank to perform its obligations under the Fiscal Agent Agreement (*provided, however*, that the Bank does not certify as to compliance with State or federal securities laws); and

(ix) The authentication of the Bonds, and the execution and delivery of the Fiscal Agent Agreement by the Bank, and compliance with the provisions of each, will not conflict with or constitute a breach of or default under any applicable law or administrative rule or regulation of the State or the United States of America, or of any department, division, agency or instrumentality of either thereof, or under any applicable court or administrative decree or order, or under any loan agreement, note, ordinance, resolution, Fiscal Agent Agreement, contract, agreement or other instrument to which the Bank is a party or is otherwise subject or bound, a consequence of which could be to materially and adversely affect the ability of the Bank to perform its obligations under the Fiscal Agent Agreement.

Dated: [Closing Date]

U.S. BANK NATIONAL ASSOCIATION,
as Fiscal Agent

By: _____
Authorized Officer

APPENDIX E

FISCAL AGENT'S COUNSEL OPINION

[Closing Date]

City of Rancho Cordova
Grantline 208 Community Facilities District No. 2018-1
Rancho Cordova, California

Piper Sandler & Co.
El Segundo, California

Re: City of Rancho Cordova Grantline 208 Community Facilities District No. 2018-1 Special Tax Bonds, Series 2021B

Ladies and Gentlemen:

We have acted as counsel for U.S. Bank National Association, a national banking association (the "Bank") in connection with the execution by the Bank of the Fiscal Agent Agreement, dated as of December 1, 2019, as amended and supplemented by Supplemental Agreement No. 1 to Fiscal Agent Agreement, dated as of February 1, 2021, and Supplemental Agreement No. 2 to Fiscal Agent Agreement, dated as of December 1, 2021 (collectively, the "Fiscal Agent Agreement") by and between the City and the Bank, as fiscal agent. We are generally familiar with the Articles of Association and the Bylaws of the Bank and are also familiar with the corporate proceedings of the Bank with regard to its authorization, execution and delivery of the Fiscal Agent Agreement. Capitalized terms used herein shall have the respective meanings ascribed to them in the Fiscal Agent Agreement, except as otherwise defined herein.

We have examined such documents and have reviewed such questions of law as we have considered necessary and appropriate for the purposes of this opinion. In such review, we have assumed the genuineness of all signatures, the authenticity of all documents submitted to us as originals, and the conformity with originals of all documents submitted to us as copies. Where questions of fact material to our opinions expressed below were not established independently, we have relied upon statements of officers of the Bank as contained in their certificates.

Based upon the foregoing, we are of the opinion that:

1. The Bank is a national banking association duly organized, validly existing and in good standing under the laws of the United States of America.

2. The Bank has all requisite corporate power, authority and legal right to execute and deliver the Fiscal Agent Agreement and to perform its duties and obligations under the Fiscal Agent Agreement, and has taken all necessary corporate action to authorize the execution and delivery thereof and the performance of its obligations thereunder, including the authentication and delivery of the Bonds in its capacity as Fiscal Agent under the Fiscal Agent Agreement.

3. The Bank has duly authorized, executed and delivered the Fiscal Agent Agreement. Assuming the due authorization, execution and delivery thereof by the other parties thereto, the Fiscal Agent Agreement is a legal, valid and binding agreement of the Bank, enforceable in accordance with its terms against the Bank.

4. To our knowledge, no authorization, approval, consent, or order of any governmental agency or regulatory authority having jurisdiction over the Bank that has not been obtained by the Bank is required for the authorization, execution and delivery by the Bank of the Fiscal Agent Agreement or the authentication and delivery of the Bonds by the Bank under the Fiscal Agent Agreement.

The opinions set forth above are subject to the following qualifications and exceptions:

(a) the opinions are subject to the effect of any applicable bankruptcy, insolvency, fraudulent transfer, reorganization, moratorium or other similar laws of general application affecting creditors' rights; and

(b) the opinions are subject to the effect of general principles of equity, including (without limitation) concepts of materiality, reasonableness, good faith and fair dealing, and other similar doctrines affecting the enforceability of agreements generally (regardless of whether considered in a proceeding in equity or at law).

Our opinions expressed above are limited to the laws of the State of California and the federal laws of the United States of America.

The foregoing opinions are being furnished to you solely for your benefit and may not be relied upon by, nor may copies be delivered to, any other person without our prior written consent.

Very truly yours,

APPENDIX F

CITY OF RANCHO CORDOVA
GRANTLINE 208 COMMUNITY FACILITIES DISTRICT NO. 2018-1
SPECIAL TAX BONDS
SERIES 2021B

CERTIFICATE OF SPECIAL TAX CONSULTANT

The undersigned hereby states and certifies:

1. That he is an authorized officer of Goodwin Consulting Group, Inc. (the "Special Tax Consultant") and as such is familiar with the facts herein certified and is authorized and qualified to certify the same.

2. That the Special Tax Consultant has prepared the Rate and Method of Apportionment of Special Tax (the "Rate and Method") as set forth in Appendix A to the Official Statement dated [OS Date], for the City of Rancho Cordova Grantline 208 Community Facilities District No. 2018-1 (the "Community Facilities District") Special Tax Bonds, Series 2021B (the "Bonds"). Capitalized terms not otherwise defined herein shall be defined as provided in the Rate and Method or the Fiscal Agent Agreement, dated as of December 1, 2019, as amended and supplemented by Supplemental Agreement No. 1 to Fiscal Agent Agreement, dated as of February 1, 2021, and Supplemental Agreement No. 2 to Fiscal Agent Agreement, dated as of December 1, 2021 (collectively, the "Fiscal Agent Agreement") by and between the City and U.S. Bank National Association, as fiscal agent.

3. That the Special Taxes, if levied in accordance with the Rate and Method and collected will annually yield sufficient revenue to make timely payments of the annual debt service on the 2019 Bonds, the 2021 Bonds and the Bonds, and annual Administrative Expenses related to the levy and collection of the Special Taxes and the expenses of the Fiscal Agent for the 2019 Bonds, the 2021 Bonds and the Bonds (no representation is made as to the actual amounts that will be collected in future years).

4. That the Annual Special Tax, if collected in the maximum amounts permitted pursuant to the Rate and Method on the Closing Date (net of estimated Administrative Expenses equal to a maximum of $_____ for Fiscal Year 2021-22 (subject to inflation at 2.00% per Fiscal Year effective for Fiscal Year 2020-21)), would generate at least 110% of the Annual Debt Service payable with respect to the 2019 Bonds, the 2021 Bonds and the Bonds payable from such Special Taxes, assuming the debt service schedule shown in the Official Statement is true and correct.

5. That the aggregate value of all parcels in the Community Facilities District subject to the Special Tax, including then existing improvements and any facilities to be constructed or acquired with the proceeds of the Bonds, as determined by an MAI appraisal, is at least 4.00 times the sum of (1) the aggregate principal amount of all the 2019 Bonds and 2021 Bonds then Outstanding, plus (2) the aggregate principal amount of the Bonds proposed to be issued, plus (3) the aggregate principal amount of any bonds then outstanding and payable from assessments which are a lien against property in the Community Facilities District, plus (4) a portion of the aggregate principal amount of all bonds issued under the Act, other than Bonds then Outstanding, payable at least partially from special taxes to be levied on parcels of land subject to the Special Tax within the Community Facilities District (the "Other Mello-Roos Bonds") equal to the aggregate principal amount of the Other Mello-Roos Bonds

multiplied by a fraction, the numerator of which is the amount of special taxes levied for the Other Mello-Roos Bonds on parcels of land within the Community Facilities District subject to the Special Tax, and the denominator of which is the total amount of special taxes levied for the Other Mello-Roos Bonds on all parcels of land subject to the Special Tax against which the special taxes are levied to pay the Other Mello-Roos Bonds (such fraction to be determined based upon the special taxes which could be levied the year in which maximum annual debt service on the Other Mello-Roos Bonds occurs), based upon information from the Summary of Overlapping Debt table shown in the Official Statement and the most recent available Fiscal Year.

6. That all information supplied by the Special Tax Consultant for use in the Official Statement is true and correct, as of the date of the Official Statement and as of the date hereof.

7. That, as of the dates of the Preliminary Official Statement and the Official Statement and as of the date hereof, the information contained in those portions of the Official Statement entitled "SECURITY FOR THE 2021B BONDS – Special Taxes and – Special Tax Formula," "THE DISTRICT," "CONTINUING DISCLOSURE," "APPENDIX A," including the tables sourced to the Special Tax Consultant, and the other data provided by the Special Tax Consultant and included in the Official Statement, do not, to our knowledge, contain any untrue statement of a material fact or omit to state a material fact necessary to make the statements made therein, in light of the circumstances under which they were made, not misleading.

8. The Community Facilities District, the City, the Underwriter, Piper Sandler & Co., and all the professionals involved in the financing are entitled to rely on this Certificate.

Dated: [Closing Date]

GOODWIN CONSULTING GROUP

By: _____

Title: _____

APPENDIX G

CITY OF RANCHO CORDOVA
GRANTLINE 208 COMMUNITY FACILITIES DISTRICT NO. 2018-1
SPECIAL TAX BONDS
SERIES 2021B

CERTIFICATE OF PROPERTY OWNER

[POS Date]

The undersigned party certifies and represents that it is duly authorized on behalf of LENNAR HOMES OF CALIFORNIA, INC., a California corporation (the "Property Owner"), to execute and deliver this certificate (this "Certificate") in connection with the issuance, sale and delivery by City of Rancho Cordova of the Bonds captioned above (the "Bonds").

Capitalized terms used but not defined in this Certificate have the same meaning as is set forth in the Bond Purchase Agreement with respect to the Bonds between Piper Sandler & Co., as underwriter (the "Underwriter"), and the City.

As used in this Certificate, the phrase "Actual Knowledge of the Undersigned" means the actual knowledge (as opposed to constructive) that the undersigned currently has as of the date of this Certificate or has obtained through (i) interviews with such current officers and responsible employees of the Property Owner as the undersigned has reasonably determined are likely, in the ordinary course of his or her respective duties, to have knowledge of the matters set forth in this Certificate, and (ii) review of documents reasonably available to the undersigned and which the undersigned reasonably deemed necessary for the undersigned to obtain knowledge of the matters set forth this Certificate. The undersigned has not conducted any extraordinary inspection or inquiry other than such inspections or inquiries as are prudent and customary in connection with the ordinary course of the Property Owner's current business and operations. The undersigned has not contacted individuals who are no longer employed by the Property Owner. The Property Owner further notes that Lennar Corporation, a Delaware corporation ("Lennar Corporation") completed a merger with CalAtlantic Group, Inc., a Delaware corporation ("CalAtlantic") in February, 2018, pursuant to which CalAtlantic merged with and into a subsidiary of Lennar Corporation, with the subsidiary of Lennar Corporation being the surviving entity. Separate and apart from Lennar Corporation's due diligence efforts for purposes of completing the acquisition of CalAtlantic, for purposes of this Certificate, individuals who were employees and officers of CalAtlantic and its subsidiaries prior to the merger have not been consulted or contacted and documents entered into by CalAtlantic and its subsidiaries or related to their properties and projects have not been reviewed.

As used in this Certificate, the term "Relevant Entity" of the Property Owner means any Person presently directly or indirectly through one or more intermediaries controlling, controlled by or under common control with the Property Owner, and about whom information could be material to potential investors in their investment decision regarding the Bonds (including without limitation information relevant to Property Owner's proposed development of the Property (defined herein), or to the Property Owner's ability to pay the Special Taxes prior to delinquency). As used in this Certificate, the term "Person" means an individual, a corporation, a partnership, a limited liability company, an association, a joint stock company, a trust, any unincorporated organization or a government or political subdivision

thereof. For purposes hereof, the term "control" (including the terms "controlling," "controlled by" or "under common control with") means the possession, direct or indirect, of the power to direct or cause the direction of the management and policies of a Person, whether through the ownership of voting securities, by contract or otherwise.

As used in this Certificate, the term "Property" means the real property currently owned by the Property Owner within the City of Rancho Cordova Grantline 208 Community Facilities District No. 2018-1 (the "Community Facilities District"), as further described in the Preliminary Official Statement.

The undersigned certifies that he or she is familiar with the facts set forth in this Certificate, and further hereby certifies to the Actual Knowledge of the Undersigned as follows, as an authorized offer or representative of Property Owner:

(1) The Property Owner has been duly organized and validly exists in good standing under the laws of the State of California and has or will have prior to the Closing, as required, all requisite right, power and authority:

(i) to execute and deliver this Certificate,

(ii) to execute and deliver the Property Owner Continuing Disclosure Certificate at Closing,

(iii) to acquire, own, develop and sell the Property, as described in the Preliminary Official Statement,

(iv) to carry on its business as described in the Preliminary Official Statement, and

(v) to perform its obligations under the Property Owner Continuing Disclosure Certificate.

(2) The Property Owner agrees to execute at Closing the Property Owner Continuing Disclosure Certificate substantially in the form attached to the Preliminary Official Statement under Appendix F, with such additional changes as may be agreed upon by the Underwriter, Bond Counsel and the Property Owner.

(3) Except as disclosed in the Preliminary Official Statement, to the Actual Knowledge of the Undersigned, Property Owner is not aware of any material failures by it or any entity under managerial control of Property Owner to comply in all material respects with previous continuing disclosure undertakings in a written certificate or agreement executed by it or its Relevant Entities to provide periodic continuing disclosure reports or notices of material events respecting securities offerings in California within the past five (5) years.

(4) To the Actual Knowledge of the Undersigned, execution and delivery of the Property Owner Continuing Disclosure Certificate, and the performance by the Property Owner of its obligations under the Property Owner Continuing Disclosure Certificate, will not conflict with or constitute a breach of or default under any loans, lines of credit, agreements, or other contractual or financial obligations of the Property Owner, or any applicable law, regulation, judgment or decree.

(5) To the Actual Knowledge of the Undersigned, neither the Property Owner nor any of its Relevant Entities is currently in material default on any loans, lines of credit, credit agreements, or other material contractual or financial obligations, or in breach of any applicable law, regulation, judgment or decree, and no event has occurred and is continuing that would constitute such a default or breach, the result of which could reasonably be expected to materially and adversely affect the ability of the Property Owner:

(i) to acquire, own, develop and sell the Property, as described in the Preliminary Official Statement,

(ii) to pay Special Taxes on the Property (to the extent the responsibility of the Property Owner) prior to delinquency,

(iii) to carry on its business as described in the Preliminary Official Statement, or

(iv) to perform its obligations under the Property Owner Continuing Disclosure Certificate.

(6) Except as disclosed in the Preliminary Official Statement, to the Actual Knowledge of the Undersigned, the Property Owner has not assumed any obligations under any loans, lines of credit, credit agreements, or other material contractual or financial obligations, or any applicable judgment or decree, which could reasonably be expected to materially and adversely affect the ability of the Property Owner:

(i) to acquire, own, develop and sell the Property, as described in the Preliminary Official Statement,

(ii) to pay Special Taxes on the Property (to the extent the responsibility of the Property Owner) prior to delinquency,

(iii) to carry on its business as described in the Preliminary Official Statement, or

(iv) to perform its obligations under the Property Owner Continuing Disclosure Certificate.

(7) Except as described in the Preliminary Official Statement, the Property Owner does not have any loans outstanding and unpaid and no lines of credit that are secured by the Property.

(8) Except as disclosed in the Preliminary Official Statement, to the Actual Knowledge of the Undersigned, neither the Property Owner nor any of its Relevant Entities is currently in default in, or, in the last five (5) years, has ever defaulted to any material extent in, the payment of special taxes or assessments in connection with the Community Facilities District or any other community facilities districts or assessment districts in California that was not cured prior to the institution of any enforcement action with a court of law.

(9) Except as disclosed in the Preliminary Official Statement, to the Actual Knowledge of the Undersigned, there is no litigation, inquiry, investigation or administrative

proceeding of any nature pending against the Property Owner (with service of process to the Property Owner having been accomplished), or to the Actual Knowledge of the Undersigned, overtly threatened in writing against the Property Owner, or to the Actual Knowledge of the Undersigned, pending (with service of process to such Relevant Entity having been accomplished) or overtly threatened in writing against any Relevant Entity of the Property Owner, in each case which, if successful, could reasonably be expected to:

(i) materially and adversely affect the ability of the Property Owner to acquire, own, develop and sell the Property, as described in the Preliminary Official Statement,

(ii) materially and adversely affect the ability of the Property Owner to pay Special Taxes on the Property (to the extent the responsibility of the Property Owner) prior to delinquency,

(iii) materially and adversely affect the ability of the Property Owner to carry on its business as described in the Preliminary Official Statement,

(iv) materially adversely affect the ability of the Property Owner to perform its obligations under the Property Owner Continuing Disclosure Certificate,

(v) challenge, question the validity or enforceability of, or restrain or enjoin the performance of, the Special Taxes, the Bonds, the Resolution, the Fiscal Agent Agreement, the Property Owner Continuing Disclosure Certificate or the Bond Purchase Agreement, or

(vi) restrain or enjoin collection of Special Taxes or other sums to be pledged to pay the principal of and interest on the Bonds.

(10) Except as disclosed in the Preliminary Official Statement or in this Certificate:

(i) the Property Owner and, to the Actual Knowledge of the Undersigned, its Relevant Entities, are solvent;

(ii) except as set forth in this paragraph, neither the Property Owner nor, to the Actual Knowledge of the Undersigned, any of its Relevant Entities, has filed for bankruptcy or been declared bankrupt in the last 10 years provided, that Lennar Mare Island, LLC, a Relevant Entity of the Property Owner, was one of the twenty-two debtors in the June 2008 Landsource bankruptcy case, which has subsequently been discharged; and

(iii) to the Actual Knowledge of the Undersigned, there are no proceedings pending (with service of process to the Property Owner having been accomplished) or overtly threatened in writing in which the Property Owner or any of its Relevant Entities may be adjudicated as bankrupt, become the debtor in a bankruptcy proceeding, be discharged from any or all of its respective debts or obligations, be granted an extension of time to pay its respective debts or obligations, or be granted a reorganization or readjustment of its respective debts or obligations.

(11) As of the date hereof, the information in the sections of the Preliminary Official Statement entitled "THE DISTRICT – Development in the District," "OWNERSHIP OF

PROPERTY WITHIN THE DISTRICT," and "CONTINUING DISCLOSURE," concerning the Property Owner and its Relevant Entities, the Property, the Property Owner's development and financing plans, and the Property Owner's contractual arrangements (but excluding any information cited as coming from a source other than the Property Owner) is true and correct in all material respects, and contains no untrue statement of a material fact and does not omit any material fact necessary in order to make the statements therein, in the light of the circumstances under which they were made, not misleading.

(12) Except as disclosed in the Preliminary Official Statement, the Property Owner has not submitted an application for, nor received actual notice of,

(i) the formation or authorization of any other assessment district or community facilities district that would include any portion of the Property, or

(ii) the authorization or issuance of any debt secured by an assessment or another special tax to be levied on any portion of the Property, other than the Special Tax.

(13) Except as set forth in the Preliminary Official Statement, to the Actual Knowledge of the Undersigned, there are no claims, disputes, lawsuits, actions or contingent liabilities of or against the Property Owner or its Relevant Entities, or among, by or between the Property Owner and any contractors working on the development of the Property, which could reasonably be expected to materially and adversely affect:

(i) the ability of the Property Owner to acquire, own, develop and sell the Property, as described in the Preliminary Official Statement,

(ii) the ability of the Property Owner to pay Special Taxes on the Property (to the extent the responsibility of the Property Owner) prior to delinquency,

(iii) the ability of the Property Owner to carry on its business as described in the Preliminary Official Statement, or

(iv) the ability of the Property Owner to perform its obligations under the Property Owner Continuing Disclosure Certificate.

(14) To the Actual Knowledge of the Undersigned, all information submitted by, or on behalf of, the Property Owner to (i) the Appraiser, as such information is set forth in the Appraisal, was, at the time of submission, and, except as modified by later information submitted by such Property Owner, is, as of the date of this Certificate, true and correct in all material respects, and (ii) the City, the Community Facilities District, Bond Counsel, Disclosure Counsel, or the Underwriter in connection with the issuance of the Bonds was, at the time of submission and, except as modified by later information submitted by such Property Owner, is as of the date of this Certificate, true and correct in all material respects.

(15) The Property Owner covenants that, while the Bonds or any refunding obligations related thereto are outstanding, the Property Owner will not bring any action, suit, proceeding, inquiry or investigation at law or in equity, before any court, regulatory agency, public board or body, that in any way:

(i) seeks to challenge or overturn the formation of the Community Facilities District,

(ii) seeks to challenge the adoption of the ordinance levying Special Taxes within the Community Facilities District,

(iii) seeks to invalidate the Community Facilities District or any of the Bonds or any refunding obligations, or

(iv) seeks to invalidate the special tax liens imposed under Section 3115.5 of the Streets and Highways Code based on recordation of the notices of special tax lien relating thereto.

The foregoing covenant shall not prevent the Property Owner in any way from bringing any other action, suit, proceeding, inquiry or investigation at law or in equity relating to the following:

(a) a claim that the Special Tax has not been levied in accordance with the Rate and Method,

(b) the application or use of the Special Taxes levied and collected, or

(c) the enforcement of the obligations of the City or the Community Facilities District under the Fiscal Agent Agreement or any agreements between the Property Owner and the City or the Community Facilities District or under which the Property Owner is a beneficiary.

(16) The Property Owner has received a copy of the Rate and Method containing the prepayment formula. The Property Owner acknowledges that any prepayment of the Special Taxes may only be made in accordance with the Rate and Method.

(17) The Property Owner shall comply with the provision of the Mello-Roos Community Facilities Act of 1982, as amended, relating to the Notice of Special Tax described in California Government Code Section 53341.5 in connection with the sale of the Property.

(18) Based upon its current development plans, including, without limitation, its current budget and subject to economic conditions and risks generally inherent in the development of real property, the Property Owner anticipates that it will have sufficient funds to (i) carry on its business as described in the Preliminary Official Statement, (ii) acquire, own, develop and sell the Property as described in the Preliminary Official Statement, and (iii) pay Special Taxes on the Property (to the extent the responsibility of the Property Owner) prior to delinquency.

However, no assurance can be given that sources of financing available to the Property Owner will be sufficient to complete the property development and home construction as currently anticipated and as described in the Preliminary Official Statement. While the Property Owner has made such internal financing available in the past, there can be no assurance whatsoever of its willingness or ability to do so in the future. Neither the Property Owner nor any of its Relevant Entities has any legal obligation of any kind to make any such funds available or to obtain loans. Other than pointing out the willingness of the Property

Owner to provide internal financing in the past, the Property Owner has not represented in any way that it will do so in the future. If and to the extent that internal financing and home sales revenues are inadequate to pay the costs to complete the Property Owner's planned development in the Community Facilities District and other financing by the Property Owner is not put into place, there could be a shortfall in the funds required to complete the proposed development by the Property Owner and portions of the Property may not be developed.

(19) The Property Owner consents to the issuance of the Bonds. The Property Owner acknowledges and agrees that the proceeds of such Bonds will be used for the acquisition and construction of the improvements described in the Preliminary Official Statement. The Property Owner acknowledges that the costs to acquire and construct such improvements are estimates, and that any increase in costs in excess of the estimated costs relating to improvements will reduce the improvements which may be financed by the City, and neither the City, nor the Community Facilities District has any obligation to provide moneys to pay for any such costs.

(20) During the period between the date of this Certificate and the Closing Date, if the Property Owner has actual knowledge of any event relating to or affecting such Property Owner, its Relevant Entities, or the acquisition, ownership, development or sale of the Property which could cause the information under the captions of the Preliminary Official Statement indicated in Section 11 of this Certificate (and subject to the limitations and exclusions contained in Section 11 of this Certificate) to contain an untrue statement of a material fact or to omit to state a material fact necessary to make the statements therein, in the light of the circumstances under which they were made, not misleading, such Property Owner shall notify the City and the Underwriter and if, in the opinion of counsel to the City or the Underwriter, such event requires the preparation and publication of a supplement or amendment to the Preliminary Official Statement, such Property Owner shall reasonably cooperate with the City in the preparation of an amendment or supplement to the Preliminary Official Statement in form and substance satisfactory to counsel to the City and to the Underwriter.

(21) For a period of 90 days after the Closing Date, if the Property Owner has actual knowledge of any event relating to or affecting the Property Owner, its Relevant Entities, or the acquisition, ownership development or sale of the Property which could cause the information under the captions of the Final Official Statement indicated in Section 11 of this Certificate (and subject to the limitations and exclusions contained in Section 11 of this Certificate) to contain an untrue statement of a material fact or to omit to state a material fact necessary to make the statements therein, in the light of the circumstances under which they were made, not misleading, the Property Owner shall notify the City and the Underwriter and if, in the opinion of counsel to the City or the Underwriter, such event requires the preparation and publication of a supplement or amendment to the Final Official Statement, the Property Owner shall reasonably cooperate with the City in the preparation of an amendment or supplement to the Final Official Statement in form and substance satisfactory to counsel to the City and to the Underwriter.

(22) As a condition to the issuance of the Bonds, the Property Owner agrees to deliver a bring-down certificate, dated the Closing Date, in substantially the form attached as Appendix H to the Bond Purchase Agreement, to affirm and restate the Property Owner's certifications, representations and covenants made in this Certificate. If any event related to or affecting the Property Owner, its Relevant Entities or the acquisition, ownership, development

or sale of the Property occurs, as a result of which it is necessary to modify the bring-down certificate, the Property Owner agrees to deliver a new bring-down certificate revised to reflect such event.

(23) The Property Owner acknowledges and agrees that:

(i) in connection with the purchase and sale of the Bonds under the Bond Purchase Agreement, and with the discussions, undertakings and procedures leading up to the consummation of the purchase and sale of the Bonds under the Bond Purchase Agreement, the Underwriter is and has been acting solely as principal and is not acting as the agent or fiduciary of the Property Owner,

(iii) the Underwriter has not assumed a fiduciary responsibility in favor of the Property Owner with respect to (a) the offering of the Bonds contemplated hereby or the process leading thereto (whether or not the Underwriter, or any affiliate of the Underwriter, has advised or is currently advising the Property Owner on other matters), or (b) any other obligation to the Property Owner with respect to the offering contemplated by the Bond Purchase Agreement, and

(iii) the Property Owner has consulted its own legal, financial and other advisors to the extent it has deemed appropriate in connection with the offering contemplated by the Bond Purchase Agreement.

On behalf of the Property Owner, I have reviewed the contents of this Certificate and the Property Owner has consulted with counsel regarding the meaning of its contents. The Property Owner acknowledges and understands that a variety of state and federal laws, including but not limited to the Securities Act of 1933, as amended, and Rule 10b-5 promulgated under the Securities Exchange Act of 1934, as amended, may apply to the Property Owner, and that under some circumstances certification as to the matters set forth in this Certificate, without additional disclosures or other action, may not fully discharge all duties and obligations of the Property Owner under such laws.

LENNAR HOMES OF CALIFORNIA, INC.,
a California corporation

By:_____

Name:_____

Title:_____

APPENDIX H

$_____
CITY OF RANCHO CORDOVA
GRANTLINE 208 COMMUNITY FACILITIES DISTRICT NO. 2018-1
SPECIAL TAX BONDS
SERIES 2021B

BRING-DOWN CERTIFICATE OF PROPERTY OWNER

The undersigned party certifies and represents he, she or it is duly authorized on behalf of LENNAR HOMES OF CALIFORNIA, INC., a California corporation (the "Property Owner") to execute and deliver this certificate (this "Bring-Down Certificate") in connection with the issuance, sale and delivery by City of Rancho Cordova of the Bonds captioned above (the "Bonds").

This Bring-Down Certificate is delivered pursuant to the Bond Purchase Agreement with respect to the Bonds dated [BPA Date], between Piper Sandler & Co., as underwriter, and the City (the "Purchase Agreement").

In connection with the distribution of the Preliminary Official Statement relating to the Bonds, the Property Owner executed a Certificate of Property Owner dated [POS Date] (the "Certificate").

Capitalized terms used but not defined in this Bring-Down Certificate have the same meanings as set forth in the Purchase Agreement and the Certificate.

The undersigned, on behalf of the Property Owner, further certifies as follows:

(1) The undersigned is familiar with the facts certified in the Certificate and this Bring-Down Certificate, and is authorized and qualified to certify the same as an authorized officer or representative of the Property Owner.

(2) The undersigned has received the final Official Statement relating to the Bonds (the "Final Official Statement").

(3) Each statement made in the Certificate is affirmed and restated as if made on the date hereof; provided that each statement made in the Certificate referring to the Preliminary Official Statement is affirmed as it relates to the Final Official Statement.

(4) To the Actual Knowledge of the Undersigned (as defined in the Certificate), no event has occurred since the date of the Preliminary Official Statement that has, in any material way, adversely affected the statements and information described in Paragraph 11 of the Certificate (and subject to the limitations and exclusions contained in Paragraph 11 of the Certificate) relating to the Property Owner and its Relevant Entities, the Property, the Property Owner's development and financing plans, and the Property Owner's contractual arrangements (but excluding any information cited as coming from a source other than the Property Owner), which should be disclosed in the Final Official Statement for the purposes for which it is to be used in order to make such statements and information contained in the Final Official Statement not misleading in any material respect.

(5) The Property Owner has duly executed and delivered the Property Owner Continuing Disclosure Certificate, and the Property Owner Continuing Disclosure Certificate constitutes the legal,

valid and binding obligation of the Property Owner, enforceable against the Property Owner in accordance with its terms, except as such enforcement is limited by bankruptcy, insolvency, reorganization, arrangement, moratorium, fraudulent conveyance, and other similar laws relating to or affecting the rights of creditors and certain equitable, legal, or statutory principles affecting the enforcement of contractual rights generally, regardless of whether such enforcement is considered in a proceeding in equity or at law.

Dated: [Closing Date]

LENNAR HOMES OF CALIFORNIA, INC.,
a California corporation

By:_____

Name:_____

Title:_____

APPENDIX I

CITY OF RANCHO CORDOVA
GRANTLINE 208 COMMUNITY FACILITIES DISTRICT NO. 2018-1
SPECIAL TAX BONDS
SERIES 2021B

CERTIFICATE OF APPRAISER

Integra Realty Resources (the "Appraiser"), Rocklin, California prepared an appraisal of the properties within the City of Rancho Cordova Grantline 208 Community Facilities District No. 2018-1 (the "Community Facilities District") dated _____, 2021 (the "Appraisal"). The Appraisal is described and summarized in the Preliminary Official Statement dated [POS Date] (the "Preliminary Official Statement") and the Official Statement dated [OS Date] (the "Official Statement"), including as Appendix B thereto, relating to the bonds captioned above.

The Appraiser hereby certifies that, to the best of his knowledge and belief, all information with respect to the Appraisal in the Preliminary Official Statement and in the Official Statement was true and correct as of the date of the Appraisal and that the Appraiser is aware that acts and events may have occurred since the date of the Appraisal which could result in both positive and negative effects on market value; however, an updated Appraisal has not been completed as of this date.

The Appraiser hereby consents to the use of the Appraisal in connection with the distribution and use of the Preliminary Official Statement and Official Statement.

Dated: [Closing Date]

INTEGRA REALTY RESOURCES

By:_____

APPENDIX J

$_____
CITY OF RANCHO CORDOVA
GRANTLINE 208 COMMUNITY FACILITIES DISTRICT NO. 2018-1
SPECIAL TAX BONDS
SERIES 2021B

FORM OF ISSUE PRICE CERTIFICATE

The undersigned, on behalf of Piper Sandler & Co. ("Piper") hereby certifies as set forth below with respect to the sale and issuance of the above-captioned obligations (the "Bonds").

1. ***Sale of the Bonds***.

(a) Piper offered each Maturity of the Bonds to the Public for purchase at the respective initial offering prices listed in Schedule A (the "Initial Offering Prices") on or before the Sale Date. A copy of the pricing wire or equivalent communication for the Bonds is attached to this certificate as Schedule B.

2. ***Defined Terms***.

(a) *Issuer* means the City of Rancho Cordova.

(b) *Maturity* means Bonds with the same credit and payment terms. Bonds with different maturity dates, or Bonds with the same maturity date but different stated interest rates, are treated as separate Maturities.

(c) *Public* means any person (including an individual, trust, estate, partnership, association, company, or corporation) other than an Underwriter or a related party to an Underwriter. The term "related party" for purposes of this certificate generally means any two or more persons who have greater than 50 percent common ownership, directly or indirectly.

(d) *Underwriter* means (i) any person that agrees pursuant to a written contract with the Issuer (or with the lead underwriter to form an underwriting syndicate) to participate in the initial sale of the Bonds to the Public, and (ii) any person that agrees pursuant to a written contract directly or indirectly with a person described in clause (i) of this paragraph to participate in the initial sale of the Bonds to the Public (including a member of a selling group or a party to a retail distribution agreement participating in the initial sale of the Bonds to the Public).

The representations set forth in this certificate are limited to factual matters only. Nothing in this certificate represents Piper's interpretation of any laws, including specifically Sections 103 and 148 of the Internal Revenue Code of 1986, as amended, and the Treasury Regulations thereunder. The undersigned understands that the foregoing information will be relied upon by the Issuer with respect to certain of the representations set forth in the Certificate as to Arbitrage and with respect to compliance with the federal income tax rules affecting the Bonds, and by Jones Hall, A Professional Law Corporation in connection with rendering its opinion that the interest on the Bonds is excluded from gross income for federal income tax purposes, the preparation of the Internal Revenue Service

Form 8038-G, and other federal income tax advice that it may give to the Issuer from time to time relating to the Bonds.

Dated: [Closing Date]

PIPER SANDLER & CO.

By: _____
Managing Director

SCHEDULE A

SALE PRICES

(*Attached*)

SCHEDULE B

PRICING WIRE OR EQUIVALENT COMMUNICATION

(*Attached*)

APPENDIX K

CITY OF RANCHO CORDOVA
GRANTLINE 208 COMMUNITY FACILITIES DISTRICT NO. 2018-1
SPECIAL TAX BONDS
SERIES 2021B

FORM OF PROPERTY OWNER'S COUNSEL OPINION

[Closing Date]

City of Rancho Cordova
Grantline 208 Communities Facilities District No. 2018-1
2729 Prospect Park Drive
Rancho Cordova, California 95670

Piper Sandler & Co.
50 California Street, Suite 3100
San Francisco, California 94111

Re: City of Rancho Cordova Grantline 208 Community Facilities District No. 2018-1 Special Tax Bonds, Series 2021B

Ladies and Gentlemen:

We have acted as counsel to Lennar Homes of California, Inc. (the "Property Owner") in connection with the issuance and sale by City of Rancho Cordova (the "City") and the Grantline 208 Community Facilities District No. 2018-1 (the "District") of $_____ City of Rancho Cordova Grantline 208 Community Facilities District No. 2018-1 Special Tax Bonds, Series 2021B (the "Bonds"). This opinion is rendered pursuant to the Bond Purchase Agreement dated [BPA Date] (the "Bond Purchase Agreement"), entered into in connection therewith. Capitalized terms used herein without definition shall have the meanings set forth in the Bond Purchase Agreement.

In rendering the opinions set forth herein, we have reviewed and examined such documents as we have determined to be appropriate, including the following documents:

A. The Bond Purchase Agreement;

B. The Preliminary Official Statement dated [POS Date] and the Official Statement dated [OS Date] (collectively, the "Official Statement") for the offer and sale of the Bonds;

C. The Property Owner Continuing Disclosure Certificate, dated [Closing Date] (the "Property Owner Continuing Disclosure Certificate") by the Property Owner; and

D. The Bring-Down Certificate of Property Owner provided by Property Owner to the City and Underwriter pursuant to Section 3 of the Bond Purchase Agreement (the "Property Owner Closing Certificate").

With respect to factual matters underlying our opinions herein, we have made no independent investigation or inquiry and have relied solely upon the Property Owner Closing Certificate. We advise you that the phrase "to our knowledge," as used herein, means that no facts have come to our attention, based upon an inquiry of attorneys in this firm who devote substantive legal attention to Property Owner, or as a result of our examination of the Property Owner Closing Certificate, that indicate to us anything contrary to the statement to which the phrase relates. Except as expressly set forth above, the phrase does not mean that we have conducted any investigation or inquiry or performed any other examination, or review. We have no reason to believe that any factual matters or assumptions relied upon by us are not true, correct and complete.

Our opinions herein are limited to the internal laws of the State of California and the federal laws of the United States of America. We express no opinion whatsoever with respect to the laws of any other jurisdiction and assume no responsibility for the applicability of such laws. In rendering our opinions herein, we have assumed the following, with your approval:

(i) The genuineness and authenticity of all signatures on original documents submitted to us (other than any signatures on behalf of Property Owner); the authenticity and completeness of all documents submitted to us as originals; the conformity to originals of all documents submitted to us as copies; where any signature, other than any signature on behalf of Property Owner purports to have been made in a corporate, governmental, fiduciary or other capacity, the person who affixed such signature had the full power and authority to do so;

(ii) The due authorization, execution and delivery of the applicable agreements by the parties thereto, other than the Property Owner, and the legality, validity, binding effect and enforceability against such parties of their respective obligations under such agreements;

(iii) The truth, accuracy and completeness of all factual representations and warranties of all parties under the documents described in paragraphs A through D, above;

(iv) The constitutionality or validity of a relevant statute, rule, regulation or agency action is not in issue unless a reported decision in the State of California has specifically addressed but not resolved, or has established, its unconstitutionality or invalidity; and

(v) All official public records relied upon by us are accurate and complete.

Based upon the foregoing and in reliance thereon, and based on our examination of such questions of law as we have deemed appropriate under the circumstances, and subject to any further assumptions, comments, exceptions, qualifications and limitations set forth below, as of the date hereof, it is our opinion that:

1. The Property Owner is a California corporation validly existing and in good standing as a corporation under the laws of the State of California. The Property Owner is qualified to do business in the State of California.

2. The Property Owner Continuing Disclosure Certificate has been duly authorized, executed and delivered by Property Owner, and constitutes legal, valid and binding obligations of the Property Owner, enforceable against the Property Owner in accordance with its terms.

3. To our knowledge, the execution and delivery by Property Owner of the Property Owner Continuing Disclosure Certificate and the performance of its obligations thereunder do not and will not result in a violation or any provision of, or in default under any agreement or other instrument to which Developer is a party.

4. To our knowledge, Property Owner is not in violation of any provision of or in default under, its organizational documents or any agreement or other instrument, violation or default under which would materially and adversely affect the business, properties, assets, liabilities or conditions (financial or other) of the Property Owner with respect to Property Owner's ability to develop real property owned by Property Owner within the District.

5. To our knowledge, except as set forth in the Official Statement, there are no actions, suits or proceedings pending or threatened against Property Owner which, if determined adversely, would have a material adverse effect (a) on the ability of Property Owner to perform its obligations under the Property Owner Continuing Disclosure Certificate or (b) on the development, construction, use, occupancy or operation of the Development or a material portion thereof.

6. Without having undertaken to independently determine the accuracy, completeness or fairness of the discussion contained in the Official Statement under the captions "THE DISTRICT," THE FACILITIES," "OWNERSHIP OF PROPERTY WITHIN THE DISTRICT," "CONTINUING DISCLOSURE," and "BOND OWNERS RISKS" (except that no opinion or belief is expressed as to any information relating to The Depository Trust Company, or any information relating to CUSIP numbers, or with respect to any financial, statistical or engineering information, data or forecasts, numbers, charts, estimates, projections, assumptions or expressions of opinion, assessed valuations or appraised values, or to any information which is attributable to a source other than Property Owner, contained in the Official Statement), no facts came to our attention during the course of our representation of Property Owner that would lead us to believe that the information under said captions of the Official Statement relating to the Property Owner and the Property Owner's organizations, activities, properties and financial condition, and its proposed development of the property, contains any untrue statement of a material fact or omits any material fact necessary in order to make the statements therein, in the light of the circumstances under which they were made, not misleading.

In addition, all of our opinions expressed hereinabove are specifically subject to and limited by the following:

(a) We express no opinion as to matters governed by any laws other than the substantive laws of California which are in effect as of the date hereof, and we assume no obligation to modify or supplement this opinion with respect to changes in such laws after the date hereof.

(b) As counsel to the Property Owner in this matter, we have not rendered financial advice to the Property Owner and do not represent, by this opinion or otherwise, that we have reviewed or made any assessment about, nor do we offer any opinion about, the financial condition of the Property Owner, past, present or future; nor have we reviewed the financial feasibility of this transaction or those matters which the proceeds of the Bonds will fund or any

of it components and, accordingly, we offer no opinion whatsoever regarding such financial feasibility.

(c) The effect of laws or court decisions relating to bankruptcy, insolvency, fraudulent conveyance, equitable subordination, reorganization, arrangement, moratorium or other laws or court decisions relating to or affecting creditors' rights generally.

(d) Limitations imposed by California or federal law or equitable principles upon the availability of the remedy of specific performance of any of the remedies, covenants or other provisions of any document or agreement and upon the availability of injunctive relief or other equitable remedies.

In addition, we express no opinion as to the title of the property within the District or any entitlements, permits, approvals or other assets relating to the Property Owner's development of its property as proposed in the Official Statement.

We express no opinion as to any matter other than as expressly set forth above, and, in conjunction therewith, specifically express no opinion concerning the application of or compliance with any federal securities law, including, but not limited to, the Securities Act of 1933, as amended, and the Trust Indenture Act of 1939, as amended, any state securities or "Blue Sky" law, or any federal, state or local tax law, as respecting the Bonds.

This letter is intended solely for your use in accordance with the Bond Purchase Agreement and may not be reproduced or filed publicly or relied upon for any other purpose by you or for any purpose whatsoever by any other party without the express written consent of the undersigned except that this Opinion may be copied and distributed as part of a closing book of the bond transaction documents, provided that such distribution shall not expand in any way the permitted uses of this letter.

We assume no responsibility for the effect of any fact or circumstance occurring subsequent to the date of this letter, including without limitation, legislative or other changes in the law. Further, we assume no responsibility to advise you of any facts or circumstances of which we become aware after the date hereof, regardless of whether or not they may affect our opinions herein. This opinion is given as of the date hereof and we assume no obligation to update our opinions herein after the date hereof.

Very truly yours,

This Preliminary Official Statement and the information contained herein are subject to completion or amendment. These securities may not be sold nor may offers to buy be accepted prior to the time the Official Statement is delivered in final form. Under no circumstances shall this Preliminary Official Statement constitute an offer to sell or a solicitation of an offer to buy nor shall there be any sale of these securities in any jurisdiction in which such offer solicitation or sale would be unlawful prior to registration or qualification under the securities laws of such jurisdiction.

Jones Hall Draft 11.4.21

PRELIMINARY OFFICIAL STATEMENT DATED NOVEMBER __, 2021

NEW ISSUE – FULL BOOK-ENTRY **NOT RATED**

In the opinion of Jones Hall, A Professional Law Corporation, San Francisco, California, Bond Counsel, subject, however to certain qualifications described herein, under existing law, the interest on the 2021B Bonds is excluded from gross income for federal income tax purposes and such interest is not an item of tax preference for purposes of the federal alternative minimum tax. In the further opinion of Bond Counsel, such interest is exempt from California personal income taxes. See "TAX MATTERS" herein.

$5,800,000*
CITY OF RANCHO CORDOVA
GRANTLINE 208 COMMUNITY FACILITIES DISTRICT NO. 2018-1
SPECIAL TAX BONDS
SERIES 2021B

Dated: Date of Delivery **Due: September 1, as shown on inside cover**

Authority for Issuance. The above-captioned bonds (the "2021B Bonds"), are being issued by the City of Rancho Cordova (the "City") by and through its Grantline 208 Community Facilities District No. 2018-1 (the "District"). The 2021B Bonds are special tax obligations of the City, authorized pursuant to the Mello-Roos Community Facilities Act of 1982, as amended, being California Government Code Section 53311, et seq. (the "Mello-Roos Act"), and are issued pursuant to a Fiscal Agent Agreement, dated as of December 1, 2019, as amended and supplemented by Supplemental Agreement No. 1 to Fiscal Agent Agreement, dated as of February 1, 2021, and Supplemental Agreement No. 2 to Fiscal Agent Agreement, dated as of December 1, 2021 (collectively, the "Fiscal Agent Agreement") by and between the City and U.S. Bank National Association, as fiscal agent (the "Fiscal Agent"). See "THE 2021B BONDS – Authority for Issuance."

Security and Sources of Payment. The 2021B Bonds are secured by and payable from a pledge of Special Tax Revenues (as defined herein) levied on property within the District according to a rate and method of apportionment of special tax, including from the proceeds of any foreclosure actions brought following a delinquency in the payment of the Special Taxes (as defined herein), and from amounts held in certain funds under the Fiscal Agent Agreement, all as more fully described herein. The taxable real property within the District consists of a mix of single family homes and undeveloped land with ongoing single family residential development. **Unpaid Special Taxes do not constitute a personal indebtedness of the owners of the parcels within the District. In the event of delinquency, proceedings may be conducted only against the parcel of real property securing the delinquent Special Tax. There is no assurance the owners will be able to pay the Special Tax or that they will pay such Special Tax even though financially able to do so.** To provide funds for payment of the 2021B Bonds and the interest thereon as a result of any delinquent installments, the City will establish a Reserve Fund from Bond proceeds, as described herein. The 2021B Bonds represent the third series of special tax bonds issued for the District and secured by the pledge of Special Tax Revenues, no additional parity bonds, other than possible refunding bonds, are expected to be issued in the future. See "SECURITY FOR THE 2021B BONDS."

Property in the District subject to the Special Tax is comprised of land in the City of Rancho Cordova, Sacramento County, California, entitled for development of 502 single-family homes, as well as public and quasi-public uses, parks and open space not subject to the Special Tax. As of October 1, 2021, 213 homes in the District were owned by individual homeowners, with the remainder of the land in the District owned (or under contract pursuant to a land-banking arrangement) by Lennar Homes of California, Inc. ("Lennar Homes"), which is the master developer of the project. See "THE DISTRICT."

Use of Proceeds. The 2021B Bonds are being issued to (i) construct and acquire certain public facilities, including payment of fees related to public facilities authorized for the District; (ii) make a deposit into the debt service reserve fund for the 2021B Bonds; and (iii) pay the costs of issuance of the 2021B Bonds. See "FINANCING PLAN."

Bond Terms. Interest on the 2021B Bonds is payable semiannually on March 1 and September 1 of each year, commencing March 1, 2022. The 2021B Bonds will be issued in the denomination of $5,000 or integral multiples of $5,000 in excess thereof. The 2021B Bonds, when delivered, will be initially registered in the name of Cede & Co., as nominee of The Depository Trust Company ("DTC"). DTC will act as securities depository for the 2021B Bonds. See "THE 2021B BONDS – Description of the 2021B Bonds" and "APPENDIX G – DTC and the Book-Entry Only System."

Redemption. The 2021B Bonds are subject to optional redemption, mandatory sinking fund redemption, and special mandatory redemption from prepaid Special Taxes. See "THE 2021B BONDS – Redemption."

THE 2021B BONDS ARE SPECIAL LIMITED OBLIGATIONS OF THE CITY, PAYABLE SOLELY FROM THE SPECIAL TAX REVENUES AND CERTAIN OTHER FUNDS AND AMOUNTS HELD BY THE FISCAL AGENT UNDER THE FISCAL AGENT AGREEMENT. THE INFORMATION SET FORTH IN THIS OFFICIAL STATEMENT, INCLUDING INFORMATION UNDER THE HEADING "BOND OWNERS' RISKS," SHOULD BE READ IN ITS ENTIRETY.

MATURITY SCHEDULE
(see inside cover)

This cover page contains certain information for quick reference only. It is not a summary of essential information about the 2021B Bonds. Potential investors should read this entire Official Statement to obtain information essential for making an informed investment decision. Investment in the 2021B Bonds involves risks that may not be appropriate for some investors. See "BOND OWNERS' RISKS" for a discussion of special risk factors that should be considered in evaluating the investment quality of the 2021B Bonds.

The 2021B Bonds are offered when, as and if issued by the City and accepted by the Underwriter, subject to approval as to their legality by Jones Hall, A Professional Law Corporation, San Francisco, California, Bond Counsel, and subject to certain other conditions. Jones Hall, A Professional Law Corporation, also serves as disclosure counsel to the City. Certain matters will be passed upon for the City by Meyers Nave, A Professional Law Corporation, Sacramento, California, as City Attorney. Certain legal matters will be passed upon for the Underwriter by its counsel, Kutak Rock LLP, Irvine, California. It is anticipated that the 2021B Bonds, in book-entry form, will be available for delivery through the facilities of DTC on or about December __, 2021.

[PIPER LOGO]

The date of this Official Statement is: _____.

_____
* Preliminary; subject to change.

MATURITY SCHEDULE

$_____ Serial Bonds
(Base CUSIP†: _____)

Maturity (September 1)	Principal Amount	Interest Rate	Yield	Price	CUSIP† ( )

$_____ _____% Term Bond due September 1, ____, Yield: _____%, Price: _____%; CUSIP† _____

† Copyright, American Bankers Association. CUSIP data herein are provided by CUSIP Global Services, managed by Standard & Poor's Capital IQ, and are provided for convenience of reference only. None of the City, the District nor the Underwriter assumes any responsibility for the accuracy of these CUSIP data.

CITY OF RANCHO CORDOVA

City Council

Garrett Gatewood, Mayor
Donald Terry, Vice Mayor
Linda Budge, Councilmember
Siri Pulipati, Councilmember
David M. Sander, PhD., Councilmember

Staff

Cyrus Abhar, City Manager
Kim Juran-Karageorgiou, Administrative Services Director
Stacy Leitner, City Clerk
Adam Lindgren of Meyers Nave, A Professional Law Corporation, City Attorney

SPECIAL SERVICES

Bond Counsel and Disclosure Counsel
Jones Hall, A Professional Law Corporation
San Francisco, California

Municipal Advisor
NHA Advisors, LLC
San Rafael, California

Special Tax Consultant
Goodwin Consulting Group, Inc.
Sacramento, California

Appraiser
Integra Realty Resources
Sacramento, California

Fiscal Agent
U.S. Bank National Association
Seattle, Washington

TABLE OF CONTENTS

	Page
INTRODUCTION	1
FINANCING PLAN	5
THE 2021B BONDS	6
Authority for Issuance	6
Description of the 2021B Bonds	6
Redemption	7
Transfer or Exchange of 2021B Bonds	9
SECURITY FOR THE 2021B BONDS	10
Special Taxes	10
Special Tax Formula	12
Special Tax Fund	14
Deposit and Use of Proceeds of 2021B Bonds	15
Delinquent Payments of Special Tax; Covenant for Superior Court Foreclosure	15
Reserve Fund	17
Improvement Fund	19
Additional Bonds	19
DEBT SERVICE SCHEDULES	20
THE DISTRICT	22
Formation and Background	22
Description and Location	22
Environmental Matters	25
Development in the District	25
THE FACILITIES	31
Eligible Facilities	31
Acquisition by the City and other Local Agencies	31
OWNERSHIP OF PROPERTY WITHIN THE DISTRICT	32
Property Owners in the District	33
Lennar Homes and Lennar	34
VALUE OF PROPERTY WITHIN THE DISTRICT	36
Assessed Values	36
Appraised Values	36
Value to Special Tax Burden Ratios	38
Priority of Lien	43
Estimated Tax Burden on Single-Family Home	45
Special Tax Collections and Delinquencies	46
BOND OWNERS' RISKS	46
Limited Obligation of the City to Pay Debt Service	46
Concentration of Ownership of Undeveloped Property	46
Levy and Collection of the Special Tax	47
Property Tax Delinquencies	48
Property Values and Risks Related to Development	49
Future Property Development	51
Other Possible Claims Upon the Value of Taxable Property	52
Exempt Properties	52
FDIC/Federal Government Interests in Properties	53
Depletion of 2021B Reserve Account of the Reserve Fund	54
Bankruptcy Delays	55
Disclosure to Future Purchasers	56
No Acceleration Provisions	57
Loss of Tax Exemption	57
IRS Audit of Tax-Exempt Bond Issues	57
Voter Initiatives	57
Case Law Related to the Mello-Roos Act	58
Secondary Market for Bonds	59
COVID-19 Pandemic	60
Cyber Security	61
Potential Early Redemption of Bonds from Prepayments	61
LEGAL MATTERS	62
Legal Opinion	62
No Litigation	62
TAX MATTERS	62
CONTINUING DISCLOSURE	64
The City	64
Lennar Homes	65
NO RATING	65
UNDERWRITING	65
PROFESSIONAL FEES	66
EXECUTION	66

APPENDIX A	Rate and Method of Apportionment of Special Tax
APPENDIX B	The Appraisal
APPENDIX C	Summary of Certain Provisions of the Fiscal Agent Agreement
APPENDIX D	Sacramento County and City of Rancho Cordova Demographic Information
APPENDIX E	Form of Opinion of Bond Counsel
APPENDIX F	Form of Continuing Disclosure Undertakings
APPENDIX G	DTC and the Book-Entry Only System

OFFICIAL STATEMENT

$5,570,000*
CITY OF RANCHO CORDOVA
GRANTLINE 208 COMMUNITY FACILITIES DISTRICT NO. 2018-1
SPECIAL TAX BONDS
SERIES 2021B

This Official Statement, including the cover page and all appendices hereto, is provided to furnish certain information in connection with the issuance by the City of Rancho Cordova (the "**City**"), for and on behalf of its Grantline 208 Community Facilities District No. 2018-1 (the "**District**"), of the above-captioned bonds (the "**2021B Bonds**").

Any statements made in this Official Statement involving matters of opinion or of estimates, whether or not so expressly stated, are set forth as such and not as representations of fact, and no representation is made that any of the estimates will be realized. Definitions of certain terms used herein and not defined herein shall have the meaning set forth in the Fiscal Agent Agreement. See APPENDIX C.

INTRODUCTION

This introduction is not a summary of this Official Statement. It is only a brief description of and guide to, and is qualified by, more complete and detailed information contained in the entire Official Statement, including the cover page and attached appendices, and the documents summarized or described in this Official Statement. A full review should be made of the entire Official Statement. The offering of the 2021B Bonds to potential investors is made only by means of the entire Official Statement.

Creation of the District. The District was established and authorized to incur bonded indebtedness in an aggregate principal amount not to exceed $35,000,000 at a special election in the District held on October 1, 2018, pursuant to the Mello-Roos Community Facilities Act of 1982, as amended (Sections 53311, *et seq*., of the Government Code of the State of California) (the "**Mello-Roos Act**") to finance the acquisition and/or construction of authorized public capital improvements.

The 2021B Bonds and Parity Bonds. The 2021B Bonds are issued pursuant to the provisions of the Mello-Roos Act, a Fiscal Agent Agreement, dated as of December 1, 2019, as amended and supplemented by Supplemental Agreement No. 1 to Fiscal Agent Agreement, dated as of February 1, 2021 and Supplemental Agreement No. 2 to Fiscal Agent Agreement, dated as December 1, 2021 (collectively, the "**Fiscal Agent Agreement**"), between the City and U.S. Bank National Association, as fiscal agent (the "**Fiscal Agent**"), and a resolution adopted on [November 15], 2021 by the City Council of the City, which authorized the issuance of the 2021B Bonds (the "**Resolution**").

* Preliminary; subject to change.

The 2021B Bonds represent the third series of special tax bonds issued for the District and secured by the pledge of Special Tax Revenues. The initial series of special tax bonds issued for the District were the City of Rancho Cordova Grantline 208 Community Facilities District No. 2018-1 Special Tax Bonds, Series 2019 (the "**2019 Bonds**"), which were issued in the initial principal amount of $7,105,000. The second series of special tax bonds issued for the District were the City of Rancho Cordova Grantline 208 Community Facilities District No. 2018-1 Special Tax Bonds, Series 2021 (the "**2021 Bonds**"), which were issued in the initial principal amount of $5,675,000. Following the issuance of the 2021B Bonds in the principal amount of $_____*, $_____* of the $35,000,000 authorization for the District will remain; however, the City does not currently expect to issue any additional special tax bonds on a parity with the 2019 Bonds, 2021 Bonds and 2021B Bonds ("**Additional Bonds**") in the future, except for refunding purposes. See "SECURITY AND SOURCES OF PAYMENT FOR THE BONDS – Additional Bonds."

The 2019 Bonds, 2021 Bonds, 2021B Bonds and any Additional Bonds that may be issued in the future for refunding purposes are collectively referred to herein as the "**Bonds**."

Registration of Ownership of the 2021B Bonds. The 2021B Bonds are issued only as fully registered bonds in book-entry form, registered in the name of Cede & Co., as nominee of The Depository Trust Company ("**DTC**"), without coupons, in the denomination of $5,000 or any integral multiple thereof and shall be dated as of and bear interest from the date of delivery thereof at the rate or rates set forth on the cover page hereof. Interest on the 2021B Bonds is payable on March 1 and September 1 of each year (each an "**Interest Payment Date**"), commencing March 1, 2022. Ultimate purchasers of 2021B Bonds will not receive physical certificates representing their interest in the 2021B Bonds. So long as the 2021B Bonds are registered in the name of Cede & Co., as nominee of DTC, references herein to the Owners shall mean Cede & Co., and shall not mean the ultimate purchasers of the 2021B Bonds. Payments of the principal, premium, if any, and interest on the 2021B Bonds will be made directly to DTC, or its nominee, Cede & Co. so long as DTC or Cede & Co. is the registered owner of the 2021B Bonds. Disbursements of such payments to DTC's Participants is the responsibility of DTC and disbursements of such payments to the Beneficial Owners is the responsibility of DTC's Participants and Indirect Participants, as more fully described herein. See "APPENDIX G - DTC and the Book-Entry Only System."

Use of Proceeds. Proceeds of the 2021B Bonds will primarily be used to finance a portion of the costs of acquiring and constructing certain public infrastructure improvements necessary for development in the District, including payment of fees related thereto (the "**Facilities**," as described herein). The Facilities consist generally of road and related improvements and fees for improvements, including drainage, water, sanitary sewer, joint trench utilities, concrete curbs, gutters and sidewalks, maintenance holes, street lighting, landscaping, masonry walls, traffic signals, park improvements (and/or fees to finance such improvements) and other miscellaneous infrastructure improvements necessary for development of property within the District. Proceeds of the 2021B Bonds will also be used to make a deposit in the Reserve Fund (defined herein), and pay the cost of issuance of the 2021B Bonds.

Security and Sources of Payment of the 2021B Bonds. The 2021B Bonds (as well as the 2019 Bonds, the 2021 Bonds and any Additional Bonds) are secured by, and payable from, "**Special Tax Revenues**," which are defined as the proceeds of the Special Taxes annually received by the City, less an amount equal to the Administrative Expense Priority, including all scheduled payments and delinquent payments thereof, interest and penalties thereon and

* Preliminary; subject to change.

proceeds of the redemption or sale of property sold as a result of foreclosure of the lien of the Special Taxes. "**Special Taxes**" means the special tax levied on taxable real property within the boundaries of the District under the Rate and Method of Apportionment of Special Tax for the District (the "**Special Tax Formula**"), and "**Administrative Expense Priority**" means (i) for Fiscal Year 2019-20, $30,000, and (ii) for each subsequent year, an amount equal to the preceding Fiscal Year's Administrative Expense Priority plus an additional 2% of such amount. For Fiscal Year 2021-22, the Administrative Expense Priority amount will be $31,212.

The 2021B Bonds are also payable from amounts held in certain funds and accounts pursuant to the City, including the 2021B Reserve Account of the Reserve Fund, all as more fully described herein. The Special Tax applicable to each taxable parcel in the District will be levied and collected according to the tax liability determined by the application of the Special Tax Formula, which is set forth in APPENDIX A hereto. The Special Taxes represent fixed liens on the parcels of land subject to a Special Tax of the District and failure to pay the Special Taxes could result in proceedings to foreclose title to the delinquent property. The Special Taxes do not constitute the personal indebtedness of the owners of taxed parcels and no proceedings to collect directly from an owner is permitted. See "SECURITY FOR THE 2021B BONDS – Special Tax Formula" and "APPENDIX A – Rate and Method of Apportionment of Special Tax."

Pursuant to the Mello-Roos Act, the Resolution of Formation (as defined herein), and the Fiscal Agent Agreement, so long as any 2021B Bonds are outstanding, the City will annually levy the Special Tax against all taxable land within the District in accordance with the proceedings for the authorization and issuance of the 2021B Bonds and to make provision for the collection of the Special Tax in amounts which will be sufficient to pay interest on, principal of and redemption premium (if any) on the 2021B Bonds as such becomes due and payable and to replenish the Reserve Fund (as defined herein) as necessary. See "SECURITY FOR THE 2021B BONDS – Special Taxes" herein.

In connection with the issuance of the 2019 Bonds, the Fiscal Agent established a "**Reserve Fund**" for the special tax bonds to be issued under the Fiscal Agent Agreement. Each series of special tax bonds is secured by a separate reserve account within the Reserve Fund. Accordingly, in connection with the issuance of the 2021B Bonds, the Fiscal Agent will establish the "**2021B Reserve Account**," which will be funded in an amount equal to the Reserve Requirement (described herein) with respect to the 2021B Bonds. Amounts in the 2021B Reserve Account of the Reserve Fund are available for payment of the 2021B Bonds in the event of delinquencies in the payment of the Special Taxes to the extent of such delinquencies. See "SECURITY FOR THE 2021B BONDS – Reserve Fund." If there are additional delinquencies after depletion of funds in the 2021B Reserve Account of the Reserve Fund, the City is not obligated to pay the 2021B Bonds, or supplement the 2021B Reserve Account. *The 2021B Bonds are not secured by amounts in any reserve account established for any other series of special tax bonds, including the 2019 Reserve Account that was established for the 2019 Bonds or the 2021 Reserve Account that was established for the 2021 Bonds.*

Property Subject to the Special Tax. The District is comprised of approximately 208 acres located in the City in the western portion of Sacramento County (the "**County**") and is commonly known as the "Grantline 208" area, which is a portion of the Sunridge Specific Plan. The District has final subdivision map approval for the development of 502 detached residential lots with typical lot sizes projected to range from 4,725 to 5,775 square feet. All of the improvements in the District are being undertaken by Lennar Homes of California, Inc., a California corporation ("**Lennar Homes**" or the "**Developer**"), which has installed nearly all necessary backbone infrastructure and mapped 6 large lot "villages" for development. All six

villages in the District have final maps in place. Building permits have been issued in all of the villages, and 213 homes have been sold and closed to individual homeowners as of October 1, 2021, the date of value of the Appraisal (defined below), summarized as follows:

Number of Planned Lots	Building Permits Issued	Completed Homes	Homes Under Construction	Total Sales Contracts	Sales Pending	Closed Escrow
502	331	222	109	273	60	213

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Lennar Corporation, a Delaware corporation ("**Lennar**"), is the parent company of Lennar Homes. For additional information on Lennar and Lennar Homes, as well as the number of individual homeowners in the District, see "OWNERSHIP OF PROPERTY WITHIN THE DISTRICT."

Value of Property in the District. Property in the District is security for the Special Tax. The City ordered preparation of an appraisal report (the "**Appraisal**") setting forth the estimated value of the taxable land within the District as of the October 1, 2021 date of value, prepared by Integra Realty Resources, Sacramento, California (the "**Appraiser**"). The Appraiser indicated a value estimate of $168,420,947 as of the date of value, and subject to the conditions and qualifications set forth therein. The total aggregate estimated value of the land in the District represents both the appraised value of 427 lots/homes and the assessed value of 75 completed homes. The Appraisal is set forth in its entirety as APPENDIX B hereto. The description herein of the Appraisal is intended for limited purposes only; the Appraisal should be read in its entirety. In considering the estimates of value evidenced by the Appraisal, it should be noted that the Appraisal is based upon a number of standard and special assumptions that affected the estimates as to value, in addition to the assumption of completion of the Facilities expected to be funded with the proceeds of the 2019 Bonds, the 2021 Bonds and the 2021B Bonds (but not any future Additional Bonds). See "VALUE OF PROPERTY WITHIN THE DISTRICT."

The principal amount of the direct and overlapping debt in the District is $18,400,000*, which consists of the 2019 Bonds, the 2021 Bonds and the estimated amount of 2021B Bonds (collectively, $18,400,000*) and $0* of overlapping general obligation and CFD bond debt. Consequently, the estimated value of property in the District subject to the Special Tax lien ($168,420,947) is approximately 9.2* times the principal amount of the direct and overlapping debt in the District. This is an average, and individual parcels may have value-to-lien ratios that are substantially different. See "VALUE OF PROPERTY WITHIN THE DISTRICT – Value to Special Tax Burden Ratios."

Risks of Investment; COVID-19 Pandemic. Investment in the 2021B Bonds involves risks that may not be appropriate for some investors. See "BOND OWNERS' RISKS" for a discussion of special factors that should be considered, in addition to the other matters set forth herein, in considering the investment quality of the 2021B Bonds, including the potential impact of the ongoing COVID-19 pandemic.

Limited Obligation of the City. **The general fund of the City is not liable and the full faith and credit of the City is not pledged for the payment of the interest on, or principal of or redemption premiums, if any, on the 2021B Bonds. The 2021B Bonds are not secured by a legal or equitable pledge of or charge, lien or encumbrance upon any property of the City or any of its income or receipts, except the Special Tax Revenues and amounts in**

* Preliminary; subject to change.

certain funds established under the Fiscal Agent Agreement as described herein. The 2021B Bonds are special limited obligations of the City, and neither the City Council, the City nor any officer or employee thereof shall be liable for the payment of the interest on or principal of or redemption premiums, if any, on the 2021B Bonds other than from the Special Tax Revenues and amounts in certain funds established under the Fiscal Agent Agreement as described herein.

Summary of Information. Brief descriptions of certain provisions of the Fiscal Agent Agreement and certain other documents are included herein. The descriptions and summaries of documents herein do not purport to be comprehensive or definitive, and reference is made to each such document for the complete details of all its respective terms and conditions, copies of which are available for inspection at the office of the City. All statements herein with respect to certain rights and remedies are qualified by reference to laws and principles of equity relating to or affecting creditors' rights generally. Capitalized terms used in this Official Statement and not otherwise defined herein have the meanings ascribed to such terms in the Fiscal Agent Agreement. See "APPENDIX C – Summary of Certain Provisions of the Fiscal Agent Agreement." The information and expressions of opinion herein speak only as of the date of this Official Statement and are subject to change without notice. Neither delivery of this Official Statement, any sale made hereunder, nor any future use of this Official Statement shall, under any circumstances, create any implication that there has been no change in the affairs of the City or the District since the date hereof.

FINANCING PLAN

The 2021B Bonds are being issued to (i) construct and acquire certain public facilities, including payment of fees related to public facilities, authorized for the District (referred to herein as the Facilities); (ii) make a deposit into the 2021B Reserve Account of the Reserve Fund equal to the Reserve Requirement with the 2021B Bonds; and (iii) pay the costs of issuance of the 2021B Bonds.

A summary of the estimated sources and uses of funds associated with the sale of the 2021B Bonds follows:

Estimated Sources of Funds:	
Principal Amount of the 2021B Bonds	$
Plus/less: [Net] Original Issue Premium/Discount	
Total	$
Estimated Uses of Funds:	
Deposit to Improvement Fund	$
Deposit to 2021B Reserve Account of Reserve Fund(1)	
Costs of Issuance(2)	
Total	$

(1) Equal to the Reserve Requirement with respect to the 2021B Bonds.
(2) Used to pay costs of issuance of the 2021B Bonds, including initial fees, expenses and charges of the Fiscal Agent, costs of printing the preliminary and final Official Statements, administrative fees of the City, Underwriter's discount, fees of Bond Counsel and Disclosure Counsel, and other costs of issuance.

THE 2021B BONDS

Authority for Issuance

The 2021B Bonds are issued pursuant to the Fiscal Agent Agreement, the Resolution adopted by the City Council on [November 15], 2021, and the Mello-Roos Act.

The District was established and authorized to incur bonded indebtedness in an aggregate principal amount not to exceed $35,000,000 at a special election in the District held on October 1, 2018 pursuant to the Mello-Roos Act. Under the provisions of the Mello-Roos Act, since there were fewer than 12 registered voters residing within the District at any point during the 90-day period preceding the adoption of the City's resolution forming the District on October 1, 2018 (the "**Resolution of Formation**"), the sole qualified elector was the developer/landowner who was entitled to cast one vote for each acre or portion of an acre of land owned within the District. The landowner voted to incur the indebtedness and to approve the annual levy of Special Taxes to be collected within the District, for the purpose of paying for the Facilities, including repaying any indebtedness of the District, replenishing reserve funds and paying the administrative expenses of the District.

The 2021B Bonds are the third series of special tax bonds issued by the City for the District; the City does not expect to issue additional series of bonds other than for refunding purposes. See "SECURITY FOR THE 2021B BONDS – Additional Bonds."

Description of the 2021B Bonds

The 2021B Bonds are being issued as fully registered bonds, registered in the name of Cede & Co. as nominee of The Depository Trust Company ("**DTC**"), and will be available to ultimate purchasers in the denomination of $5,000 or any integral multiple thereof, under the book-entry system maintained by DTC. Ultimate purchasers of 2021B Bonds will not receive physical certificates representing their interest in the 2021B Bonds. So long as the 2021B Bonds are registered in the name of Cede & Co., as nominee of DTC, references herein to the Owners shall mean Cede & Co., and shall not mean the ultimate purchasers of the 2021B Bonds. Payments of the principal, premium, if any, and interest on the 2021B Bonds will be made directly to DTC, or its nominee, Cede & Co., by U.S. Bank National Association, as the fiscal agent, registrar and transfer agent (the "**Fiscal Agent**") for the 2021B Bonds, so long as DTC or Cede & Co. is the registered owner of the 2021B Bonds. Disbursements of such payments to DTC's Participants is the responsibility of DTC and disbursements of such payments to the Beneficial Owners is the responsibility of DTC's Participants and Indirect Participants, as more fully described herein. See "APPENDIX G – DTC and the Book-Entry Only System."

The 2021B Bonds will be dated as of and bear interest from the date of delivery thereof at the rates and mature in the amounts and years, as set forth on the cover page hereof. The principal of the 2021B Bonds and premiums due upon the redemption thereof, if any, will be payable in lawful money of the United States of America at the principal corporate trust office of the Fiscal Agent in Seattle, Washington, or such other place as designated by the Fiscal Agent, upon presentation and surrender of the 2021B Bonds.

Interest on the 2021B Bonds, computed on the basis of a 360-day year consisting of twelve 30-day months, will be paid in lawful money of the United States of America semiannually on March 1 and September 1 of each year (each an "**Interest Payment Date**"), commencing March 1, 2022. Interest on the 2021B Bonds (including the final interest payment upon maturity or earlier

redemption) is payable by check of the Fiscal Agent mailed on each Interest Payment Date by first class mail to the registered Owner thereof at such registered Owner's address as it appears on the registration books maintained by the Fiscal Agent at the close of business on the 15th day of the calendar month preceding the Interest Payment Date (the "**Record Date**"), or by wire transfer made on such Interest Payment Date upon written instructions received by the Fiscal Agent on or before the Record Date preceding the Interest Payment Date, of any Owner of $1,000,000 or more in aggregate principal amount of 2021B Bonds; provided that so long as any 2021B Bonds are in book-entry form, payments with respect to such 2021B Bonds shall be made by wire transfer, or such other method acceptable by the Fiscal Agent, to DTC. See "APPENDIX G – DTC and the Book-Entry Only System."

Each 2021B Bond shall bear interest from the Interest Payment Date next preceding the date of authentication thereof unless (i) it is authenticated on an Interest Payment Date, in which event it shall bear interest from such date of authentication, or (ii) it is authenticated prior to an Interest Payment Date and after the close of business on the Record Date preceding such Interest Payment Date, in which event it shall bear interest from such Interest Payment Date, or (iii) it is authenticated prior to the Record Date preceding the first Interest Payment Date, in which event it shall bear interest from the dated date; provided, however, that if at the time of authentication of a 2021B Bond, interest is in default thereon, such 2021B Bond shall bear interest from the Interest Payment Date to which interest has previously been paid or made available for payment thereon. So long as the 2021B Bonds are registered in the name of Cede & Co., as nominee of DTC, payments of the principal, premium, if any, and interest on the 2021B Bonds will be made directly to DTC, or its nominee, Cede & Co. Disbursements of such payments to DTC's Participants is the responsibility of DTC and disbursements of such payments to the Beneficial Owners is the responsibility of DTC's Participants and Indirect Participants, as more fully described herein. See "APPENDIX G - DTC and the Book-Entry Only System."

Redemption*

Optional Redemption. The 2021B Bonds are subject to optional redemption from any source of available funds (other than prepayments of the Special Tax by property owners), in whole or in part among maturities as specified by the City and by lot within a maturity, on any date on and after September 1, 20__ at the following respective redemption prices (expressed as percentages of the principal amount of the 2021B Bonds to be redeemed), plus accrued interest thereon to the date of redemption:

Redemption Dates	Redemption Price
September 1, 20__ through August 31, 20__	103%
September 1, 20__ through August 31, 20__	102
September 1, 20__ through August 31, 20__	101
September 1, 20__ and any date thereafter	100

Mandatory Redemption from Prepayments. The 2021B Bonds are subject to mandatory redemption from prepayments of the Special Tax by property owners, in whole or in part among maturities as shall be specified by the City and by lot within a maturity, on any Interest Payment Date at the following respective redemption prices (expressed as percentages of the principal amount of the 2021B Bonds to be redeemed), plus accrued interest thereon to the date of redemption:

* Preliminary; subject to change.

Redemption Dates	Redemption Price
March 1, 2022 and any Interest Payment Date through March 1, 20__	103%
September 1, 20__ and March 1, 20__	102
September 1, 20__ and March 1, 20__	101
September 1, 20__ and any Interest Payment Date thereafter	100

See "BOND OWNERS' RISKS – Potential Early Redemption of Bonds from Prepayments" for a discussion of the potential for the 2021B Bonds to be priced with original issue premium and then be redeemed from Special Tax prepayments prior to maturity.

Mandatory Sinking Fund Redemption. The 2021B Bonds maturing September 1, 20__ and September 1, 20__ (the "**Term Bonds**") are subject to mandatory sinking payment redemption in part on September 1, 20__ and September 1, 20__, and on each September 1 thereafter to maturity, by lot, at a redemption price equal to one hundred percent (100%) of the principal amount thereof to be redeemed, without premium, in the aggregate respective principal amounts as set forth in the following tables:

September 1, 20__ Term Bonds

Mandatory Redemption Date (September 1)	Sinking Fund Payment

September 1, 20__ Term Bonds

Mandatory Redemption Date (September 1)	Sinking Fund Payment

The amounts in the foregoing table shall be reduced pro rata, in order to maintain substantially uniform debt service, as a result of any prior partial optional redemption or mandatory redemption of the 2021B Bonds.

In lieu of redemption, moneys in the Bond Fund may be used and withdrawn by the Fiscal Agent for purchase of Outstanding 2021B Bonds, upon the filing with the Fiscal Agent of an Officer's Certificate requesting such purchase, at public or private sale as and when, and at such prices (including brokerage and other charges) as such Officer's Certificate may provide, but in no event may 2021B Bonds be purchased at a price in excess of the principal amount thereof, plus interest accrued to the date of purchase.

Redemption Procedure by Fiscal Agent. The Fiscal Agent shall cause notice of any redemption to be mailed by first class mail, postage prepaid, at least 20 days but not more than 60 days prior to the date fixed for redemption, to the Securities Depositories and to one or more Information Services, and to the respective registered Owners of any 2021B Bonds designated for redemption, at their addresses appearing on the 2021B Bond registration books in the Principal Office of the Fiscal Agent; but such mailing shall not be a condition precedent to such

redemption and failure to mail or to receive any such notice, or any defect therein, shall not affect the validity of the proceedings for the redemption of such 2021B Bonds.

Such notice shall state the redemption date and the redemption price and, if less than all of the then Outstanding 2021B Bonds are to be called for redemption, shall designate the CUSIP numbers and bond numbers of the 2021B Bonds to be redeemed by giving the individual CUSIP number and number of each 2021B Bond to be redeemed or shall state that all 2021B Bonds between two stated numbers, both inclusive, are to be redeemed or that all of the 2021B Bonds of one or more maturities have been called for redemption, shall state as to any 2021B Bond called in part the principal amount thereof to be redeemed, and shall require that such 2021B Bonds be then surrendered at the Principal Office of the Fiscal Agent for redemption at the said redemption price, and shall state that further interest on such 2021B Bonds will not accrue from and after the redemption date.

The City has the right to rescind any notice of the optional redemption of 2021B Bonds. Any notice of redemption shall be cancelled and annulled if for any reason funds will not be or are not available on the date fixed for redemption for the payment in full of the 2021B Bonds then called for redemption, and such cancellation shall not constitute an event of default.

Upon the payment of the redemption price of 2021B Bonds being redeemed, each check or other transfer of funds issued for such purpose shall, to the extent practicable, bear the CUSIP number identifying, by issue and maturity, the 2021B Bonds being redeemed with the proceeds of such check or other transfer.

Whenever provision is made in the Fiscal Agent Agreement for the redemption of less than all of the 2021B Bonds of any maturity, the Fiscal Agent shall select the 2021B Bonds to be redeemed, from all 2021B Bonds or such given portion thereof of such maturity by lot in any manner which the Fiscal Agent in its sole discretion shall deem appropriate. Upon surrender of 2021B Bonds redeemed in part only, the City shall execute and the Fiscal Agent shall authenticate and deliver to the registered Owner, at the expense of the City, a new 2021B Bond or 2021B Bonds, of the same series and maturity, of authorized denominations in aggregate principal amount equal to the unredeemed portion of the 2021B Bond or 2021B Bonds.

Effect of Redemption. From and after the date fixed for redemption, if funds available for the payment of the principal of, and interest and any premium on, the 2021B Bonds so called for redemption shall have been deposited in the Bond Fund, such 2021B Bonds so called shall cease to be entitled to any benefit under the Fiscal Agent Agreement other than the right to receive payment of the redemption price, and no interest shall accrue thereon on or after the redemption date specified in such notice.

Transfer or Exchange of 2021B Bonds

So long as the 2021B Bonds *are registered in the name of Cede & Co., as nominee of DTC, transfers and exchanges of* 2021B Bonds *shall be made in accordance with DTC procedures. See APPENDIX G.* Any 2021B Bond may, in accordance with its terms, be transferred or exchanged by the person in whose name it is registered, in person or by his duly authorized attorney, upon surrender of such 2021B Bond for cancellation, accompanied by delivery of a duly written instrument of transfer in a form approved by the Fiscal Agent. Whenever any 2021B Bond or 2021B Bonds shall be surrendered for transfer or exchange, the City shall execute and the Fiscal Agent shall authenticate and deliver a new 2021B Bond or 2021B Bonds, for a like aggregate principal amount of 2021B Bonds of authorized denominations and of the

same maturity. The cost for any services rendered or any expenses incurred by the Fiscal Agent in connection with any such transfer or exchange shall be paid by the City. The Fiscal Agent shall collect from the Owner requesting such transfer any tax or other governmental charge required to be paid with respect to such transfer or exchange.

No transfers or exchanges of 2021B Bonds shall be required to be made (i) within 15 days prior to the date established by the Fiscal Agent for selection of 2021B Bonds for redemption or (ii) with respect to a 2021B Bond after such 2021B Bond has been selected for redemption.

SECURITY FOR THE 2021B BONDS

The 2021B Bonds are secured, on a parity basis with the 2019 Bonds, the 2021 Bonds and any Additional Bonds issued in the future, by and payable from a first pledge of the proceeds of the "**Special Tax Revenues**," defined in the Fiscal Agent Agreement as the proceeds of the Special Tax (as defined in the Special Tax Formula) received by the City, less an amount equal to the Administrative Expense Priority, including all scheduled payments and delinquent payments thereof, interest and penalties thereon and proceeds of the redemption or sale of property sold as a result of foreclosure of the lien of the Special Taxes. "**Administrative Expense Priority**" means (i) for Fiscal Year 2019-20, $30,000, and (ii) for each subsequent year, an amount equal to the preceding Fiscal Year's Administrative Expense Priority plus an additional 2% of such amount. For Fiscal Year 2021-22, the Administrative Expense Priority amount will be $31,212.

All of the Special Tax Revenues and all moneys deposited in the Bond Fund and, until disbursed as provided in the Fiscal Agent Agreement, the Improvement Fund and the Special Tax Fund are pledged to secure the repayment of the Bonds. In addition, the 2021B Bonds are secured by a pledge of all amounts in the 2021B Reserve Account of the Reserve Fund, and each series of Additional Bonds may be secured by a reserve account within the Reserve Fund or a separate reserve fund, as provided in the applicable Supplemental Agreement for such Series. Such pledge shall constitute a first lien on the Special Tax Revenues and said amounts.

The Special Tax Revenues and all moneys deposited into said funds are pledged to the payment of the principal of, and interest and any premium on, the 2021B Bonds as provided in the Fiscal Agent Agreement and in the Mello-Roos Act until all of the 2021B Bonds have been paid and retired or until moneys or Federal Securities (as defined in the Fiscal Agent Agreement) have been set aside irrevocably for that purpose. The City may issue Additional Bonds secured on a parity with the 2021B Bonds, 2021 Bonds and 2019 Bonds, as described herein; see "– Additional Bonds" below.

Amounts in the Costs of Issuance Fund established under the Fiscal Agent Agreement are not pledged to the repayment of the 2021B Bonds. The Facilities are not in any way pledged to pay the debt service on the 2021B Bonds. Any proceeds of condemnation, destruction or other disposition of any Facilities are not pledged to pay the debt service on the 2021B Bonds and are free and clear of any lien or obligation imposed under the Fiscal Agent Agreement.

Special Taxes

The Special Taxes will be collected in the same manner as ordinary *ad valorem* property taxes for the County are collected and, except as otherwise provided in the Fiscal Agent Agreement or by the Act, shall be subject to the same penalties and the same collection

procedure, sale, and lien priority in case of delinquency as is provided for ad valorem property taxes.

A Special Tax applicable to each taxable parcel in the District will be levied and collected according to the tax liability determined by the City through the application of the Special Tax Formula prepared by Goodwin Consulting Group, Inc., Sacramento, California (the "**Special Tax Consultant**") and set forth in APPENDIX A hereto, for all taxable properties in the District. Interest and principal on the 2021B Bonds are payable from the annual Special Taxes to be levied and collected on such property within the District, from amounts held in certain funds and accounts established under the Fiscal Agent Agreement and from the proceeds, if any, from the sale of such property for delinquency of such Special Taxes.

The Special Taxes are exempt from the property tax limitation of Article XIIIA of the California Constitution, pursuant to Section 4 thereof as a "special tax" authorized by a two-thirds vote of the qualified electors. The levy of the Special Taxes was authorized by the City pursuant to the Mello-Roos Act in a maximum amount determined according to the Special Tax Formula approved by the City. See "Special Tax Formula" below and "APPENDIX A - Rate and Method of Apportionment of Special Tax."

The amount of Special Taxes that the District may levy in any year, from which principal and interest on the 2021B Bonds is to be paid, is limited by the maximum rates approved by the qualified electors within the District which are set forth as the ("**Maximum Special Tax**") in the Special Tax Formula. Under the Special Tax Formula, Special Taxes will be levied annually in an amount not in excess of the Maximum Special Tax for the purpose of making payments on the 2021B Bonds. The Special Taxes and any interest earned on the Special Taxes shall constitute a trust fund for the principal of and interest on the 2021B Bonds pursuant to the Fiscal Agent Agreement and, so long as the amount levied for principal of and interest on these obligations remains unpaid, the Special Taxes and investment earnings thereon shall not be used for any other purpose, except as permitted by the Fiscal Agent Agreement, and shall be held in trust for the benefit of the owners thereof and shall be applied pursuant to the Fiscal Agent Agreement. The Special Tax Formula apportions the Special Tax Requirement (as defined in the Special Tax Formula and described below) among the taxable parcels of real property within the District according to the rate and methodology set forth in the Special Tax Formula. See "Special Tax Formula" below. See also "APPENDIX A – Rate and Method of Apportionment of Special Tax."

The City may levy the Special Tax at the Maximum Special Tax rate authorized by the qualified electors within the District as set forth in the Special Tax Formula if conditions so require and the City has covenanted to annually levy the Special Taxes in an amount at least sufficient to pay the Special Tax Requirement (as defined below). Because each Special Tax levy for payment of the 2021B Bonds is limited to the Maximum Special Tax rates authorized as set forth in the Special Tax Formula, no assurance can be given that, in the event of Special Tax delinquencies, the amount of the Special Tax Requirement will in fact be collected in any given year. See "BOND OWNERS' RISKS – Levy and Collection of the Special Tax" herein. The Special Taxes are collected for the City by the County in the same manner and at the same time as *ad valorem* property taxes.

In addition to the Maximum Special Tax rate limitation in the Special Tax Formula, Section 53321(d) of the Mello-Roos Act provides that the special tax levied against any parcel for which an occupancy permit for private residential use has been issued may not be increased as a consequence of delinquency or default by the owner of any other parcel within a community

facilities district by more than 10% above the amount that would have been levied in such Fiscal Year had there never been any such delinquencies or defaults.

Special Tax Formula

The Special Tax authorized under the Mello-Roos Act applicable to land within the District will be levied and collected according to the tax liability determined by the City through the application of the appropriate amount or rate as described in the Special Tax Formula (defined terms set forth below in this section have the meanings set forth in the Special Tax Formula) set forth in "APPENDIX A – Rate and Method of Apportionment of Special Tax." The Special Tax will be levied each year from parcels within the District in an amount at least sufficient to pay debt service on outstanding Bonds and administrative expenses of the District. The Special Tax is expected to be collected at the same time and in the same manner as *ad valorem* property taxes. The City reserves the right to collect the taxes in another manner if required to meet annual obligations of the District.

Each year, the City will determine the Special Tax Requirement of the District for the upcoming Fiscal Year. The ("**Special Tax Requirement**") is defined in the Special Tax Formula as the amount necessary in any Fiscal Year (i) to pay principal and interest on Bonds which are due in the calendar year which begins in such Fiscal Year, (ii) to pay periodic costs for the Bonds, including but not limited to, credit enhancement, liquidity support and rebate payments on the Bonds, (iii) to replenish reserve funds to the extent such replenishment was not included in the computation of the Special Tax Requirement in a previous Fiscal Year, (iv) to cure any delinquencies in the payment of principal or interest on Bonds which have occurred in the prior Fiscal Year or, based on prior delinquencies, are expected to occur in the current Fiscal Year, (v) to pay Administrative Expenses, and (v) to pay directly for Authorized Facilities, so long as such levy under this clause (v) does not increase the Special Tax on Undeveloped Property (as defined in the Special Tax Formula). The Special Tax Requirement components in clauses (i) and (ii) may be reduced in any Fiscal Year by (a) interest earnings on, or surplus balances in, funds and accounts for the Bonds to the extent that such earnings or balances are available to apply against debt service pursuant to the Indenture, Bond resolution, or other legal document that set forth these terms, (b) in the sole and absolute discretion of the City, proceeds received by the City from the collection of penalties associated with delinquent Special Taxes; and (c) any other revenues available to pay such costs as determined by the City.

Parcels Subject to the Special Tax. The City will prepare a list of the parcels subject to the Special Tax using the records of the City and the County Assessor. The City has the authorization to tax all parcels within the District except tax-exempt parcels as described in the Special Tax Formula. Taxable parcels that are acquired by a public agency after the District is formed will remain subject to the Special Tax unless a "trade" resulting in no loss of Special Tax revenue can be made, as described in the Special Tax Formula.

Assignment of Maximum Special Tax. The Special Tax Formula describes in detail the precise method for assigning the Maximum Special Tax to parcels within the District, which generally provides that each year the City will use the definitions contained in the Special Tax Formula to classify each parcel as tax-exempt or taxable.

Each Fiscal Year, the Administrator shall: (i) assign each parcel of Taxable Property to the appropriate Development Class, (ii) for Developed Property, categorize each parcel as Expected Single Family Detached Property, Other Taxable Residential Property, or Non-Residential Property, (iii) for Expected Single Family Detached Property, categorize each SFD Lot as Lot

Type A or Lot Type B, and (iv) determine the Special Tax Requirement for the Fiscal Year. In addition, the Administrator shall, on an ongoing basis, monitor Final Maps and track the Lot Type Category for parcels in the CFD to determine if there are any proposed Land Use Changes that would change the Expected Maximum Special Tax Revenues. If the Expected Maximum Special Tax Revenues will be revised pursuant to a proposed Land Use Change, the Administrator shall apply the steps set forth in Section D of the Special Tax Formula. In any Fiscal Year, if it is determined that (i) a parcel map for a portion of property in the District was recorded after January 1 of the prior Fiscal Year (or any other date after which the Assessor will not incorporate the newly-created Parcels into the then current tax roll), (ii) because of the date the parcel map was recorded, the Assessor does not yet recognize the new Parcels created by the parcel map, and (iii) one or more of the newly-created Parcels is in a different Development Class than other Parcels created by the subdivision, the City shall calculate the Special Taxes for the property affected by recordation of the parcel map by determining the Special Taxes that applies separately to the property within each Development Class, then applying the sum of the individual Special Taxes to the Parcel that was subdivided by recordation of the parcel map.

Levy of Special Tax. Once the Special Tax Requirement has been determined for a particular Fiscal Year, the Special Tax will be levied according to the following steps:

(1) The Special Tax shall be levied Proportionately on each Parcel of Developed Property up to 100% of the Maximum Special Tax for each Parcel until the amount levied is equal to the Special Tax Requirement, prior to applying any Capitalized Interest that is available.

(2) If additional revenue (net of capitalized interest, if any) is needed after Step 1 in order to meet the Special Tax Requirement after Capitalized Interest has been applied to reduce the Special Tax Requirement, the Special Tax shall be levied Proportionately on each Parcel of Final Map Property up to 100% of the Maximum Special Tax for each Parcel.

(3) If additional revenue is needed after Step 2 in order to meet the Special Tax Requirement, the Special Tax shall be levied Proportionately on each Parcel of Undeveloped Property up to 100% of the Maximum Special Tax for each Parcel.

(4) If additional revenue is needed after Step 3, the Special Tax shall be levied Proportionately on each Parcel of Taxable Owners Association Property, up to 100% of the Maximum Special Tax for each Parcel.

(5) If additional revenue is needed after Step 4, the Special Tax shall be levied Proportionately on each Parcel of Taxable Public Property, up to 100% of the Maximum Special Tax for each Parcel.

Maximum Special Tax Rates. The Maximum Special Tax for a Parcel of Developed Property or Final Map Property is the greater of (i) the Base Special Tax set forth in Table 1 to the Special Tax Formula which is reproduced below, or, (ii) the Maximum Special Tax determined pursuant to Section D of the Special Tax Formula. For additional details, see APPENDIX A.

Development Status	Land Use	Lot Type Category	FY 2021-22 Maximum Special Tax [1][2]
Developed and Final Map Property	Expected Single Family Detached Property	Lot Type A[3]	$2,599.96 per SFD Lot
	Expected Single Family Detached Property	Lot Type B[4]	$2,122.42 per SFD Lot
	Other Taxable Residential Property	N/A	See Footnote[5]
	Non-Residential Property	All Commercial and Industrial Designations	$14,890.88 per Acre
Undeveloped Property	N/A	N/A	$14,890.88 per Acre

(1) On July 1, 2022 and each July 1 thereafter, the Maximum Special Taxes shall be increased by two percent of the amount in effect in the previous fiscal year.
(2) Represents the Maximum Special Tax rates based on currently-expected land uses in the CFD. Subject to change pursuant to Section D of the RMA.
(3) The RMA defines Lot Type A as a SFD Lot designated on a tentative map or final map as a lot with expected dimensions of 55 feet by 105 feet regardless of the actual dimensions of the SFD Lot.
(4) The RMA defines Lot Type B as a SFD Lot designated on a tentative map or final map as a lot with expected dimensions of 45 feet by 105 feet regardless of the actual dimensions of the SFD Lot.
(5) Tax per Residential Unit = ($14,890.88 per Acre * Acreage of Parcel) / # of Residential Units on Parcel
Source: Goodwin Consulting Group, Inc.

In addition to the Maximum Special Tax rate limitation in the Special Tax Formula, Section 53321(d) of the Mello-Roos Act provides that the special tax levied against any parcel for which an occupancy permit for private residential use has been issued may not be increased as a consequence of delinquency or default by the owner of any other parcel within a community facilities district by more than 10% above the amount that would have been levied in such Fiscal Year had there never been any such delinquencies or defaults.

Termination of the Special Tax. The Special Tax will be levied until all Bonds have been repaid and all authorized facilities have been funded; however, Special Taxes cannot be levied under any circumstance after Fiscal Year 2064-65.

Prepayment of the Special Tax. The Special Tax obligation assigned to a particular parcel within the District can be prepaid, which will release the parcel making the prepayment from the Mello-Roos special tax lien. Section H of the Special Tax Formula sets forth a detailed formula by which the prepayment for a parcel can be calculated. Proceeds of such prepayment will be used to redeem a portion of the Bonds. See "THE 2021B BONDS – Redemption."

Special Tax Fund

When received, the Special Tax Revenues are required under the Fiscal Agent Agreement to be deposited into a Special Tax Fund to be held by the City in trust for the benefit of the City and the Owners of the Bonds. Within the Special Tax Fund, the City will establish and maintain two accounts, (i) the Debt Service Account, to the credit of which the City will deposit, immediately upon receipt, all Special Tax Revenues, and (ii) the Surplus Account, to the credit of which the City will deposit surplus Special Tax Revenue as described below. Moneys in the Special Tax Fund will be disbursed as provided below and, pending any disbursement, will be subject to a lien in favor of the Owners of the Bonds. Notwithstanding the foregoing, the City may semi-annually transfer from the Special Tax Fund so held an amount equal to one-half of the Administrative Expense Priority as necessary for the payment of Administrative Expenses up to the Administrative Expense Priority.

All Special Tax Revenue will be deposited in the Debt Service Account upon receipt. No later than 10 Business Days prior to each Interest Payment Date, the City will withdraw from the Debt Service Account of the Special Tax Fund and transfer (i) to the Fiscal Agent for deposit in the Reserve Fund, an amount which when added to the amount then on deposit therein, is equal to the Reserve Requirement, and (ii) to the Fiscal Agent for deposit in the Bond Fund an amount, taking into account any amounts then on deposit in the Bond Fund, such that the amount in the Bond Fund equals the principal, including any mandatory sinking fund payments, premium, if any, and interest due on the Bonds on the next Interest Payment Date. At such time as deposits to the Debt Service Account equal the principal, including any mandatory sinking fund payments, premium if any, and interest becoming due on the Bonds for the current Bond Year and the amount needed to restore the balance of the Reserve Fund to the Reserve Requirement, the amount in the Debt Service Account in excess of such amount may, at the discretion of the City, be transferred to the Surplus Account, which will occur on or after September 15th of each year.

Moneys in the Surplus Account may, at the City's discretion, be transferred to the Improvement Fund to pay for costs of the Facilities, to pay the principal of, premium, if any, and interest on the Bonds or to replenish the Reserve Fund to the amount of the Reserve Requirement, but are not pledged to payment of the Bonds. See "–Assignment of Maximum Special Tax" above."

Deposit and Use of Proceeds of 2021B Bonds

The 2021B Bonds are additionally secured by certain amounts generated from proceeds of the 2021B Bonds, together with interest earnings thereon pledged under the Fiscal Agent Agreement. The proceeds of the initial purchase of the 2021B Bonds shall be paid to the Fiscal Agent, who shall deposit such proceeds in the 2021 Costs of Issuance Fund, the Improvement Fund, and the Reserve Fund established under the Fiscal Agent Agreement. See APPENDIX C for information on use of the moneys, including investment earnings thereon, in the various funds established under the Fiscal Agent Agreement. See also "– Reserve Fund" and "– Improvement Fund" below.

Delinquent Payments of Special Tax; Covenant for Superior Court Foreclosure

The Special Tax will be collected in the same manner and the same time as *ad valorem* property taxes, except at the City's option, the Special Taxes may be billed directly to property owners. In the event of a delinquency in the payment of any installment of Special Taxes, the City is authorized by the Mello-Roos Act to order institution of an action in superior court to foreclose the lien therefore.

The City has covenanted in the Fiscal Agent Agreement with and for the benefit of the Owners of the 2021B Bonds that it will annually on or before September 1 of each year review the public records of the County relating to the collection of the Special Tax in order to determine the amount of the Special Tax collected in the prior Fiscal Year, and if the City determines on the basis of such review that the amount so collected is deficient by more than 5% of the total amount of the Special Tax levied in such Fiscal Year, it will within 30 days thereafter institute foreclosure proceedings as authorized by the Mello-Roos Act in order to enforce the lien of the delinquent installment of the Special Tax against each separate lot or parcel of land in the District for which such installment of the Special Tax is delinquent, and will diligently prosecute and pursue such foreclosure proceedings to judgment and sale; *provided,* that if the City determines on the basis of such review that

(a) the amount so collected is deficient by less than 5% of the total amount of the Special Tax levied in the District in such Fiscal Year, but that property owned by any single property owner in the District is delinquent by more than $5,000 with respect to the Special Tax due and payable by such property owner in such Fiscal Year, or

(b) that property owned by any single property owner in the District is delinquent cumulatively by more than $3,000 with respect to the current and past Special Tax due (irrespective of the total delinquencies in the District) then the City will institute, prosecute and pursue such foreclosure proceedings in the time and manner provided in the Fiscal Agent Agreement against each such property owner.

Under the Mello-Roos Act, foreclosure proceedings are instituted by the bringing of an action in the superior court of the county in which the parcel lies, naming the owner and other interested persons as defendants. The action is prosecuted in the same manner as other civil actions. In such action, the real property subject to the special taxes may be sold at a judicial foreclosure sale for a minimum price which will be sufficient to pay or reimburse the delinquent Special Taxes.

The owners of the 2021B Bonds benefit from the Reserve Fund established pursuant to the Fiscal Agent Agreement; however, if delinquencies in the payment of the Special Taxes are significant enough to completely deplete the Reserve Fund, there could be a default or a delay in payments of principal and interest to the owners of the 2021B Bonds pending prosecution of foreclosure proceedings and receipt by the City of the proceeds of foreclosure sales. Additionally, it is possible that no bids are received at a foreclosure sale. Provided that it is not levying the Special Tax at the Maximum Special Tax rates set forth in the Special Tax Formula, the City may adjust the Special Taxes levied on all property within the District subject to the Special Tax to provide an amount required to pay debt service on the 2021B Bonds, and to replenish the Reserve Fund, provided however such adjustment may not exceed the Maximum Special Tax or include an increase as a consequence of delinquency or default by the owner of any other parcel within a community facilities district by more than 10% above the amount that would have been levied in such Fiscal Year had there never been any such delinquencies or defaults.

Under current law, a judgment debtor (property owner) has at least 140 days from the date of service of the notice of levy in which to redeem the property to be sold. If a judgment debtor fails to redeem and the property is sold, his or her only remedy is an action to set aside the sale, which must be brought within 90 days of the date of sale. If, as a result of such an action a foreclosure sale is set aside, the judgment is revived, and the judgment creditor is entitled to interest on the revived judgment as if the sale had not been made (California Code of Civil Procedure Section 701.680).

Foreclosure by court action is subject to normal litigation delays, the nature and extent of which are largely dependent upon the nature of the defense, if any, put forth by the debtor and the condition of the calendar of the superior court of the county. Such foreclosure actions can be stayed by the superior court on generally accepted equitable grounds or as the result of the debtor's filing for relief under the Federal bankruptcy laws. The Mello-Roos Act provides that, upon foreclosure, the Special Tax lien will have the same lien priority as is provided for *ad valorem* taxes and special assessments. See "VALUE OF PROPERTY WITH THE DISTRICT - Priority of Lien."

Teeter Plan. In 1949, the California Legislature enacted an alternative method for the distribution of property taxes to local agencies. This method, known as the "**Teeter Plan**," is found

in Sections 4701-4717 of the California Revenue and Taxation Code. Upon adoption and implementation of this method by a county board of supervisors, local agencies for which the county collects property taxes and certain other public agencies and taxing areas located in the county receive annually the full amount of their shares of property taxes and other impositions collected on the secured roll, including delinquent property taxes which have yet to be collected. While the county bears the risk of loss on unpaid delinquent taxes, it retains the penalties associated with delinquent taxes when they are paid. In turn, the Teeter Plan provides participating local agencies with stable cash flow and the elimination of collection risk.

The Board of Supervisors of Sacramento County has adopted the Teeter Plan, and the County elects to apply its Teeter Plan to the collection of the Special Taxes annually. As such, the Teeter Plan has been applicable since the initial year of a Special Tax levy, but no assurance can be given that it will continue in any or all of the years that the 2021B Bonds are outstanding. To the extent that the County's Teeter Plan continues in existence and is carried out as adopted, and to the extent the County does not discontinue the Teeter Plan with respect to the City or the District, the County's Teeter Plan may help protect owners of the 2021B Bonds from the risk of delinquencies in the payment of Special Taxes. The County has the discretion to determine which delinquent special taxes will be paid through the Teeter Plan on a case-by-case basis and may make eligibility determinations on an annual basis, including to exclude a district or an individual parcel that had previously been included in the plan. *There can be no assurance that the County will not modify or eliminate its Teeter Plan, or choose to remove the District from its Teeter Plan permanently in any year while the 2021B Bonds are outstanding.*

Once adopted, a county's Teeter Plan will remain in effect in perpetuity unless the board of supervisors orders its discontinuance or unless, prior to the commencement of a Fiscal Year, a petition for discontinuance is received and joined in by resolutions of the governing bodies of not less than two-thirds of the participating districts in the county. An electing county may, however, decide to discontinue the Teeter Plan with respect to any levying agency in the county if the board of supervisors, by action taken not later than July 15 of a Fiscal Year, elects to discontinue the procedure with respect to such levying agency and the rate of secured tax delinquencies in that agency in any year exceeds 3% of the total of all taxes and assessments levied on the secured roll by that agency.

Reserve Fund

In connection with the issuance of the 2019 Bonds, the Fiscal Agent established the Reserve Fund under the Fiscal Agent Agreement. Each series of special tax bonds is secured by a separate reserve account within the Reserve Fund. Accordingly, in connection with the issuance of the 2021B Bonds, the Fiscal Agent will establish the 2021B Reserve Account in the Reserve Fund, which will be funded in an amount equal to the Reserve Requirement with respect to the 2021B Bonds. Amounts in the 2021B Reserve Account of the Reserve Fund are available for payment of the 2021B Bonds in the event of delinquencies in the payment of the Special Taxes to the extent of such delinquencies. If there are additional delinquencies after depletion of funds in the 2021B Reserve Account of the Reserve Fund, the City is not obligated to pay the 2021B Bonds, or supplement the 2021B Reserve Account. *The 2021B Bonds are not secured by amounts in any reserve account established for any other series of special tax bonds, including the 2019 Reserve Account that was established for the 2019 Bonds or the 2021 Reserve Account that was established for the 2021 Bonds.*

The City is required to maintain on deposit in the 2021B Reserve Account of the Reserve Fund an amount that is equal to the Reserve Requirement with respect to the 2021B Bonds. The

"**Reserve Requirement**" means, with respect to any Series of Bonds (unless otherwise specified in a Supplemental Agreement, including to create a single parity reserve fund for multiple Series of Bonds), the least of (i) 125% of the average Annual Debt Service with respect to the applicable Series of Bonds; (ii) Maximum Annual Debt Service with respect to the applicable Series of Bonds; and (iii) 10% of the original principal amount of the applicable Series of Bonds (or, if the applicable Series of Bonds has more than a de minimis amount of original issue discount or premium, 10% of the issue price of such Series of Bonds); provided, that—

(a) in no event shall the City be obligated to deposit an amount in any reserve fund in excess of the amount permitted by the applicable provisions of the Code to be so deposited from the proceeds of tax-exempt bonds without having to restrict the yield of any investment purchased with any portion of such deposit and, if the amount of any such deposit is so limited, the Reserve Requirement shall be only the amount of such deposit as permitted by the Code;

(b) the City may meet all or a portion of the Reserve Requirement with respect to any series of Bonds by depositing a Qualified Reserve Fund Credit Instrument in accordance with the Fiscal Agent Agreement; and

(c) the Reserve Requirement shall be set at the time of issuance of Bonds and shall not increase thereafter but may decrease as a result of prepayment of the Special Tax or partial refunding.

Amounts deposited in the Reserve Fund will be used and withdrawn by the Fiscal Agent solely for the purpose of making transfers to the Bond Fund in the event of any deficiency at any time in the Bond Fund of the amount then required for payment of the principal of, and interest on, the Bonds secured by the Reserve Fund. Whenever a transfer is made from the Reserve Fund to the Bond Fund due to a deficiency in the Bond Fund, the Fiscal Agent will provide written notice thereof to the City. If there are additional delinquencies after depletion of funds in the Reserve Fund, the City is not obligated to pay the Bonds or supplement the Reserve Fund.

Whenever, on the Business Day prior to any Interest Payment Date, the amount in the Reserve Fund exceeds the then applicable Reserve Requirement, the Fiscal Agent will transfer an amount equal to the excess from the Reserve Fund to the Bond Fund or the Improvement Fund as provided below, except that investment earnings on amounts in the Reserve Fund may be withdrawn from the Reserve Fund for purposes of making payment to the Federal government to comply with rebate requirements.

Moneys in the Reserve Fund will be invested and deposited in accordance with the Fiscal Agent Agreement. Interest earnings and profits resulting from the investment of moneys in the Reserve Fund and other moneys in the Reserve Fund will remain therein until the balance exceeds the Reserve Requirement; any amounts in excess of the Reserve Requirement will be transferred to the Improvement Fund, if the Facilities have not been completed, or if the Facilities have been completed, to the Bond Fund to be used for the payment of the principal of and interest on the Bonds in accordance with the Fiscal Agent Agreement.

The City has the right at any time to cause the Fiscal Agent to release funds from the Reserve Fund, in whole or in part, by tendering to the Fiscal Agent an irrevocable standby or direct-pay letter of credit or surety bond issued by a commercial bank or insurance company (a "**Qualified Reserve Fund Credit Instrument**"), provided certain conditions are met, including that the long-term credit rating of such bank or insurance company is rated at least "AA" (without regard to qualifier) by S&P or Moody's.

Whenever the balance in the Reserve Fund exceeds the amount required to redeem or pay the Outstanding Bonds, including interest accrued to the date of payment or redemption and premium, if any, due upon redemption, and making any other transfer required under the Fiscal Agent Agreement, the Fiscal Agent will transfer the amount in the Reserve Fund to the Bond Fund to be applied, on the next succeeding Interest Payment Date, to the payment and redemption of all of the Outstanding Bonds. If the amount so transferred from the Reserve Fund to the Bond Fund exceeds the amount required to pay and redeem the Outstanding Bonds, the balance in the Reserve Fund will be transferred to the City, after payment of any amounts due the Fiscal Agent, to be used for any lawful purpose of the City.

Improvement Fund

Under the Fiscal Agent Agreement, the Fiscal Agent established an "**Improvement Fund**," which is held and used by the Fiscal Agent to pay the costs of the Facilities. Disbursements from the Improvement Fund will be made by the Fiscal Agent in accordance with written requests of the City.

Before any payment from the Improvement Fund shall be made, the City shall file or cause to be filed with the Fiscal Agent a written request of the City for disbursement of moneys from such fund. Such withdrawals shall be implemented by the City pursuant to the terms and requirements of the Acquisition Agreement (described below). The Fiscal Agent need not make any such payment if it has received notice of any lien, right to lien or attachment upon, or claim affecting the right to receive payment of, any of the moneys to be so paid, that has not been released or will not be released simultaneously with such payment. The Fiscal Agent shall not incur any liability for any disbursement from the Improvement Fund made in reliance upon any requisition. When the City determines that all of the costs of the Facilities to be financed with proceeds of the Bonds have been paid, the City shall provide written notification of such determination to the Fiscal Agent and direct the Fiscal Agent to transfer any remaining balance in any Improvement Fund into the Bond Fund. See "THE FACILITIES – Acquisition by the City."

Additional Bonds

The City may, by a Supplemental Agreement, authorize the issuance of one or more series of Additional Bonds payable from, and secured by, the Special Tax Revenues, solely for the purpose of refunding some or all of the Bonds and only so long as debt service on the refunding Bonds in each Bond Year is less than debt service on the Bonds being refunded.

Nothing in the Fiscal Agent Agreement shall be interpreted to prohibit issuance of bonds, notes or other obligations of the City secured on a subordinate basis to the Bonds.

DEBT SERVICE SCHEDULES

Debt Service Schedule. The annual debt service on the 2019 Bonds, the 2021 Bonds and the 2021B Bonds, which is based on the interest rates and maturity schedule set forth on the cover of this Official Statement, is set forth below (assuming no early redemptions).

City of Rancho Cordova
Grantline 208 Community Facilities District No. 2018-1
Debt Service Schedule

Period Ending Sept. 1	2019 Bonds Debt Service	2021 Bonds Debt Service	2021B Bonds Principal	2021B Bonds Interest	2021B Bonds Debt Service	Total Parity Debt Service
2022	$419,244	$293,200				
2023	426,044	300,950				
2024	437,444	303,400				
2025	443,244	310,700				
2026	453,644	317,700				
2027	462,144	324,400				
2028	474,894	329,600				
2029	481,644	334,400				
2030	482,644	338,800				
2031	483,144	337,800				
2032	482,394	336,600				
2033	481,500	335,200				
2034	481,000	338,600				
2035	480,000	336,600				
2036	483,500	334,400				
2037	481,250	337,000				
2038	483,500	334,200				
2039	480,000	336,200				
2040	481,000	337,800				
2041	481,250	334,000				
2042	480,750	335,000				
2043	484,500	335,600				
2044	482,250	335,800				
2045	484,250	335,600				
2046	480,250	335,000				
2047	480,500	339,000				
2048	479,750	337,400				
2049	483,000	335,400				
2050	--	338,000				
2051	--	--				
Totals	**$13,234,731**	**$9,578,350**				

Source: Fiscal Agent for 2019 Bonds and 2021 Bonds debt service; Underwriter for 2021B Bonds debt service.

Projected Debt Service Coverage. The projected debt service coverage on the Bonds for Fiscal Year 2021-22 is set forth below. The debt service coverage shown is a projection for Fiscal Year 2021-22 based on the current status of development. The City may levy less than the maximum amount shown. The City allows for levying pay-as-you-go funding from certain parcels in the District for the first ten years of the District (through fiscal year 2028-29), however pay-as-you-go funding has not been utilized to date.

City of Rancho Cordova
Grantline 208 Community Facilities District No. 2018-1
Fiscal Year 2021-22 Debt Service Coverage
2019 Bonds, 2021 Bonds and 2021B Bonds[1]

Maximum Special Tax[2][3]	Priority Administration Expense[4]	Total 2019, 2021 & 2021B Bonds Debt Service*	Debt Service Coverage Maximum Special Tax*
$1,141,861	($31,212)	$1,006,460	110.35%

** Preliminary; subject to change.*
(1) Pursuant to Section 53321(d) of the Government Code, the special tax levied against any assessor's parcel for which an occupancy permit for private residential use has been issued shall not be increased as a consequence of delinquency or default by the owner of any other assessor's parcel within the District by more than 10% above the amount that would have been levied in the fiscal year had there never been any such delinquencies or defaults.
(2) Based on currently-expected land uses in the CFD. Subject to change pursuant to Section D of the RMA.
(3) Includes projected maximum special tax revenues assuming buildout of the currently-expected land uses in the CFD.
(4) As defined in the Fiscal Agent Agreement. Equals $30,000 in FY 2019-20, escalating by 2% per year thereafter.
Sources: Piper Sandler & Co.; Goodwin Consulting Group, Inc.

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THE DISTRICT

Formation and Background

On August 20, 2018, the City Council adopted a Resolution of Intention to form the District under the Mello-Roos Act, to levy a special tax and to incur bonded indebtedness for the purpose of financing the Facilities and making contributions to certain public facilities. After conducting a noticed public hearing, on October 1, 2018, the City Council adopted the Resolution of Formation, which established the District, set forth the Special Tax Formula within the District and set forth the necessity to incur bonded indebtedness in a total amount not to exceed $35,000,000. On the same day, an election was held within the District in which Lennar Homes, as the sole eligible landowner voters in the District, approved the proposed bonded indebtedness and the levy of the Special Tax. See "OWNERSHIP OF PROPERTY WITHIN THE DISTRICT" below.

Description and Location

General. The District is referred to by the City as the "Grantline 208" project, which is located within the Sunridge Specific Plan area, northwest of Grantline Road. Property within the District is comprised of approximately 208 gross acres designated for (and developing into) 502 single-family residential homes. The District is located in the City limits along Grantline Road, south of Douglas Road, which represents the main east/west thoroughfare in the neighborhood. This is approximately 15 miles east of the Sacramento Central Business District, south of U.S. Highway 50, one of two main east-west routes in Sacramento. On- and off-ramps for U.S. Highway 50 are accessible via Sunrise Boulevard, about seven miles northwest of the District. To the east, it provides access to El Dorado County, various foothills communities, the Sierra Nevada Mountains and Lake Tahoe. To the west, Highway 50 is the principal route to Sacramento's Central Business District and other major freeways.

The property in the District is situated within the Sunridge Specific Plan area, which provides a mix of uses organized around the neighborhood unit. The plan area is primarily residential but is supplemented with commercial and office uses; housing types consist mostly of single-family residential units. The District is southeast of existing residential developments located along the north side of Douglas Road in the North Douglas subdivision, marketed as Somerset Ranch, and the south side of Douglas Road (immediately north of the District) in the Cypress by Woodside Homes subdivision. Other active subdivision construction in the Sunridge Specific Plan area include neighborhoods in the Sunridge Park and Montelena areas, with various homebuilders active.

The greater Rancho Cordova area is a mature suburban area, which encompasses all types of land uses, including single-family and multifamily residential, retail, office and industrial, and has experienced continued growth since the mid 1980's. This area currently is a substantial suburban office market within the Sacramento region, as well as a major employment center, most of which is located along U.S. Highway 50 which traverses the City. For certain demographic information relating to the City and the County, see "APPENDIX D – Sacramento County and City of Rancho Cordova Demographic Information."

Maps. The following pages show the boundary map of the District, and the development plan for villages in the District (see Tables 1 and 2 for current plans for product types).

[Insert CFD Boundary Map]

[Insert Site Plan Map]

Environmental Matters

Water Supply; Contamination; Jet Fuel Plumes. A local water issue was the subject of consideration during the formation process undertaken for the Sunrise Douglas Community Plan, which is a broader land use plan covering 6,042 acres, including the 2,632 acres encompassed within the Sunridge Specific Plan. The water issue began in 1999 when the State Department of Health Services indicated it would not allow permits for the construction of housing in the Sunrise-Douglas area, based on the wells proposed for the local project area. Five wells on the former Mather Air Force Base and other nearby areas were contaminated due to past rocket testing and chemical manufacturing by Aerojet and Boeing in the area. In July 2002, the North Vineyard Well Field plan was approved. The water supply plan included the construction of a well field to extract groundwater from the basin of an underlying Zone 40, at a location sufficiently down-gradient to significantly reduce or eliminate the possibility of contamination to the well field by known contaminant plumes. The Sacramento County Water Agency ("**SCWA**") provides water supply to the Sunridge Specific Plan area and conditions of the Specific Plan rezoning require that the SCWA Board of Directors make certain findings regarding the availability of water prior to approval of any tentative map. The City reports that development in the District is not negatively impacted by the availability of water. However, no assurance can be given as to the impact of this contamination on development or home values in the District in the future.

Flood Hazard Map Information. The District is located in Flood Zone X, described as areas outside of the 100 and 500-year flood plains (less than 0.2% annual chance flooding in any given year - flood insurance not required). This information is according to the Federal Emergency Management Agency Flood Map, Community Panel No. 060772, revised July 19, 2018. The District is not subject to the Central Valley Flood Protection Plan (SB 5).

Wetlands. The project has obtained a U.S. Army Corp. Section 404 permit, and Section 401 certification from the Regional Water Control Board for the planned development of the 502 lots within the District. In addition, the project has all required Section 1602 permits and approvals from the State.

Seismic Conditions. According to the California Seismic Safety Commission, the District is located within Zone 3, areas of moderate seismic activity. Zone 3 is considered to be the lowest risk zone in California. In addition, the District is not located within a Fault-Rupture Hazard Zone (formerly referred to as an Alquist-Priolo Special Study Zone), as defined by Special Publication 42 of the California Department of Conservation, Division of Mines and Geology.

Wildfire Hazards. Land in the District is not located in a High or Very High Fire Hazard Severity Zone ("**FHSZ**"), as defined by CAL FIRE.

Development in the District

*Although the information in this Official Statement reflects the current development expectations of Lennar Homes, no assurance can be given that home construction and sales will be carried out on the schedule and according to the plans and at the prices described herein, or that the home construction and sale plans or base prices set forth above will not change after the date of this Official Statement. Lennar Homes reserves the right to change its development at any time without notice. Additionally, homes under contract to be sold may not result in closed escrows as sales contracts are subject to cancellation. See "BOND OWNERS' RISKS – Concentration of Ownership of Undeveloped Property."****Development Agreement.*** The City and Pulte Home Corporation entered into a Development Agreement for the project dated June 19,

2006 (as amended to date, the "**Development Agreement**"), in accordance with Sections 65864 through 65869.5 of the California Government Code, as implemented through City ordinance. The Development Agreement was subsequently assigned to ARI 208, LLC, which then entered into an amendment to the Development Agreement. ARI 208, LLC subsequently assigned the Development Agreement, as so amended, to Lennar Homes, which then entered into an additional amendment to the Development Agreement. Development of property in the District is subject to the Development Agreement as well as the Sunridge Specific Plan. The Development Agreement creates a binding contract which sets forth the needed infrastructure improvements, park dedication requirements, timing and method for financing improvements and other specific performance obligations of the City and the developers in the District for development of the Grantline 208 project, including the terms, conditions, rules, regulations, entitlements, vested rights and other provisions relating to the development according to the existing entitlements. Included are provisions relating to infrastructure improvements, public dedication requirements, landscaping amenities and other obligations of the parties.

The Development Agreement also sets forth the responsibility of the Developer and its successors for a portion of the costs of certain public improvements required for its development. Funding of the Facilities with Bond proceeds will satisfy a portion, but not all, of the relevant obligations of the District for infrastructure improvements required by the Development Agreement. The improvements not funded from Bond proceeds or Special Taxes will be funded by the Developer or others as merchant homebuilders.

The Development Agreement runs with the property and may be modified only by mutual consent of the City and the successors to the original party thereto, in a manner consistent with the existing entitlements. With the Development Agreement in place, subject to compliance with the terms of the Development Agreement, construction of homes within the District may occur upon City approval of subdivision maps, satisfaction of certain design requirements and conditions of such maps and issuance of building permits. The Development Agreement will be binding on all successor owner-developers of property in the District, if any. The expiration date of the Development Agreement is April 15, 2030, unless modified or extended.

Entitlements and Expected Development in Villages. The following table shows the status of entitlements and expected development for each of the six villages in the District.

Table 1
City of Rancho Cordova
Grantline 208 CFD No. 2018-1
Entitlements and Expected Development by Village

Village	No. of Lots	Planned Lot Type(s)	Entitlement Status	Date Final Map Obtained
Village 1	65	A (3); B (62)	Final Map	Dec. 2018
Village 2	79	A (79)	Final Map	Dec. 2018
Village 3	108	A (12); B (96)	Final Map	Sept. 2019
Village 4	124	A (66); B (58)	Final Map	Sept. 2019
Village 5	65	B (65)	Final Map	Mar. 2021
Village 6	61	B (61)	Final Map	Sept. 2019
Total	**502**			

Source: Lennar Homes.

Product Lines. Within the six villages described above, Lennar Homes is building and marketing homes in 3 different product lines: "Viridian," "Verdant," and "Ventana." The Viridian and Ventana product lines are very similar to product lines currently being sold by Lennar Homes within the nearby North Douglas area of the City, while the third product line, "Verdant," was introduced for the Grantline 208 area. Additional details regarding each product type follow. As noted below, 6 model homes have been completed, the model home complex is open, and sales and closings are ongoing.

- *Viridian*. Viridian is planned for 185 single family homes on 45x105 ft lots. Model construction has been completed, and the model complex is open. Production home construction began and the first units were completed in November 2019. Viridian models are located in Village 1. There are four plan sizes ranging from 1,603 to 2,617 square feet. Base pricing ranges from $577,990 to $650,990. As of October 1, 2021, there have been 109 sales, 81 closings, and 121 construction starts/building permits pulled (including 3 models).

- *Verdant*. Verdant is planned for 157 single family homes on 45x105 ft lots. Model construction began in January 2020 and was completed in May 2020. Production home construction began in February 2020 and was completed in July 2020. Verdant models are located in Village 6. There are four plan sizes ranging from 1,587 to 2,530 square feet Base pricing ranges from $553,990 to $614,990. As of October 1, 2021, there have been 77 sales, 53 closings, and 95 construction starts/building permits pulled.

- *Ventana*. Ventana is planned for 160 single family homes on 55x105 ft lots. Model construction has begun, and the model complex is open. Production home construction has also begun and the first units were completed in November 2019. Ventana models are located in Village 1. There are five plan sizes ranging from 1,950 to 3,312 square feet. Base pricing ranges from $580,990 to $755,990. As of October 1, 2021, there have been 87 sales, 79 closings, and 115 construction starts/building permits pulled (including 3 models).

Table 2
City of Rancho Cordova
Grantline 208 CFD No. 2018-1
Expected Lots, Building Permits and Sales by Village and Product Type
As of October 1, 2021

Village	Product Type	Typical Lot Size	Average Home Size (Sq. Ft.)	No. of Planned Lots [1]	Building Permits Issued	Completed Homes	Homes Under Constr.	Total Sale Contracts	Sales Pending	Closed Escrows
Village 1	Viridian	45' x 105'	2,116	62	51	51	0	48	0	48
	Ventana	55' x 105'	2,691	3	3	3	0	0	0	0
Village 2	Ventana	55' x 105'	2,691	79	79	79	0	79	0	79
Village 3	Viridian	45' x 105'	2,116	96	43	6	37	34	28	6
	Ventana	55' x 105'	2,691	12	12	0	12	8	8	0
Village 4	Verdant	45' x 105'	2,116	58	54	23	31	47	24	23
	Ventana	55' x 105'	2,691	66	21	0	21	0	0	0
Village 5	Verdant	45' x 105'	2,045	65	8	0	8	0	0	0
Village 6	Viridian	45' x 105'	2,116	27	27	27	0	27	0	27
	Verdant	45' x 105'	2,143	34	33	33	0	30	0	30
Totals				**502**	**331**	**222**	**109**	**273**	**60**	**213**

(1) All lots are "finished lots," with most of the in-tract improvements completed and some finishing items remaining. See Table 3.
Source: Lennar Homes.

Village 1. Village 1 is planned for 65 single family detached homes and is being marketed as "Viridian" homes. Within Village 1 are 3 Viridian models and 3 Ventana models. Final maps for Village 1 were approved in December 2018. Village 1 infrastructure construction has been completed. As of October 1, 2021, there have been 48 sales, 48 closings and 54 construction starts/building permits pulled (including 3 Viridian and 3 Ventana models).

Village 2. Village 2 is planned for 79 single family detached homes and is being marketed as "Ventana" homes. Final maps for Village 2 were approved in December 2018. Village 2 site improvements have been completed. As of October 1, 2021, there have been 79 sales, 79 closings and 79 construction starts/building permits pulled. Village 2 is sold out.

Village 3. Village 3 is planned for 108 single family detached homes and is being marketed as 96 "Viridian" homes and 12 "Ventana," homes. Final maps for Village 3 were approved in September 2019. Village 3 site improvements have been completed. As of Octoberr 1, 2021, there have been 42 sales, 6 closings and 55 construction starts/building permits pulled.

Village 4. Village 4 is planned for 124 single family detached homes and is being marketed as 58 "Verdant" homes and 66 "Ventana," homes. Final maps for Village 4 were approved in September 2019. Village 4 site improvements have been completed. As of October 1, 2021, there have been 47 sales, 23 closings and 75 construction starts/building permits pulled.

Village 5. Village 5 is planned for 65 single family detached homes and is being marketed as "Verdant" homes. Final maps for Village 5 were approved in March 2021. Village 5 site improvements have been completed. As of October 1, 2021, there have been 0 sales, 0 closings and 8 construction starts/building permits pulled.

Village 6. Village 6 is planned for 61 single family detached homes and is being marketed as 27 "Viridian" homes and 34 "Verdant," homes (including 3 Verdant model homes). Final maps for Village 6 were approved in September 2019. Village 6 site improvements have been completed. As of October 1, 2021, there have been 57 sales, 57 closings and 60 construction starts/building permits pulled.

Infrastructure and Utilities. Lennar is undertaking construction of the necessary backbone and in-tract infrastructure for the development of the planned 502 units in the District. Public utilities, including electricity, natural gas, water, and telephone service, are available at the perimeter of the District and will be extended as site development is completed, including in connection with construction of the Facilities. The public utilities and other services that will serve the District include the following.

Water:	Sacramento County Water Agency
Sewer:	Sacramento Area Sewer District
Electricity:	Sacramento Municipal Utility District
Gas:	Pacific Gas & Electric

Status of Backbone and In-Tract Development. As of October 1, 2021, most of the backbone and in-tract improvements have been completed by Lennar Homes. Home building is well underway, with model homes complete and production homes under construction and being sold and closed to individual homeowners as described above.

Backbone infrastructure required for the project includes streets, curbs, gutters, sidewalks and streetlights along Grant Line Road, Americanos Boulevard, and Quantum and Paisleyshire

Ways. As the interior access roads required for the project are completed, additional off-site backbone improvements will be constructed. All backbone infrastructure required for building permits to be issued in all the Villages is complete. A portion of Americanos Boulevard remains to be completed with an estimated cost of $3.65 million. This improvement is expected to begin in February 2022 and is expected to be completed by November 2022.

In addition to the required backbone infrastructure, in-tract development within each of the six planned villages is also required. Lennar Homes estimates the on-site development cost to total $42,517,000 and has spent $39,972,000 as of October 1, 2021. For a table showing Lennar Homes' anticipated sources and uses of funds for the build-out of the project, see Table 3 below.

Lennar Homes Sources and Uses of Funds

Lennar Homes has provided the following table showing the estimated sources and uses for Lennar Homes related to the development and sale of the 502 homes planned for the District.

Table 3
City of Rancho Cordova
Grantline 208 CFD No. 2018-1
Lennar Homes Proposed Financing Plan
As of October 1, 2021[(1)]

	Total Budget	% Complete	Through 10/1/2021	Remainder to be Completed
Sources of Funds				
Sales of Homes	$295,661,000	39.2%	$115,773,000	$179,888,000
Sale of School Land	2,000,000	--	--	2,000,000
CFD – Bond Sale 1	7,186,011	100.0	7,186,011	--
CFD – Bond Sale 2	5,500,000	86.4	4,750,000	750,000
CFD – Bond Sale 3	5,634,000	--	--	5,634,000
Credits/Reimbursements	6,387,000	13.4	853,000	5,534,000
Total Sources of Funds	$322,368,011		$128,562,011	$193,806,000
Uses of Funds				
Land	$18,990,000	100.0%	$18,990,000	--
On-site Construction (In-tracts)	42,517,000	94.0	39,972,000	$2.545,000
Off-site Construction [(1)]	5,659,000	4.4	247,000	5,412,000
Direct Construction	105,479,000	59.6	62,860,000	42,619,000
Fees & Permits	42,293,000	66.0	27,903,000	14,390,000
Service & Warranty	4,435,000	39.2	1,737,000	2,698,000
Field Expenses	4,731,000	39.2	1,852,000	2,879,000
Selling & Marketing	16,261,000	39.2	6,368,000	9,893,000
General & Administrative	1,478,000	39.2	579,000	899,000
Property Taxes	927.000	15.0	139,000	788,000
Total Uses of Funds	$242,770,000		$160,647,000	$82,123,000
SUBTOTAL BEFORE SELF FUND AMOUNT			**($32,084,989)**	**$111,683,00**
Lennar Corporate (Net Self-Fund Project)			**$32,084,989**	
NET CASH FLOW	**$79,598,011**			

(1) Estimated as of October 1, 2021; actual amount may differ.
(2) Estimated amount for Americanos Blvd. construction.
Source: Lennar Homes.

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THE FACILITIES

Eligible Facilities

The Facilities eligible to be financed by the District are set forth in the Resolution of Formation and consist of roadway and transportation improvements, including roadway design, project management, grading, and construction of roadways, including curbs, gutters, sidewalks, pavement, street lighting, dry utilities, soundwalls and landscaping, as well as drainage facilities, park improvements and other miscellaneous improvements. Authorized Facilities also include sanitary sewer facilities, water facilities and other capital improvements for which developer impact fees are payable to the City for development within the District, as well as incidental expenses as authorized by the Mello-Roos Act.

Like the 2019 Bonds and 2021 Bonds, the proceeds of the 2021B Bonds will be used for a portion of the cost of the public improvements, which may include development impact fees for public improvements, eligible to be financed with the proceeds of the 2021B Bonds (the "**Facilities**," as described below). See "FINANCING PLAN" for additional details. The following table estimates the cost of the Facilities needed for development of property in the District.

Table 4
City of Rancho Cordova
Grantline 208 CFD No. 2018-1
Expected Cost of Facilities

Facility Category	Estimated Cost
Roadway and transportation improvements	$5,950,000
Park improvements	750,000
Drainage system improvements	705,000
Rancho Cordova TDIF/CIP	1,416,000
Development impact fees	16,173,000
Total	**$24,994,000**

Source: CFD Hearing Report.

Acquisition by the City and other Local Agencies

In connection with the issuance of the 2019 Bonds, the City and Lennar Homes entered into a Funding, Construction and Acquisition Agreement dated as of November 1, 2019 (the "**Acquisition Agreement**") which provides that Lennar Homes (or successors) will construct (or cause to be constructed or funded) the Facilities. As components of the Facilities are completed, proceeds of a portion of the Bonds will be used to pay all or a part of the purchase price of various Facilities pursuant to the terms of the Acquisition Agreement.

The Special Tax Formula provides that the funding of Facilities can also be made from collections of the Special Tax available as the "pay-as-you-go" component of Special Taxes levied in the District. The pay-as-you-go funding component is expected to provide for funding of the cost of a portion of the Facilities (both improvements and fees) in excess of the amount provided from bond proceeds (if such proceeds are not sufficient) through annual Special Tax collections in excess of the amount needed to pay the debt service.

The portion of the cost of construction of the Facilities that will not be provided from Bond proceeds or "pay-as-you-go" Special Taxes levied in the District, will be the responsibility of Lennar Homes.

OWNERSHIP OF PROPERTY WITHIN THE DISTRICT

Unpaid Special Taxes do not constitute a personal indebtedness of the owners of the parcels within the District. There is no assurance that an owner or any subsequent owners have the ability to pay the Special Taxes or that, even if they have the ability, they will choose to pay such taxes. An owner may elect to not pay the Special Taxes when due and cannot be legally compelled to do so. Neither the City nor any Bond owner will have the ability at any time to seek payment directly from the owners of property within the District of the Special Tax or the principal or interest on the 2021B Bonds, or the ability to control who becomes a subsequent owner of any property within the District.

Lennar Homes has provided the respective information set forth under the heading "OWNERSHIP OF PROPERTY WITHIN THE DISTRICT – Lennar Homes and Lennar" below. No assurance can be given that all information is complete. No assurance can be given that development of the property will be completed, or that it will be completed in a timely manner. The Special Taxes are not personal obligations of Lennar Homes or of any subsequent landowners; the 2021B Bonds are secured only by the Special Taxes and moneys available under the Fiscal Agent Agreement. See "SECURITY FOR THE 2021B BONDS" and "BOND OWNERS' RISKS" herein.

Property Owners in the District

At the time of formation of the District, Lennar Homes owned all of the land within the District. Subsequently, Lennar Homes has been constructing and selling homes to individual homeowners over time. The following table shows the projected top payers of special taxes in the District for Fiscal Year 2022-23, based on the projected Fiscal Year 2021-22 levy.

Table 5
City of Rancho Cordova
Grantline 208 CFD No. 2018-1
Property Ownership by Share of Fiscal Year 2021-22 Special Tax Levy

Owner [1]	No. of Parcels	No. of Expected Units	Acres	Combined Value [2]	FY 2021-22 Maximum Special Tax	FY 2021-22 Special Tax Levy [3]	Percent of Special Tax	CFD Bonds* [4]	Overlapping Debt [5]	Total Debt*	Avera Apprais... Value-Lien
Lennar Homes of California, Inc.[6]	289	289	38.6	$51,250,298	$652,538	$652,538	57.1%	$10,517,877	$948,538	$11,466,414	4.5
Individual Homeowners	213	213	28.6	117,170,649	489,324	489,324	42.9	7,887,123	1,166,715	9,053,839	12.9
Total	**502**	**502**	**67.2**	**$168,420,947**	**$1,141,861**	**$1,141,861**	**100.0%**	**$18,405,000**	**$2,115,253**	**$20,520,253**	**8.2**

* Preliminary; subject to change.

(1) Based on ownership information as of September 1, 2021. May not include recent sales.

(2) Appraised values were allocated to the individual parcels based on the expected development and lot status for each parcel, as reported in the Appraisal. The allocated appraised values are not indicative of the market values of the villages or the individual lots. Includes the fiscal year 2021-22 assessed values for parcels that were not appraised.

(3) Includes estimated debt service due in 2022 on the Series 2019 Special Tax Bonds, Series 2021 Special Tax Bonds, and Series 2021B Special Tax Bonds, plus an estimated $31,212 in administrative expenses and [$] to directly fund authorized facilities

(4) Includes the $7,035,000 outstanding principal amount of the Series 2019 Special Tax Bonds, the $5,570,000 outstanding principal amount of the Series 2021 Special Tax Bonds, and the $5,800,000 par amount of the Series 2021B Special Tax Bonds. Allocated based on the FY 2021-22 Special Tax Levy.

(5) Includes the overlapping debt liens listed under "Direct and Overlapping Tax and Assessment Debt" in the overlapping debt report prepared by California Municipal Statistics, Inc. The overlapping debt report is based on the parcels and assessed values as of FY 2021-22. Does not include any PACE liens secured by assessments or special taxes on the property.

(6) Includes parcels owned by Lennar Homes of California, Inc. and AG Essential Housing CA 1, LP.

Sources: Sacramento County Assessor's Office; Integra Realty Resources, Inc.; Piper Sandler & Co.; Goodwin Consulting Group, Inc.

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Lennar Homes and Lennar

General. As previously defined in this Official Statement, "Lennar Homes" is Lennar Homes of California, Inc., a California corporation. Lennar Homes has been in the business of developing residential real estate communities in California since 1996. Lennar Homes is wholly-owned by U.S. Home Corporation, a Delaware corporation ("**U.S. Home**"). U.S. Home is wholly-owned by Lennar Corporation, a Delaware corporation, which is based in Miami, Florida. Founded in 1954, Lennar Corporation completed its initial public offering in 1971 and listed its common stock on the New York Stock Exchange in 1972. Lennar Corporation's Class A and Class B common stock are listed on the New York Stock Exchange under the symbols "LEN" and "LEN.B." respectively. Lennar Corporation is one of the largest homebuilders in the United States based on home sales revenues and net earnings, and operates under a number of brand names, including Lennar Homes and U.S. Home. Lennar Homes primarily develops residential communities both within the Lennar family of builders and through consolidated and unconsolidated partnerships in which Lennar Homes maintains an interest.

Lennar Corporation is subject to the informational requirements of the Exchange Act and in accordance therewith files reports, proxy statements and other information with the SEC. Such filings, particularly the Annual Report on Form 10-K and its most recent Quarterly Report on Form 10-Q, set forth, among other things, certain data relative to the consolidated results of operations and financial position of Lennar Corporation and its consolidated subsidiaries, including Lennar Homes, as of such dates.

The SEC maintains a website that contains reports, proxy and other information statements and other information regarding registrants that file electronically with the SEC, including Lennar Corporation. The address of such website is www.sec.gov. All documents filed by Lennar Corporation pursuant to the requirements of the Exchange Act after the date of this Official Statement will be available for inspection in such manner as the SEC prescribes.

Copies of Lennar Corporation's Annual Report and related financial statements, prepared in accordance with generally accepted accounting standards, are available from Lennar Corporation's website at www.lennar.com.

The foregoing website addresses and references to filings with the SEC are given for reference and convenience only, and the information on such websites and on file with the SEC does not form a part of this Official Statement and is not incorporated by reference herein. No representation is made in this Official Statement as to the accuracy or adequacy of the information contained on such websites. Lennar Corporation and Lennar Homes are not obligated to advance funds for construction or development or to pay ad valorem property taxes or the Special Taxes and investors should not rely on the information and financial statements contained on such websites in evaluating whether to buy, hold or sell the Bonds. The information contained on such websites may be incomplete or inaccurate and has not been reviewed by the City or the Underwriter.

Land-Banking Arrangement. In October 2020, Lennar Homes sold 212 lots in the District to AG Essential Housing CA, a division of Angelo Gordon & Co. LP, which is a financial investment firm based in New York. As part of the transaction, Lennar Homes agreed to re-purchase the lots pursuant to a specific take-down schedule. In addition, while the lots are owned by AG Essential Housing CA, Lennar Homes agrees to perform any continuing disclosure requirements for such property and to pay special taxes on the property. The Appraisal notes that the transfer of lots to AG Essential Housing CA serves as a financing mechanism and not an

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arm's length transfer of the affected subject lots, so no further consideration is given to the transfer.

The schedule for the 212 lots in the District to be re-purchased by Lennar Homes is described as follows:

	Ventana	Viridian	Ventana	Ventana	Viridian 6	
	Vil 1	Vil 3	Vil 3	Vil 4	Vil 6	Total
Nov-20	4				4	8
Dec-20	4				3	7
Jan-21	4				4	8
Feb-21	4	4				8
Mar-21		4	4			8
Apr-21		4	4			8
May-21		4	4			8
Jun-21		4		4		8
Jul-21		4		4		8
Aug-21		4		3		7
Sep-21		4		3		7
Oct-21		3		4		7
Nov-21		4		4		8
Dec-21		4		4		8
Jan-22		4		3		7
Feb-22		4		4		8
Mar-22		4		4		8
Apr-22		4		4		8
May-22		4		4		8
Jun-22		5		4		9
Jul-22		4		5		9
Aug-22		4		4		8
Sep-22		4		3		7
Oct-22		4		5		9
Nov-22		4				4
Dec-22		4				4
Jan-23		4				4
Feb-23	4					4
Mar-23	4					4
Apr-23	3					3
Total	**27**	**96**	**12**	**66**	**11**	**212**

VALUE OF PROPERTY WITHIN THE DISTRICT

Assessed Values

The following table shows a history of assessed values in the District since Fiscal Year 2019-20.

Fiscal Year	Land Assessed Value	Improvement Assessed Value	Total Assessed Value	No. of Permits Issued[(1)]
2019-20	$16,181,372	$0	$16,181,372	6
2020-21	28,202,087	12,393,444	40,595,531	125
2021-22	51,672,708	53,319,003	105,400,488	285

(1) Represents the number of parcels for which a building permit for new construction was issued prior to June 1 of the prior Fiscal Year.
Sources: Sacramento County Assessor's Office; Goodwin Consulting Group, Inc.

Appraised Values

General. The value of taxable property within the District is a critical factor in determining the investment quality of the 2021B Bonds. In order to obtain a more accurate estimate of the value of land in the District, the City ordered preparation of an appraisal report (the "**Appraisal**") setting forth the estimated value of the taxable land within the District as of the October 1, 2021 date of value. The Appraisal was prepared by Integra Realty Resources, Sacramento, California (the "**Appraiser**"). The Appraisal is set forth in APPENDIX B hereto. The description herein of the Appraisal is intended for limited purposes only; the Appraisal should be read in its entirety. The conclusions reached in the Appraisal are subject to certain assumptions, conditions and qualifications which are set forth in the Appraisal.

The Appraisal estimated the market value of all of the taxable land in the District (except 75 single-family homes that have an improvements assessed value on the County property tax roll). Accordingly, the appraised value is the estimated value of the 427 lots in the District, as of the date of value, consisted of the taxable portion of the Grantline 208 development, encompassing over 200 acres of developable property approved for 502 dwelling units, and developing into three product types as described in the table below. The land in the District also includes non-taxable areas planned for recreation, public and open-space uses, as well as commercial uses. For additional details, see APPENDIX B hereto.

Value Estimate. The appraised valuation excludes the value of all portions of the property in the District designated for public and quasi-public purposes in the Sunridge Specific Plan and assumes completion of infrastructure funded by the 2021B Bonds and accounts for the impact of the lien of the Special Tax. The estimate is based on the hypothetical condition certain impact fees to be financed by the 2021B Bonds have been paid. The value estimate for the property as of the October 1, 2021 date of value, using the methodologies described in the Appraisal and subject to the limiting and hypothetical conditions and general and special assumptions set forth in the Appraisal is $168,420,947. The total aggregate estimated value of the land in the District represents both the appraised value of 427 lots and the assessed value of 75 completed homes The value is further described as follows:

Ownership	No. of Parcels/Lots	Value by Parcel	Aggregate Value	Total Value (Component)
Individual Homeowners – Completed Homes				
Viridian	55	$565,000	$31,075,000	
Ventana	41	570,000	23,370,000	
Verdant	46	560,000	25,760,000	
Total	***142***			***$80,205,000***
Master Developer (in bulk):				
Completed homes				
Viridian	2	$565,000	$1,130,000	
Ventana	1	570,000	570,000	
Verdant	3	560,000	1,680,000	
Total	***6***			***$3,380,000***
Improved & Partially Improved Lots (1)	***279***			***$45,523,916***
Aggregate (Cumulative) Appraised Values	427			$129,108,916
Aggregate (Cumulative) Assessed Values	75			39,312,031
Total Aggregate (Cumulative) Value	**502**			**$168,420,947**

(1) Includes $10,683,916 in permits & impact fees paid.

The Appraiser's valuation process employed the sales comparison approach and land residual analysis to estimate the market value of a benchmark lot category. In the sales comparison approach, adjustments are applied to the prices of comparable bulk lot transactions, and a market value for the benchmark lot category is concluded. Then, as a support of reasonableness, a land residual analysis is utilized, which is reconciled with the sales comparison approach conclusion. Adjustments are then applied to determine values for each residential Village, based upon lot size differences that exist from the lots within the benchmark lot category. The final estimate of market value is estimated by employing a discounted cash flow analysis, whereby the expected revenue, absorption period, expenses and discount rate associated with the sell-off of the lots were taken into account.

Hypothetical Condition. The market value estimated by the Appraiser is based on a hypothetical condition. A hypothetical condition is defined by USPAP as "a condition, directly related to a specific assignment, which is contrary to what is known by the appraiser to exist on the effective date of the assignment results, but is used for the purpose of the analysis." It is a hypothetical condition of the Appraisal that the proceeds from the 2021B Bonds will be used to fund certain impact fees otherwise due. The market value estimated in the Appraisal is based on the hypothetical condition certain impact fees to be financed by the 2021B Bonds have been paid. The estimate of market value accounts for the impact of the lien of the Special Taxes securing the 2021B Bonds.

Assumptions and Limiting Conditions. In considering the estimate of value evidenced by the Appraisal, the Appraisal is based upon a number of limiting conditions and standard and extraordinary assumptions which affect the estimates as to value, including, among others, the following.

- The valuation analysis is based on developer-provided site development cost projections for the subject property. According to the developer, permits and fees due at building permit average approximately $100,242 per lot. The proposed bond is anticipated to generate approximately $5,633,447 ($20,192/lot) in funds available to offset permits and fee

costs. As such, a net permits and fees amount of $80,050 per lot was utilized. If, at some future date, it is determined that cost estimates or input factors yielding the anticipated developer contribution for remaining permits and fees are different than actual, the values contained herein could be affected.

- The valuation analysis did not include review of a current title report of all properties to determine any possible conditions of title affecting the properties appraised. The Appraiser accepts no responsibility for matters pertaining to title.

- The Appraiser has also assumed that there is no hazardous material on or in the property that would cause a loss in value. Should future conditions and events involving hazardous material reduce the level of permitted development or delay the completion of any projected development, the value of the undeveloped land would likely be reduced from that estimated by the Appraiser. See "BOND OWNERS' RISKS – Land Values" and "– Hazardous Substances" below. See "APPENDIX B – The Appraisal" hereto for a description of certain assumptions made by the Appraiser.

Accordingly, because the Appraiser arrived at an estimate of current market value based upon certain conditions and assumptions which may or may not be fulfilled, no assurance can be given that should the parcels become delinquent due to unpaid Special Taxes, and be foreclosed upon and offered for sale for the amount of the delinquency, that any bid would be received for such property or, if a bid is received, that such bid would be sufficient to pay such delinquent Special Taxes.

The Appraisal notes that Douglas Road serves as the boundary line between the Elk Grove Unified School District and the Folsom Cordova School District. Specifically, the properties south of Douglas Road, including the property in the District, are within the Elk Grove Unified School District. The Appraiser notes that sales agents did not suggest a premium being paid by homeowners for a preference of one school district over the other. As such, no adjustment was considered for differing school districts in the Appraisal.

Limitations of Appraisal Valuation. Property values may not be evenly distributed throughout the District; thus, certain parcels may have a greater value than others. This disparity is significant because in the event of nonpayment of the Special Tax, the only remedy is to foreclose against the delinquent parcel.

No assurance can be given that the foregoing valuation can or will be maintained during the period of time that the Bonds are outstanding in that the City has no control over the market value of the property within the District or the amount of additional indebtedness that may be issued in the future by other public agencies, the payment of which, through the levy of a tax or an assessment, may be on a parity with the Special Taxes. See "–Priority of Lien" below.

For a description of certain risks that might affect the assumptions made in the Appraisal, see "BOND OWNERS' RISKS" herein.

Value to Special Tax Burden Ratios

The Appraisal sets forth the combined value of all taxable property within the District to be not less than $168,420,947, subject to the limiting conditions stated therein. (See "– The Appraisal" above and APPENDIX B hereto.) The principal amount of the direct and overlapping debt in the District is $18,400,000*, which consists of the total amount of 2019 Bonds, the 2021

Bonds and 2021B Bonds ($18,400,000*) and $0 of overlapping general obligation and CFD bond debt. Consequently, the estimated value of property in the District subject to the Special Tax lien ($168,420,947), is approximately 9.2* times the principal amount of the direct and overlapping debt in the District. This is an average and particular value-to-lien ratios by parcel may vary significantly from the average.

In comparing the value of the real property within the District to the principal amount of the Bonds and other direct and overlapping debt for the District, it should be noted that only the real property upon which there is a delinquent Special Tax can be foreclosed upon, and the real property within the District cannot be foreclosed upon as a whole to pay delinquent Special Taxes of the owners of such parcels within the District unless all of the property is subject to a delinquent Special Tax. In any event, individual parcels may be foreclosed upon separately to pay delinquent Special Taxes levied against such parcels.

Other public agencies whose boundaries overlap those of the District could, without the consent of the City and in certain cases without the consent of the owners of the land within the District, impose additional taxes or assessment liens on the land within the District. The purpose would be to finance additional regional or local public improvements or services. The lien created on the land within the District through the levy of such additional taxes or assessments may be on a parity with the lien of the Special Tax. In addition, construction loans may be obtained by the developers of property in the District or home loans may be obtained by ultimate homeowners. The deeds of trust securing such debt on property within the District, however, will be in a junior position to the lien of the Special Tax.

* Preliminary; subject to change.

Value-to-lien Ratios by Development Status. The following table shows value-to-lien ratios by village in the District, based on the projected Special Tax levy for Fiscal Year 2022-23, and the status of development as of October 1, 2021, assuming no further development. Value-to-lien ratios on individual parcels may vary considerably from any average.

Table 6A
City of Rancho Cordova
Grantline 208 CFD No. 2018-1
Value-to-Lien Ratios by Development Status - Based on Projected Fiscal Year 2022-23 Special Tax Levy

Development Status[1]	No. of Parcels	No. of Expected Units	Acres	Appraised Value[2]*	Projected FY 2022-23 Maximum Special Tax*	Projected FY 2022-23 Special Tax Levy[3]*	Percent of Projected Special Tax Levy*	CFD Bonds[4]*	Overlapping Debt [5]*	Total Debt*	Average Appraised Value-to-Lien*
Developed Property											
Village 1	54	54	7.1	$28,415,472	$118,364	$118,364	10.2%	$1,869,924	--	$1,869,924	15.2 : 1
Village 2	79	79	11.6	44,704,554	209,505	209,505	18.0	3,309,782	--	3,309,782	13.5 : 1
Village 3	55	55	7.0	11,385,240	124,913	124,913	10.7	1,973,382	--	1,973,382	5.8 : 1
Village 4	75	75	9.9	21,761,576	172,594	172,594	14.8	2,726,654	--	2,726,654	8.0 : 1
Village 5	8	8	1.0	1,305,345	17,319	17,319	1.5	273,606	--	273,606	4.8 : 1
Village 6	60	60	7.7	32,947,005	129,892	129,892	11.2	2,052,043	--	2,052,043	16.1 : 1
Subtotal	331	331	44.3	$140,519,192	$772,585	$772,585	66.3%	$12,205,391	--	$12,205,391	11.5 : 1
Final Map Property											
Village 1	11	11	1.5	$1,794,850	$23,813	$23,813	2.0%	$376,208	--	$376,208	4.8 : 1
Village 3	53	53	6.9	8,647,912	114,738	114,738	9.9	1,812,638	--	1,812,638	4.8 : 1
Village 4	49	49	7.5	7,995,240	127,998	127,998	11.0	2,022,122	--	2,022,122	4.0 : 1
Village 5	57	57	6.8	9,300,585	123,397	123,397	10.6	1,949,441	--	1,949,441	4.8 : 1
Village 6	1	1	0.2	163,168	2,165	2,165	0.2	34,201	--	34,201	4.8 : 1
Subtotal	171	171	22.9	$27,901,755	$392,111	$392,111	33.7%	$6,194,609	--	$6,194,609	4.5 : 1
Total	**502**	**502**	**67.2**	**$168,420,947**	**$1,164,696**	**$1,164,696**	**100.0%**	**$18,400,000**	**--**	**$18,400,000**	**9.2 : 1**

* *Preliminary; subject to change.*

(1) Includes building permits issued prior to August 31, 2021. Assumes no further development.

(2) Appraised values were allocated to the individual parcels based on the expected development and lot status for each parcel, as reported in the Appraisal. The allocated appraised values are not indicative of the market values of the villages or the individual lots. Includes the fiscal year 2021-22 assessed values for parcels that were not appraised.

(3) Includes estimated debt service due in 2023 on the Series 2019 Special Tax Bonds, Series 2021 Special Tax Bonds, and Series 2021B Special Tax Bonds, plus an estimated $31,836 in administrative expenses. Based on the status of development as noted under footnote (1), and is subject to change if the actual status of development changes before July 1, 2022. Assumes the City will levy the Maximum Special Tax on Developed Property and Final Map Property in fiscal year 2022-23.

(4) Includes the $7,035,000 outstanding principal amount of the Series 2019 Special Tax Bonds, the $5,570,000 outstanding principal amount of the Series 2021 Special Tax Bonds, and the $5,795,000 par amount of the Series 2021B Special Tax Bonds. Allocated based on the Projected FY 2022-23 Special Tax Levy.

(5) Includes the overlapping debt liens listed under "Direct and Overlapping Tax and Assessment Debt" in the overlapping debt report prepared by California Municipal Statistics, Inc. The overlapping debt report is based on the parcels and assessed values as of FY 2021-22. Does not include any PACE liens secured by assessments or special taxes on the property.

Sources: Integra Realty Resources, Inc.; Piper Sandler & Co.; Goodwin Consulting Group, Inc.

The following table shows value-to-lien ratios by village in the District, based on the maximum special tax for Fiscal Year 2021-22, and the status of development as of October 1, 2021, assuming no further development. Value-to-lien ratios on individual parcels may vary considerably from any average.

Table 6B
City of Rancho Cordova
Grantline 208 CFD No. 2018-1
Value-to-Lien Ratios by Development Status - Based on Maximum Special Tax for Fiscal Year 2021-22

Development Status [1]	No. of Parcels	No. of Expected Units	Acres	Combined Value [2]	FY 2021-22 Special Tax Maximum	FY 2021-22 Special Tax Levy [3]	Percent of Special Tax	CFD Bonds* [4]	Overlapping Debt [5]	Total Debt*	Average Appraised Value-to-Lien*
Developed Property											
Village 1	54	54	7.1	$28,415,472	$116,043	$116,043	10.2%	$1,870,435	$345,828	$2,216,263	12.8 : 1
Village 2	79	79	11.6	44,704,554	205,397	205,397	18.0	3,310,673	470,213	3,780,886	11.8 : 1
Village 3	55	55	7.0	11,385,240	122,464	122,464	10.7	1,973,920	177,202	2,151,121	5.3 : 1
Village 4	75	75	9.9	21,761,576	169,210	169,210	14.8	2,727,395	246,748	2,974,143	7.3 : 1
Village 5	8	8	1.0	1,305,345	16,979	16,979	1.5	273,680	23,393	297,073	4.4 : 1
Village 6	60	60	7.7	32,947,005	127,345	127,345	11.2	2,052,604	311,189	2,363,793	13.9 : 1
Subtotal	331	331	44.3	$140,519,192	$757,438	$757,438	66.3%	$12,208,706	$1,574,573	$13,783,279	10.2 : 1
Final Map Property											
Village 1	11	11	1.5	$1,794,850	$23,347	$23,347	2.0%	$376,311	$35,440	$411,751	4.4 : 1
Village 3	53	53	6.9	8,647,912	112,488	112,488	9.9	1,813,133	170,758	1,983,891	4.4 : 1
Village 4	49	49	7.5	7,995,240	125,488	125,488	11.0	2,022,666	164,904	2,187,570	3.7 : 1
Village 5	57	57	6.8	9,300,585	120,978	120,978	10.6	1,949,973	166,675	2,116,648	4.4 : 1
Village 6	1	1	0.2	163,168	2,122	2,122	0.2	34,210	2,903	37,113	4.4 : 1
Subtotal	171	171	22.9	$27,901,755	$384,423	$384,423	33.7%	$6,196,294	$540,680	$6,736,974	4.1 : 1
Total	**502**	**502**	**67.2**	**$168,420,947**	**$1,141,861**	**$1,141,861**	**100.0%**	**$18,405,000**	**$2,115,253**	**$20,520,253**	**8.2 : 1**

** Preliminary; subject to change.*

(1) Includes building permits issued prior to August 31, 2021. Assumes no further development. The fiscal year 2021-22 special tax levy was based on building permits issued prior to June 1, 2021. Parcels for which permits were issued between June 1, 2021 and August 31, 2021 are shown as Developed Property above, but the reclassification does not result in a change to the special tax amounts for fiscal year 2021-22 or the maximum special tax in future fiscal years.

(2) Appraised values were allocated to the individual parcels based on the expected development and lot status for each parcel, as reported in the Appraisal. The allocated appraised values are not indicative of the market values of the villages or the individual lots. Includes the fiscal year 2021-22 assessed values for parcels that were not appraised.

(3) Includes estimated debt service due in 2022 on the Series 2019 Special Tax Bonds, Series 2021 Special Tax Bonds, and Series 2021B Special Tax Bonds, plus an estimated $31,212 in administrative expenses and amounts to directly fund authorized facilities. Based on the status of development as noted under footnote (1).

(4) Includes the $7,035,000 outstanding principal amount of the Series 2019 Special Tax Bonds, the $5,570,000 outstanding principal amount of the Series 2021 Special Tax Bonds, and the $5,800,000 par amount of the Series 2021B Special Tax Bonds. Allocated based on the FY 2021-22 Special Tax Levy.

(5) Includes the overlapping debt liens listed under "Direct and Overlapping Tax and Assessment Debt" in the overlapping debt report prepared by California Municipal Statistics, Inc. The overlapping debt report is based on the parcels and assessed values as of FY 2021-22. Does not include any PACE liens secured by assessments or special taxes on the property.

Sources: Integra Realty Resources, Inc.; Piper Sandler & Co.; Goodwin Consulting Group, Inc.

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Value-to-lien Ratios By Category. The following table sets forth value-to-lien ratios by category for parcels in the District, based on the projected Special Tax levy for Fiscal Year 2021-22. Value-to-lien ratios on individual parcels may vary considerably from any average.

Table 7
City of Rancho Cordova
Grantline 208 CFD No. 2018-1
Appraised Value-to-Lien Ratio Ranges - Based on Special Tax Levy for Fiscal Year 2021-22

Appraised Value-to-Lien Category	No. of Parcels	No. of Expected Units	Acres	Combined Value [1]	FY 2021-22 Maximum Special Tax [2]	Percent of Special Tax	CFD Bonds* [3]	Overlapping Debt [4]	Total Debt*	Average Appraised Value-to-Lien*
15:1 to 20:1	24	24	3.1	$13,728,635	$50,938	4.5%	$821,041	$81,408	$902,449	15.2 : 1
10:1 to 15:1	191	191	25.8	105,413,157	440,720	38.6	7,103,713	1,098,200	8,201,913	12.9 : 1
5:1 to 10:1	8	8	1.3	3,755,239	20,800	1.8	335,258	53,206	388,464	9.7 : 1
3:1 to 5:1	279	279	37.1	45,523,916	629,403	55.1	10,144,987	882,440	11,027,427	4.1 : 1
Totals	**502**	**502**	**67.2**	**$168,420,947**	**$1,141,861**	**100.0%**	**$18,405,000**	**$2,115,253**	**$20,520,253**	**8.2 : 1**

** Preliminary; subject to change.*

(1) Appraised values were allocated to the individual parcels based on the expected development and lot status for each parcel, as reported in the Appraisal. The allocated appraised values are not indicative of the market values of the villages or the individual lots. Includes the fiscal year 2021-22 assessed values for parcels that were not appraised.

(2) Includes estimated debt service due in 2022 on the Series 2019 Special Tax Bonds, Series 2021 Special Tax Bonds, and Series 2021B Special Tax Bonds, plus an estimated $31,212 in administrative expenses and amounts to directly fund authorized facilities.

(3) Includes the $7,035,000 outstanding principal amount of the Series 2019 Special Tax Bonds, the $5,570,000 outstanding principal amount of the Series 2021 Special Tax Bonds, and the $5,800,000 par amount of the Series 2021B Special Tax Bonds. Allocated based on the FY 2021-22 Special Tax Levy.

(4) Includes the overlapping debt liens listed under "Direct and Overlapping Tax and Assessment Debt" in the overlapping debt report prepared by California Municipal Statistics, Inc. The overlapping debt report is based on the parcels and assessed values as of FY 2021-22. Does not include any PACE liens secured by assessments or special taxes on the property.

Sources: Integra Realty Resources, Inc.; Piper Sandler & Co.; Goodwin Consulting Group, Inc.

Priority of Lien

The Bonds are payable from the Special Tax authorized to be collected within the District, and payment of the Special Tax is secured by a lien on certain real property within the District. Such lien is co-equal to and independent of the lien for general taxes and any other liens imposed under the Mello-Roos Act, regardless of when they are imposed on the property in the District. The imposition of additional special taxes, assessments and general property taxes will increase the amount of independent and co-equal liens which must be satisfied in foreclosure. The City, the County and certain other public agencies are authorized by the Mello-Roos Act to form other community facilities districts and improvement areas and, under other provisions of State law, to form special assessment districts, either or both of which could include all or a portion of the land within the District. In addition, property owners can voluntarily agree to incur Property Assessed Clean Energy ("**PACE**") liens on their properties.

There can be no assurance that the developers will not petition for the formation of other community facilities districts and improvement areas or for a special assessment district or districts and that parity special taxes or special assessments will not be levied by the County or some other public agency to finance additional public facilities, however no other special districts are currently contemplated by the City or the developers.

Private liens, such as deeds of trust securing loans obtained by developers of land in the District, may be placed upon property in the District at any time. Under California law, the Special Taxes have priority over all existing and future private liens imposed on property subject to the lien of the Special Taxes.

Set forth below is a statement of direct and overlapping public bonded debt (the "**Overlapping Debt Report**") prepared by California Municipal Statistics, Inc. as of November 1, 2021. The Overlapping Debt Report includes only such information as has been reported to California Municipal Statistics, Inc. by the issuers of the debt described therein and by others. The Overlapping Debt Report is included for general informational purposes only. Neither the City nor the District makes any representation as to its completeness or accuracy.

The first column in the table names each public agency which has outstanding bonded debt as of the date of the report and whose territory overlaps the District in whole or in part. The second column shows the assessed value of the area common to the District and the other public agency (overlapping territory), as a percentage of the total assessed value of the other public agency. This percentage, multiplied by the total outstanding bonded debt of each overlapping agency (which is not shown in the table) produces the amount shown in the third column, which is the apportionment of each overlapping agency's outstanding debt to taxable property in the District. In addition to the bonded debt shown in the Overlapping Debt Report, various local agencies, including the City, levy additional parcels charges, assessments and special taxes on parcels in the District. See Table 9 for estimated amounts of these parcel charges, assessments and special taxes.

The Overlapping Debt Report does not include PACE debt secured by assessments or special taxes on any property. Based on the California Municipal Statistic's review of the Fiscal Year 2021-22 County property tax bills, none of the parcels within the District had a PACE lien.

Table 8
City of Rancho Cordova
Grantline 208 Community Facilities District No. 2018-1
Direct and Overlapping Indebtedness
As of November 1, 2021

2021-22 Local Secured Assessed Valuation: $104,991,711 (Land and Improvements)

DIRECT AND OVERLAPPING TAX AND ASSESSMENT DEBT:	**% Applicable**	**Debt 11/1/21**
Los Rios Community College District General Obligation Bonds	0.046%	$ 226,837
Elk Grove Unified School District General Obligation Bonds	0.245	756,988
Elk Grove Unified School District Community Facilities District No. 1	0.610	1,131,428
City of Rancho Cordova Community Facilities District No. 2018-1	**100.000**	**12,605,000**(1)
TOTAL DIRECT AND OVERLAPPING TAX AND ASSESSMENT DEBT		$14,720,253
OVERLAPPING GENERAL FUND DEBT:		
Sacramento County General Fund Obligations	0.055%	$ 71,045
Sacramento County Pension Obligation Bonds	0.055	343,130
Sacramento County Board of Education Certificates of Participation	0.055	1,701
Elk Grove Unified School District Certificates of Participation	0.245	28,811
City of Rancho Cordova Certificates of Participation	0.996	135,468
Sacramento Metropolitan Fire General Fund Obligations	0.135	11,330
Sacramento Metropolitan Fire Pension Obligation Bonds	0.135	41,141
Cordova Recreation and Park District General Fund Obligations	0.609	41,113
TOTAL GROSS OVERLAPPING GENERAL FUND DEBT		$673,739
Less: Sacramento County supported obligations		7,539
TOTAL NET OVERLAPPING GENERAL FUND DEBT		$666,200
GROSS COMBINED TOTAL DEBT		$15,393,992 (2)
NET COMBINED TOTAL DEBT		$15,386,453

Ratios to 2021-22 Local Secured Assessed Valuation:

Direct Debt ($12,605,000).....12.01%
Total Direct and Overlapping Tax and Assessment Debt 14.02%
Gross Combined Total Debt.....14.66%
Net Combined Total Debt.....14.65%

(1) Excludes Bonds to be sold.
(2) Excludes tax and revenue anticipation notes, enterprise revenue, mortgage revenue and non-bonded capital lease obligations.
Source: California Municipal Statistics, Inc.

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Estimated Tax Burden on a Single-Family Home

The following table sets forth the estimated total tax burden on a single-family home (for Lot Type A and Lot Type B), based on projected tax rates for Fiscal Year 2021-22.

Table 9
City of Rancho Cordova
Grantline 208 CFD No. 2018-1
Estimated Tax Bill for Fiscal Year 2021-22

Net Taxable Value		**Lot Type A Amount**	**Lot Type B Amount**
Estimated Average Sales Price [1]		$600,000.00	$564,990.00
Less: Homeowner's Exemption		(7,000.00)	(7,000.00)
Net Taxable Value		$593,000.00	$557,990.00
Ad Valorem Property Taxes	**Rate**		
Base Property Tax	1.0000%	$5,930.00	$5,579.90
Los Rios College General Obligation Bond	0.0249	147.66	138.94
Elk Grove Unified General Obligation Bond	0.0367	217.63	204.78
Total Ad Valorem Property Taxes	1.0616%	$6,295.29	$5,923.62
Parcel Charges, Assessments, and Special Taxes [2]			
Water and Drainage Studies - SCWA 13		$6.92	$6.92
Elk Grove USD CFD No. 1		200.00	200.00
Rancho Cordova CFD No. 2018-2		127.06	127.06
CRPD CFD No. 2018-01		445.40	445.40
Transit Services District Zone 2		85.46	85.46
Rancho Cordova Lighting District 2012-1		2.56	2.56
Rancho Cordova CFD 2014-2		469.52	469.52
Rancho Cordova CFD No. 2013-2		594.72	594.72
Grantline 208 CFD No. 2018-1 [3]		2,599.96	2,122.42
Total Parcel Charges, Assessments, and Special Taxes		$4,531.60	$4,054.06
Total Taxes		**$10,826.89**	**$9,977.68**
Total Effective Tax Rate		**1.80%**	**1.77%**

* *Preliminary; subject to change*.
(1) Represents the estimated market values for Lot Types A and B, as reported in the Appraisal.
(2) Does not include any PACE assessments or special taxes.
(3) Equal to the applicable Maximum Special Tax rate in FY 2021-22.
Sources: Integra Realty Resources, Inc.; Goodwin Consulting Group, Inc.

Special Tax Collections and Delinquencies

Fiscal Year 2019-20 was the first Fiscal Year during which the Special Tax were levied, with the first payment due in December 2019.

Table 10
City of Rancho Cordova
Grantline 208 CFD No. 2018-1
Special Tax Collections and Delinquencies (1)

		As of the End of each Fiscal Year		
Fiscal Year	Amount Levied	Number of Parcels Delinquent	Amount Delinquent	Percentage Delinquent
2019-20	$331,398	-0-	$0	0.00%
2020-21	984,218	-0-	$0	0.00%

(1) The Sacramento County Tax Collector's Office reports that all prior year delinquent amounts were remitted to the City through the Teeter Plan.
Sources: Sacramento County Tax Collector's Office; Goodwin Consulting Group, Inc.

The levy of Special Taxes in the District is currently covered by the Teeter Plan in the County. See "SECURITY FOR THE 2021B BONDS – Delinquent Payments of Special Tax; Covenant for Superior Court Foreclosure –Teeter Plan."

BOND OWNERS' RISKS

The purchase of the 2021B Bonds involves a degree of risk that may not be appropriate for some investors. The following includes a discussion of some of the risks that should be considered before making an investment decision. This discussion does not purport to be comprehensive or definitive or a complete statement of all factors that may be considered as risks in evaluating the credit quality of the 2021B Bonds.

Limited Obligation of the City to Pay Debt Service

The City has no obligation to pay principal of and interest on the 2021B Bonds if Special Tax collections are delinquent or insufficient, other than from amounts, if any, on deposit in the 2021B Reserve Account of the Reserve Fund or funds derived from the tax sale or foreclosure and sale of parcels for Special Tax delinquencies. The City is not obligated to advance funds to pay debt service on the 2021B Bonds.

Concentration of Ownership of Undeveloped Property

Most of the land within the District is currently owned (or under contract pursuant to a land-banking arrangement) by Lennar Homes. Although there will be transfers of ownership of this property as development progresses and home sales are closed, the timely payment of the 2021B Bonds depends upon the willingness and ability of all of the owners of taxable property within the District to pay the Special Taxes when due. The only assets of the owners of property within the District which constitute security for the 2021B Bonds are such owners' real property holdings located within the District, and each parcel may only be foreclosed against for delinquent Special Taxes levied against such parcel. If the current landowners choose to pay some but not all of the

Special Taxes, they may, as owners of parcels in the District, choose to default on payments of the Special Tax on parcels. Also see "– Bankruptcy Delays" below.

Development of undeveloped property within the District may be subject to unexpected delays, disruptions and changes which may affect the willingness and ability of Lennar Homes or other property owners to pay the Special Taxes when due. Certain infrastructure improvements remain to be completed in order to complete construction of the remaining homes in the District. No assurance can be given that the remaining proposed residential development will be partially or fully completed, and for purposes of evaluating the investment quality of the 2021B Bonds, prospective purchasers should consider the possibility that such parcels will remain vacant and only partially improved. See the information set forth under the caption "THE DISTRICT – Development in the District."

Levy and Collection of the Special Tax

General. The principal source of payment of principal of and interest on the 2021B Bonds is the proceeds of the annual levy and collection of the Special Tax against property within the District.

Limitation on Maximum Annual Special Tax Rate. The annual levy of the Special Tax is subject to the maximum annual Special Tax rate authorized in the Special Tax Formula. The levy cannot be made at a higher rate even if the failure to do so means that the estimated proceeds of the levy and collection of the Special Tax, together with other available funds, will not be sufficient to pay debt service on the 2021B Bonds.

In addition to the maximum annual Special Tax rate limitation in the Special Tax Formula, Section 53321(d) of the Act provides that the special tax levied against any parcel for which an occupancy permit for private residential use has been issued may not be increased as a consequence of delinquency or default by the owner of any other parcel within a community facilities district by more than 10% above the amount that would have been levied in such Fiscal Year had there never been any such delinquencies or defaults. In cases of significant delinquency, these factors may result in defaults in the payment of principal of and interest on the 2021B Bonds.

No Relationship Between Property Value and Special Tax Levy. Because the Special Tax Formula is not based on property value, the levy of the Special Tax will rarely, if ever, result in a uniform relationship between the value of particular parcels in the District subject to a Special Tax and the amount of the levy of the Special Tax against those parcels. Thus, there will rarely, if ever, be a uniform relationship between the value of the parcels in the District subject to a Special Tax and their proportionate share of debt service on the 2021B Bonds, and certainly not a direct relationship.

Factors that Could Lead to Special Tax Deficiencies. The following are some of the factors that might cause the levy of the Special Tax on any particular parcel of Taxable Property to vary from the Special Tax that might otherwise be expected:

Transfers to Governmental Entities. The number of parcels in the District subject to a Special Tax could be reduced through the acquisition of Taxable Property by a governmental entity and failure of the government to pay the Special Tax based upon a claim of exemption or, in the case of the federal government or an agency thereof,

immunity from taxation, thereby resulting in an increased tax burden on the remaining taxed parcels.

Property Tax Delinquencies. Failure of the owners of Taxable Property to pay property taxes (and, consequently, the Special Tax), or delays in the collection of or inability to collect the Special Tax by tax sale or foreclosure and sale of the delinquent parcels, could result in a deficiency in the collection of Special Tax revenues. See "– Property Tax Delinquencies" below.

Delays Following Special Tax Delinquencies and Foreclosure Sales. The Fiscal Agent Agreement generally provides that the Special Tax is to be collected in the same manner as ordinary *ad valorem* property taxes are collected and, except as provided in the special covenant for foreclosure described in "SECURITY FOR THE 2021B BONDS – Delinquent Payments of Special Tax; Covenant for Superior Court Foreclosure" and in the Mello-Roos Act, is subject to the same penalties and the same procedure, sale and lien priority in case of delinquency as is provided for ordinary *ad valorem* property taxes. Under these procedures, if taxes are unpaid for a period of five years or more, the property is deeded to the State and then is subject to sale by the County.

If sales or foreclosures of property are necessary, there could be a delay in payments to owners of the 2021B Bonds pending such sales or the prosecution of foreclosure proceedings and receipt by the City of the proceeds of sale if the 2021B Reserve Account of the now Reserve Fund is depleted. See "SECURITY FOR THE 2021B BONDS – Delinquent Payments of Special Tax; Covenant for Superior Court Foreclosure."

The ability of the City to collect interest and penalties specified by State law and to foreclose against properties having delinquent Special Tax installments may be limited in certain respects with regard to properties in which the Federal Deposit Insurance Corporation (the "**FDIC**") has or obtains an interest. The FDIC would obtain such an interest by taking over a financial institution that has made a loan that is secured by property within the District. See "– FDIC/Federal Government Interests in Properties" below.

Other laws generally affecting creditors' rights or relating to judicial foreclosure may affect the ability to enforce payment of Special Taxes or the timing of enforcement of Special Taxes. For example, the Soldiers and Sailors Civil Relief Act of 1940 affords protections such as a stay in enforcement of the foreclosure covenant, a six-month period after termination of military service to redeem property sold to enforce the collection of a tax or assessment and a limitation on the interest rate on the delinquent tax or assessment to persons in military service if the court concludes the ability to pay such taxes or assessments is materially affected by reason of such service.

Overlapping Tax Districts. The land in the District is also located within the boundaries of various local agencies that could issue debt in the future payable from special taxes or other amounts levied on the parcels in the District; this would decrease the value to lien ratios of parcels in the District.

Property Tax Delinquencies

General. Delinquencies in the payment of property taxes and, consequently, the Special Taxes, can occur because the owners of delinquent parcels may not have received property tax bills from the County in a timely manner, including situations in which the County initially sent

property tax bills to the property developer or merchant builder at a time when the parcels in question had already been sold to individual homeowners. Delinquencies can also reflect economic difficulties and duress by the property owner.

Numerous future delinquencies by the owners of Taxable Property in the District in the payment of property taxes (and, consequently, the Special Taxes, which are collected on the ordinary property tax bills) when due could result in a deficiency in Special Tax Revenues necessary to pay debt service on the 2021B Bonds, which could in turn result in the depletion of the 2021B Reserve Account of the Reserve Fund, prior to reimbursement from the resale of foreclosed property or payment of the delinquent Special Tax. In that event, there could be a delay or failure in payments of the principal of and interest on the 2021B Bonds. See "SECURITY FOR THE 2021B BONDS – Reserve Fund," and "SECURITY FOR THE 2021B BONDS – Delinquent Payments of Special Tax; Covenant for Superior Court Foreclosure."

The City intends to take certain actions designed to mitigate the impact of future delinquencies, including: enforcing the lien of the Special Taxes through collection procedures that will include foreclosure actions under certain circumstances (see "SECURITY FOR THE 2021B BONDS – Delinquent Payments of Special Tax; Covenant for Superior Court Foreclosure"); and increasing the levy of Special Taxes against non-delinquent property owners in the District, to the extent permitted under the Special Tax Formula and the Mello-Roos Act and to the extent the Special Taxes are not already being levied at the Maximum Annual Special Tax rate.

Any future decline in home values in the District could result in property owner unwillingness or inability to pay mortgage payments, as well as *ad valorem* property taxes and Special Taxes, when due. Under such circumstances, bankruptcies are likely to increase. Bankruptcy by homeowners with delinquent Special Taxes would delay the commencement and completion of foreclosure proceedings to collect delinquent Special Taxes.

It is possible that laws could be enacted in the future to assist homeowners in default in the payment of mortgages and property taxes. It is further possible that federal laws could be enacted that would adversely impact the ability of the City to foreclose on parcels with delinquent Special Taxes. No assurance can be given that any such laws will be enacted, or if enacted will be effective in assisting affected homeowners.

Property Values and Risks Related to Development

The value of Taxable Property within the District is a critical factor in determining the investment quality of the 2021B Bonds. If a property owner defaults in the payment of the Special Tax, the City's only remedy is to foreclose on the delinquent property in an attempt to obtain funds with which to pay the delinquent Special Tax. Land values could be adversely affected by economic and other factors beyond the City's control, such as a general economic downturn, relocation of employers out of the area, shortages of water, electricity, natural gas or other utilities, destruction of property caused by earthquake, flood, wildfires, or other natural disasters, environmental pollution or contamination, or unfavorable economic conditions.

The following is a discussion of specific risk factors that could affect the value of property in the District.

Risks Related to Availability of Mortgage Loans. In the past, market events have adversely affected the availability of mortgage loans to homeowners, including potential buyers

of homes within the District. Any such unavailability in the future could hinder the ability of the current homeowners to resell their homes, or the sale of newly completed homes in the future.

***Natural Disasters*.** The value of the Taxable Property in the future can be adversely affected by a variety of natural occurrences, particularly those that may affect infrastructure and other public improvements and private improvements on the Taxable Property and the continued habitability and enjoyment of such private improvements.

The areas in and surrounding the District, like those in much of California, may be subject to unpredictable seismic activity, including earthquakes. See "THE DISTRICT – Description and Location."

Other natural disasters could include, without limitation, floods, wildfires, droughts or tornadoes. One or more natural disasters could occur and could result in damage to improvements of varying seriousness. Although the District is not in a high-risk area (or a special fire hazard severity zone) for wildfires, landslides, floods, or tornadoes, natural disasters such as these are unpredictable and may occur anywhere throughout the State, with devastating consequences. In particular, large fires have impacted other parts of the City and County in recent years. The damage may entail significant repair or replacement costs and that repair or replacement may never occur either because of the cost, or because repair or replacement will not facilitate habitability or other use, or because other considerations preclude such repair or replacement. Under any of these circumstances there could be significant delinquencies in the payment of Special Taxes, and the value of the Taxable Property may well depreciate or disappear.

Droughts. California has a history of experiencing drought conditions from time to time and the area around the District, like most of the State, is prone to occasional drought. In 2021, drought was once again declared by the California Governor throughout the State, including in Sacramento County. This drought declaration follows an earlier declaration in 2014 that lasted several years. In both cases, the droughts show California facing water shortfalls and public officials taking necessary actions to prepare for these drought conditions. Even if the current drought ends, no assurance can be given that drought conditions will not return in the future, potentially impacting the development of property in the District. The volatility of weather patterns make it difficult to predict how long drought conditions will persist, or how often they may reoccur. However, when drought conditions do occur, it can affect community water usage for the duration of the drought as cities and water agencies implement drought management plans that require water usage reduction. The City cannot predict what effect the current or any future drought conditions could have on property values, or whether or to what extent water reduction requirements may affect the District.

***Legal Requirements*.** Other events that may affect the value of Taxable Property include changes in the law or application of the law. Such changes may include, without limitation, local growth control initiatives, local utility connection moratoriums and local application of statewide tax and governmental spending limitation measures.

***Hazardous Substances*.** One of the most serious risks in terms of the potential reduction in the value of Taxable Property is a claim with regard to a hazardous substance. In general, the owners and operators of Taxable Property may be required by law to remedy conditions of the parcel relating to releases or threatened releases of hazardous substances. The federal Comprehensive Environmental Response, Compensation and Liability Act of 1980, sometimes referred to as "CERCLA" or the "Superfund Act," is the most well-known and widely applicable of

these laws, but California laws with regard to hazardous substances are also stringent and similar. Under many of these laws, the owner or operator is obligated to remedy a hazardous substance condition of property whether or not the owner or operator has anything to do with creating or handling the hazardous substance. The effect, therefore, should any of the Taxable Property be affected by a hazardous substance, is to reduce the marketability and value of the parcel by the costs of remedying the condition, because the purchaser, upon becoming owner, will become obligated to remedy the condition.

The property values set forth in this Official Statement do not take into account the possible reduction in marketability and value of any of the Taxable Property by reason of the possible liability of the owner or operator for the remedy of a hazardous substance condition of the parcel. Although the City is not aware that the owner or operator of any of the Taxable Property has such a current liability with respect to any of the Taxable Property, it is possible that such liabilities do currently exist and that the City is not aware of them.

Further, it is possible that liabilities may arise in the future with respect to any of the Taxable Property resulting from the existence, currently, on the parcel of a substance presently classified as hazardous but that has not been released or the release of which is not presently threatened, or may arise in the future resulting from the existence, currently on the parcel of a substance not presently classified as hazardous but that may in the future be so classified. Further, such liabilities may arise not simply from the existence of a hazardous substance but from the method of handling it. All of these possibilities could significantly affect the value of Taxable Property that is realizable upon a delinquency.

Endangered and Threatened Species. It is illegal to harm or disturb any plants or animals in their habitat that have been listed as endangered species by the United States Fish & Wildlife Service under the Federal Endangered Species Act or by the California Fish & Game Commission under the California Endangered Species Act without a permit. Although the Master Developer believes that no federally listed endangered or threatened species would be affected by the proposed development within the District, other than any that are permitted by the entitlements already received (which allow for the impact of development and specify the mitigation required), the discovery of an endangered plant or animal could delay development of vacant property in the District or reduce the value of undeveloped property.

Future Property Development

Continuing development of the parcels in the District may be adversely affected by changes in general or local economic conditions, fluctuations in or a deterioration of the real estate market, increased construction costs, development, financing and marketing capabilities of the developer, water or electricity shortages, discovery on the undeveloped property of any plants or animals in their habitat that have been listed as endangered species, changes in law, and other similar factors. Development in the District may also be affected by development in surrounding areas, which may compete with the property in the District.

For example, H.R. 1 of the 115th U.S. Congress, known as the "Tax Cuts and Jobs Act," was enacted into law on December 22, 2017 (the "**Tax Act**"). The Tax Act makes significant changes to many aspects of the Code that could have an impact on future property development. The Tax Act reduces the amount of mortgage interest expense and state local income tax and property tax expense that individuals may deduct from their gross income for federal income tax purposes, which could increase the cost of home ownership within the District and could adversely affect the sale of homes by the developers. However, neither the City nor the developers can

predict the effect that the Tax Act may have on the cost of home ownership or the price of homes in the District, the rate at which homes in the District are sold to individual homeowners, or the ability or willingness of homeowners to pay special taxes or property taxes on taxable property within the District. The appraised values in the Appraisal do not take into account any of potential impacts of the Tax Act on home values or home sales in the District.

Other Possible Claims Upon the Value of Taxable Property

While the Special Taxes are secured by the Taxable Property, the security only extends to the value of such Taxable Property that is not subject to priority and parity liens and similar claims.

The table in the section entitled "VALUE OF PROPERTY WITHIN THE DISTRICT – Priority of Lien" shows the presently outstanding amount of governmental obligations (with stated exclusions), the tax or assessment for which is or may become an obligation of one or more of the parcels in the District subject to a Special Tax. The table also states the additional amount of general obligation bonds the tax for which, if and when issued, may become an obligation of one or more of the parcels in the District subject to a Special Tax. The table does not specifically identify which of the governmental obligations are secured by liens on one or more of the parcels in the District subject to a Special Tax.

In addition, other governmental obligations may be authorized and undertaken or issued in the future, the tax, assessment or charge for which may become an obligation of one or more of the parcels in the District subject to a Special Tax and may be secured by a lien on a parity with the lien of the Special Tax securing the 2021B Bonds.

In general, as long as the Special Tax is collected on the County tax roll, the Special Tax and all other taxes, assessments and charges also collected on the tax roll are on a parity, that is, are of equal priority. Questions of priority become significant when collection of one or more of the taxes, assessments or charges is sought by some other procedure, such as foreclosure and sale. In the event of proceedings to foreclose for delinquency of Special Taxes securing the 2021B Bonds, the Special Tax will be subordinate only to existing prior governmental liens, if any. Otherwise, in the event of such foreclosure proceedings, the Special Taxes will generally be on a parity with the other taxes, assessments and charges, and will share the proceeds of such foreclosure proceedings on a pro rata basis. Although the Special Taxes will generally have priority over non-governmental liens on a parcel of Taxable Property, regardless of whether the non-governmental liens were in existence at the time of the levy of the Special Tax or not, this result may not apply in the case of bankruptcy. See "– Bankruptcy Delays" below.

Exempt Properties

Certain properties are exempt from the Special Tax in accordance with the Special Tax Formula and the Mello-Roos Act, which provides that properties or entities of the state, federal or local government are exempt from the Special Tax; provided, however, that property within the District acquired by a public entity through a negotiated transaction or by gift or devise, which is not otherwise exempt from the Special Tax, will continue to be subject to the Special Tax. See "SECURITY FOR THE 2021B BONDS – Special Tax Formula."

In addition, although the Mello- Roos Act provides that if property subject to the Special Tax is acquired by a public entity through eminent domain proceedings, the obligation to pay the Special Tax with respect to that property is to be treated as if it were a special assessment, the

constitutionality and operation of these provisions of the Mello- Roos Act have not been tested, meaning that such property could become exempt from the Special Tax. The Mello- Roos Act further provides that no other properties or entities are exempt from the Special Tax unless the properties or entities are expressly exempted in a resolution of consideration to levy a new special tax or to alter the rate or method of apportionment of an existing special tax.

FDIC/Federal Government Interests in Properties

General. The ability of the City to foreclose the lien of delinquent unpaid Special Tax installments may be limited with regard to properties in which the FDIC, the Drug Enforcement Agency, the Internal Revenue Service, or other federal agency has or obtains an interest.

Federal courts have held that, based on the supremacy clause of the United States Constitution, in the absence of Congressional intent to the contrary, a state or local agency cannot foreclose to collect delinquent taxes or assessments if foreclosure would impair the federal government interest.

The supremacy clause of the United States Constitution reads as follows: "This Constitution, and the Laws of the United States which shall be made in Pursuance thereof; and all Treaties made, or which shall be made, under the Authority of the United States, shall be the supreme Law of the Land; and the Judges in every State shall be bound thereby, any Thing in the Constitution or Laws of any State to the contrary notwithstanding."

This means that, unless Congress has otherwise provided, if a federal governmental entity owns a parcel that is subject to Special Taxes but does not pay taxes and assessments levied on the parcel (including Special Taxes), the applicable state and local governments cannot foreclose on the parcel to collect the delinquent taxes and assessments.

Moreover, unless Congress has otherwise provided, if the federal government has a mortgage interest in the parcel and the City wishes to foreclose on the parcel as a result of delinquent Special Taxes, the property cannot be sold at a foreclosure sale unless it can be sold for an amount sufficient to pay delinquent taxes and assessments on a parity with the Special Taxes and preserve the federal government's mortgage interest. In *Rust v. Johnson* (9th Circuit; 1979) 597 F.2d 174, the United States Court of Appeal, Ninth Circuit held that the Federal National Mortgage Association ("**FNMA**") is a federal instrumentality for purposes of this doctrine, and not a private entity, and that, as a result, an exercise of state power over a mortgage interest held by FNMA constitutes an exercise of state power over property of the United States.

The City has not undertaken to determine whether any federal governmental entity currently has, or is likely to acquire, any interest (including a mortgage interest) in any of the parcels subject to the Special Taxes, and therefore expresses no view concerning the likelihood that the risks described above will materialize while the 2021B Bonds are outstanding.

FDIC. In the event that any financial institution making any loan which is secured by real property within the District is taken over by the FDIC, and prior thereto or thereafter the loan or loans go into default, resulting in ownership of the property by the FDIC, then the ability of the District to collect interest and penalties specified by State law and to foreclose the lien of delinquent unpaid Special Taxes may be limited.

The FDIC's policy statement regarding the payment of state and local real property taxes (the "**Policy Statement**") provides that property owned by the FDIC is subject to state and local

real property taxes only if those taxes are assessed according to the property's value, and that the FDIC is immune from real property taxes assessed on any basis other than property value. According to the Policy Statement, the FDIC will pay its property tax obligations when they become due and payable and will pay claims for delinquent property taxes as promptly as is consistent with sound business practice and the orderly administration of the institution's affairs, unless abandonment of the FDIC's interest in the property is appropriate. The FDIC will pay claims for interest on delinquent property taxes owed at the rate provided under state law, to the extent the interest payment obligation is secured by a valid lien. The FDIC will not pay any amounts in the nature of fines or penalties and will not pay nor recognize liens for such amounts. If any property taxes (including interest) on FDIC-owned property are secured by a valid lien (in effect before the property became owned by the FDIC), the FDIC will pay those claims. The Policy Statement further provides that no property of the FDIC is subject to levy, attachment, garnishment, foreclosure or sale without the FDIC's consent. In addition, the FDIC will not permit a lien or security interest held by the FDIC to be eliminated by foreclosure without the FDIC's consent.

The Policy Statement states that the FDIC generally will not pay non-*ad valorem* taxes, including special assessments, on property in which it has a fee interest unless the amount of tax is fixed at the time that the FDIC acquires its fee interest in the property, nor will it recognize the validity of any lien to the extent it purports to secure the payment of any such amounts. Special taxes imposed under the Mello-Roos Act and a special tax formula which determines the special tax due each year are specifically identified in the Policy Statement as being imposed each year and therefore covered by the FDIC's federal immunity. The Ninth Circuit issued a ruling on August 28, 2001, in which it determined that the FDIC, as a federal agency, is exempt from special taxes levied under the Act.

The City is unable to predict what effect the application of the Policy Statement would have in the event of a delinquency in the payment of Special Taxes on a parcel within the District in which the FDIC has or obtains an interest, although prohibiting the lien of the Special Taxes to be foreclosed out at a judicial foreclosure sale could reduce or eliminate the number of persons willing to purchase a parcel at a foreclosure sale. Such an outcome could cause a draw on the Reserve Fund and perhaps, ultimately, if enough property were to become owned by the FDIC, a default in payment on the 2021B Bonds.

Depletion of 2021B Reserve Account of the Reserve Fund

The 2021B Reserve Account of the Reserve Fund is to be maintained at an amount equal to the Reserve Requirement as defined in the Fiscal Agent Agreement. See "SECURITY FOR THE 2021B BONDS – Reserve Fund." The 2021B Reserve Account of the Reserve Fund will be used to pay principal of and interest on the 2021B Bonds if insufficient funds are available from the proceeds of the levy and collection of the Special Tax against property within the District. If the 2021B Reserve Account of the Reserve Fund is depleted, it can be replenished from the proceeds of the levy and collection of the Special Taxes that exceed the amounts to be paid to the owners of the 2021B Bonds under the Fiscal Agent Agreement. However, because the Special Tax levy is limited to the annual Maximum Annual Special Tax rates, it is possible that no replenishment would be achieved if the Special Tax proceeds, together with other available funds, remain insufficient to pay all such amounts. Thus, it is possible that the 2021B Reserve Account of the Reserve Fund will be depleted and not be replenished by the levy and collection of the Special Taxes.

Bankruptcy Delays

The payment of the Special Tax and the ability of the City to foreclose the lien of a delinquent unpaid Special Tax, as discussed in "SECURITY FOR THE 2021B BONDS," may be limited by bankruptcy, insolvency or other laws generally affecting creditors' rights or by the laws of the State of California relating to judicial foreclosure. The various legal opinions to be delivered concurrently with the delivery of the 2021B Bonds (including Bond Counsel's approving legal opinion) will be qualified as to the enforceability of the various legal instruments by bankruptcy, insolvency, reorganization, moratorium and other similar laws affecting creditors' rights, by the application of equitable principles and by the exercise of judicial discretion in appropriate cases.

Although bankruptcy proceedings would not cause the Special Taxes to become extinguished, bankruptcy of a property owner or any other person claiming an interest in the property could result in a delay in superior court foreclosure proceedings and could result in the possibility of Special Tax installments not being paid in part or in full. Such a delay would increase the likelihood of a delay or default in payment of the principal of and interest on the 2021B Bonds.

In addition, the amount of any lien on property securing the payment of delinquent Special Taxes could be reduced if the value of the property were determined by the bankruptcy court to have become less than the amount of the lien, and the amount of the delinquent Special Taxes in excess of the reduced lien could then be treated as an unsecured claim by the court. Any such stay of the enforcement of the lien for the Special Tax, or any such delay or non-payment, would increase the likelihood of a delay or default in payment of the principal of and interest on the 2021B Bonds and the possibility of delinquent Special Taxes not being paid in full.

To the extent that property in the District continues to be owned by a limited number of property owners, the chances are increased that the Reserve Fund could be fully depleted during any such delay in obtaining payment of delinquent Special Taxes. As a result, sufficient moneys would not be available in the Reserve Fund to make up shortfalls resulting from delinquent payments of the Special Tax and thereby to pay principal of and interest on the 2021B Bonds on a timely basis.

On July 30, 1992, the United States Court of Appeals for the Ninth Circuit issued its opinion in a bankruptcy case entitled *In re Glasply Marine Industries*. In that case, the court held that *ad valorem* property taxes levied by Snohomish County in the State of Washington after the date that the property owner filed a petition for bankruptcy were not entitled to priority over a secured creditor with a prior lien on that property. The court upheld the priority of unpaid *ad valorem* taxes imposed before the bankruptcy petition (the "**pre-petition taxes**"), but unpaid taxes imposed after the filing of the bankruptcy petition ("**post-petition taxes**") were declared to be unsecured "administrative expenses" of the bankruptcy estate, and were therefore held to be payable from the bankruptcy estate only after payment of all secured creditors. As a result, the secured creditor of the property was able to foreclose on the property and retain all of the proceeds of the sale except for the amount of the pre-petition taxes.

According to the court's ruling, as administrative expenses, post-petition taxes would have to be paid, but only if the debtor had sufficient assets not subject to other perfected security interests to do so. In certain circumstances, payment of such administrative expenses may also be allowed to be deferred. Once the property is transferred out of the bankruptcy estate (through foreclosure or otherwise) it would at that time again become subject to and would secure liens for then current and future *ad valorem* taxes.

Glasply was controlling precedent on bankruptcy courts in the State of California for several years subsequent to the date of the Ninth Circuit's holding. Pursuant to state law, the lien date for general *ad valorem* property taxes levied in the State of California is the January 1 preceding the Fiscal Year for which the taxes are levied. Under the *Glasply* holding, a bankruptcy petition filing would have prevented the lien for general *ad valorem* property taxes levied in Fiscal Years subsequent to the filing of a bankruptcy petition from attaching and becoming a lien so long as the property was a part of the estate in bankruptcy. However, the *Glasply* holding was for the most part subsequently rendered inoperative with respect to the imposition of a lien for and the collection of *ad valorem* taxes by amendments to the federal Bankruptcy Code (Title 11 U.S.C.) which were part of the Bankruptcy Reform Act of 1994 (the "Bankruptcy Reform Act") passed by Congress during the later part of 1994. The Bankruptcy Reform Act added a provision to the automatic stay section of the Bankruptcy Code which, pursuant to Section 362(b)(18) thereof, excepts from the Bankruptcy Code's automatic stay provisions, "the creation of a statutory lien for an *ad valorem* property tax imposed by . . . a political subdivision of a state, if such tax comes due after the filing of the petition" by a debtor in bankruptcy court. The effect of this provision is to continue the secured interest of *ad valorem* taxes on real property (i.e., post-petition taxes) in effect during the period following the filing of a bankruptcy petition, including during the period bankruptcy proceedings are pending.

Without further clarification by the courts or Congress, the original rationale of the *Glasply* holding could, however, still result in the treatment of post-petition special taxes as "administrative expenses," rather than as tax liens secured by real property, at least during the pendency of bankruptcy proceedings. This treatment might result from the fact that, although the lien of special taxes is of record from the date of the filing of a Notice of Special Tax Lien, the actual special tax is levied annually. As noted above, special taxes have a different lien date than the lien date for general *ad valorem* taxes in the State of California noted above. The lien of a Mello-Roos special tax attaches upon recordation of the notice of the special tax lien, as provided for in Section 53328.3 of the Act, as opposed to the annual January 1 lien date for general *ad valorem* taxes. Thus, in deciding whether the original *Glasply* ruling is applicable to a bankruptcy proceeding involving special taxes rather than general *ad valorem* property taxes, a court might consider the differences in the statutory provisions for creation of the applicable tax lien (general *ad valorem* or special tax) in determining whether there is a basis for post petition special taxes to be entitled to a lien on the property during pending bankruptcy proceedings. If a court were to apply *Glasply* to eliminate the priority of the special tax lien as a secured claim against property with respect to post-petition levies of the Special Taxes made against property owners within the District who file for bankruptcy, collections of the Special Taxes from such property owners could be reduced as the result of being treated as "administrative expenses" of the bankruptcy estate. Also, and most importantly, is the fact that the original holding in *Glasply* and the mitigation of that holding by the Bankruptcy Reform Act of 1994 both appear to be applicable only to general *ad valorem* taxes, and, therefore, the exemption from the automatic stay in Section 362(b)(18) discussed above may not be applicable to special taxes since they were not expressly mentioned or provided for in this section, nor defined to be included within the term *"ad valorem* taxes."

Disclosure to Future Purchasers

The City has recorded a notice of the Special Tax lien in the Office of the County Recorder. While title companies normally refer to such notices in title reports, there can be no guarantee that such reference will be made or, if made, that a prospective purchaser or lender will consider such special tax obligation in the purchase of a parcel of land or a home in the District or the lending of money secured by property in the District. The Mello-Roos Act and the City's Mello-Roos Act Goals and Policies require the subdivider of a subdivision (or its agent or representative)

to notify a prospective purchaser or long-term lessor of any lot, parcel, or unit subject to a Mello-Roos special tax of the existence and maximum amount of such special tax using a statutorily prescribed form. California Civil Code Section 1102.6b requires that in the case of transfers other than those covered by the above requirement, the seller must at least make a good faith effort to notify the prospective purchaser of the special tax lien in a format prescribed by statute. Failure by an owner of the property to comply with these requirements, or failure by a purchaser or lessor to consider or understand the nature and existence of the Special Tax, could adversely affect the willingness and ability of the purchaser or lessor to pay the Special Tax when due.

No Acceleration Provisions

The 2021B Bonds do not contain a provision allowing for their acceleration in the event of a payment default or other default under the terms of the 2021B Bonds or the Fiscal Agent Agreement. Under the Fiscal Agent Agreement, a Bond owner is given the right for the equal benefit and protection of all Bond owners similarly situated to pursue certain remedies. So long as the 2021B Bonds are in book-entry form, DTC will be the sole Bond owner and will be entitled to exercise all rights and remedies of Bondholders, in accordance with its procedures and rules.

Loss of Tax Exemption

As discussed under the caption "TAX MATTERS," interest on the 2021B Bonds might become includable in gross income for purposes of federal income taxation retroactive to the date the 2021B Bonds were issued as a result of future acts or omissions of the City in violation of its covenants in the Fiscal Agent Agreement. The Fiscal Agent Agreement does not contain a special redemption feature triggered by the occurrence of an event of taxability. As a result, if interest on the 2021B Bonds were to become includable in gross income for purposes of federal income taxation, the 2021B Bonds would continue to remain outstanding until maturity unless earlier redeemed pursuant to optional redemption, mandatory sinking fund redemption or special mandatory redemption upon prepayment of the Special Taxes. See "THE 2021B BONDS – Redemption."

Future legislative proposals, if enacted into law, clarification of the Code or court decisions may cause interest on the 2021B Bonds to be subject, directly or indirectly, to federal income taxation or to be subject to or exempted from state income taxation, or otherwise prevent Bond owners from realizing the full current benefit of the tax status of such interest.

IRS Audit of Tax-Exempt Bond Issues

The Internal Revenue Service (the "**IRS**") has initiated an expanded program for the auditing of tax-exempt bond issues, including both random and targeted audits. It is possible that the 2021B Bonds will be selected for audit by the IRS. It is also possible that the market value of such 2021B Bonds might be affected as a result of such an audit (or by an audit of similar bonds or securities).

Voter Initiatives

Under the California Constitution, the power of initiative is reserved to the voters for the purpose of enacting statutes and constitutional amendments. Since 1978, the voters have exercised this power through the adoption of Proposition 13 and similar measures, including Proposition 218, which was approved in the general election held on November 5, 1996, and Proposition 26, which was approved on November 2, 2010.

Any such initiative may affect the collection of fees, taxes and other types of revenue by local agencies such as the District. Subject to overriding federal constitutional principles, such collection may be materially and adversely affected by voter-approved initiatives, possibly to the extent of creating cash-flow problems in the payment of outstanding obligations such as the 2021B Bonds.

Proposition 218 – Voter Approval for Local Government Taxes—Limitation on Fees, Assessments, and Charges—Initiative Constitutional Amendment, added Articles XIIIC and XIIID to the California Constitution, imposing certain vote requirements and other limitations on the imposition of new or increased taxes, assessments and property-related fees and charges.

On November 2, 2010, California voters approved Proposition 26, entitled the "Supermajority Vote to Pass New Taxes and Fees Act." Section 1 of Proposition 26 declares that Proposition 26 is intended to limit the ability of the State Legislature and local government to circumvent existing restrictions on increasing taxes by defining the new or expanded taxes as "fees." Proposition 26 amended Articles XIIIA and XIIIC of the State Constitution. The amendments to Article XIIIA limit the ability of the State Legislature to impose higher taxes (as defined in Proposition 26) without a two-thirds vote of the Legislature. Article XIIIC requires that all new local taxes be submitted to the electorate before they become effective. Special Taxes for general governmental purposes require a majority vote and taxes for specific purposes ("special taxes") require a two-thirds vote.

The Special Taxes and the 2021B Bonds were each authorized by not less than a two-thirds vote of the landowners within the District who constituted the qualified electors at the time of such voted authorization. The City believes, therefore, that issuance of the 2021B Bonds does not require the conduct of further proceedings under the Act, Proposition 218 or Proposition 26.

Case Law Related to the Mello-Roos Act

On August 1, 2014, the California Court of Appeal, Fourth Appellate District, issued its opinion in *City of San Diego v. Melvin Shapiro, et al.* (D063997). The case involved a Convention Center Facilities District (the "**CCFD**") established by the City of San Diego. The CCFD is a financing district established under the City's charter (the "Charter") and was intended to function much like a community facilities district established under the Mello-Roos Act. The CCFD was comprised of all of the real property in the entire City. However, the CCFD special tax was to be levied only on properties in the CCFD that were improved with a hotel.

At the election to authorize the CCFD special tax, the CCFD proceedings limited the electorate to owners of hotel properties and lessees of real property owned by a governmental entity on which a hotel was located. Registered voters in the City of San Diego were not permitted to vote. This definition of the qualified electors of the CCFD was based on Section 53326(c) of the Mello-Roos Act, which generally provides that, if a special tax will not be apportioned in any tax year on residential property, the legislative body may provide that the vote shall be by the landowners of the proposed community facilities district whose property would be subject to the special tax.

The *San Diego* Court held that the CCFD special tax election did not comply with the City's Charter and with applicable provisions of the California Constitution -- specifically Article XIIIA, section 4 ("Cities, Counties and special districts, by a two-thirds vote of the qualified electors of such district, may impose special taxes on such district….") and Article XIIIC, section 2(d) ("No

local government may impose, extend, or increase any special tax unless and until that tax is submitted to the electorate and approved by a two-thirds vote.") -- because the electors in the CCFD election should have been the registered voters residing within the CCFD (the boundaries of which were coterminous with the boundaries of the City of San Diego).

As to the District, there were fewer than 12 registered voters within the District at the time of the election to authorize the Special Taxes. Significantly, the *San Diego* Court expressly stated that it was not addressing the validity of a landowner election to impose special taxes on residential property pursuant to the Mello-Roos Act in situations where there are fewer than 12 registered voters. Therefore, by its terms, the *San Diego* Court's holding does not apply to the special tax election in the District.

Moreover, Sections 53341 and 53359 of the Act establish a limited period of time in which special taxes levied under the Mello-Roos Act may be challenged by a third party:

> 53341. Any action or proceeding to attack, review, set aside, void, or annul the levy of a special tax or an increase in a special tax pursuant to [the Mello-Roos Act] shall be commenced within 30 days after the special tax is approved by the voters….
>
> 53359. An action to determine the validity of bonds issued pursuant to [the Mello-Roos Act] or the validity of any special taxes levied pursuant to [the Mello-Roos Act] … shall …. be commenced within 30 days after the voters approve the issuance of the bonds or the special tax …

Section 53326(b) of the Mello-Roos Act defines the authorized voters for an election in which the special taxes will be levied on residential property: "Except as otherwise provided in subdivision (c), if at least 12 persons, who need not necessarily be the same 12 persons, have been registered to vote within the territory of the proposed community facilities district for each of the 90 days preceding the close of the protest hearing, the vote shall be by the registered voters of the proposed district, with each voter having one vote. Otherwise, the vote shall be by the landowners of the proposed district and each person who is the owner of land at the close of the protest hearing, or the authorized representative thereof, shall have one vote for each acre or portion of an acre of land that he or she owns within the proposed community facilities district not exempt from the special tax…."

Landowner voters approved the Special Taxes and the issuance of bonds for the District in compliance with all applicable requirements of the Mello-Roos Act and, pursuant to Sections 53341 and 53359 of the Mello-Roos Act, the statute of limitations period to challenge the validity of the special tax has expired. Because the *San Diego* Court expressly stated that it did not consider the facts presented by the District and because the period for challenging the Special Taxes has passed, the City believes the Special Taxes are valid and cannot be challenged.

Secondary Market for Bonds

There can be no guarantee that there will be a secondary market for the 2021B Bonds or, if a secondary market exists, that any 2021B Bonds can be sold for any particular price. Prices of bond issues for which a market is being made will depend upon then-prevailing circumstances. Such prices could be substantially different from the original purchase price.

No assurance can be given that the market price for the 2021B Bonds will not be affected by the introduction or enactment of any future legislation (including without limitation amendments to the Internal Revenue Code), or changes in interpretation of the Internal Revenue Code, or any action of the IRS, including but not limited to the publication of proposed or final regulations, the issuance of rulings, the selection of the 2021B Bonds for audit examination, or the course or result of any IRS audit or examination of the 2021B Bonds or obligations that present similar tax issues as the 2021B Bonds.

COVID-19 Pandemic

The spread of the COVID-19 coronavirus pandemic, and responses intended to slow its spread, may result in negative impacts to the homebuilding operations and sales of homes within the District. In addition, no assurance can be given that the property tax payment dates will not be deferred in the future, which may cause a delay in the receipt of Special Taxes by the City for the payment of the Bonds. Additionally, stock and municipal bond markets in the U.S. and globally have seen significant volatility attributed to coronavirus concerns; there can be no assurances that these or other concerns that emerge later will not materially adversely impact the secondary market for the 2021B Bonds.

As a measure to assist certain taxpayers impacted by COVID 19, on May 6, 2020 the Governor of the State issued Executive Order N-61-20 which waives penalties and interest on property tax installments for residential property occupied by the taxpayer and certain other real property which is used for a small business, subject to certain filing requirements and proof of economic hardship due to COVID-19 or any local, state or federal response to COVID-19. The period to which the order applied has expired, however initiation of a new similar order is not precluded. This Executive Order has had no impact on Special Taxes or the District; however, the COVID-19 pandemic remains ongoing and no assurance can be given that similar, future orders will not be issued in the future and impact the Special Taxes collected in the District.

Negative impacts on the collection of Special Taxes could occur because Special Tax payments are deferred and could be further deferred, or some taxpayers may be unable to make their property and special tax payments. Additionally the value of property on future tax rolls could be reduced, which will not be known until the tax roll is released. At this time, there is no way to provide an estimate of the impact that the pandemic could have on future property taxes.

The development of Lennar Homes' planned development within the District is subject to disruption due to the COVID-19 pandemic and related public health and governmental authorities' orders and actions, which could have a material adverse effect on Lennar Homes' ability to complete its proposed development within the District in the time frame and budget, and at the sales prices, described in this Official Statement. With housing construction currently considered an essential function in the jurisdiction, Lennar Homes has largely continued, with certain modifications, its home construction and sales activities in the District to date. Lennar Homes has also taken steps at its model home sites, sales offices and jobsites to limit the spread of the COVID-19 outbreak. Lennar Homes has implemented certain changes to its home sales process in an effort to mitigate the spread of COVID-19Prospective homebuyers have the option of touring homes virtually online, by appointment, or currently, in person. However, in the event that Lennar Homes believes it is advisable to, or is required to, implement additional measures in response to a resurgence of COVID-19 or other public health risks, Lennar Homes may experience further negative impacts on its business and operations.

As of _____, Lennar Homes has experienced increases in certain construction costs, supply chain delays, labor shortages, and increased cycle time for home deliveries. However, Lennar Homes has not experienced any significant development delays resulting from work stoppages, reduced attendance of workers, or the ability to obtain necessary inspections and approvals for homes, which may be attributed, directly or indirectly, to the COVID-19 pandemic. While the cost increases and delays may have been and may continue to be intermittently affected by COVID-19, the majority of cost increases and delays can be attributable to production backlogs due to prior shutdowns or shelter in place orders, the strength of the housing market and the result of vendors not anticipating the scale of the demand for housing materials.

The COVID-19 outbreak is ongoing and, among other things, the ultimate geographic spread of the virus, the emergence and spread of new strains or variants of COVID-19, the duration and severity of the outbreak, the availability and acceptance of effective vaccines, adequate testing and treatments and the prevalence of widespread immunity to COVID-19, and the economic and other actions that may be taken by governmental authorities to contain the outbreak or to address its impact remain uncertain. The ultimate effects of COVID-19 on the District, Lennar Homes' operations and financial condition, homebuyers' willingness and ability to pay Special Taxes when due, and the real estate market and United States economy in general are unknown. Such effects, if and as they arise, could have a material adverse effect on the ability to develop the homes in the District as planned, and no assurance can be provided that Lennar Homes will be able to (a) complete in whole or in any part, or within any particular time, its construction of homes within the District; (b) avoid additional material increases in development costs or delays resulting from work stoppages, reduced attendance of workers, shortages or delays in the delivery of building materials, and/or delays in obtaining necessary inspections and approvals; or (c) sell homes, and close home sales or not experience purchase contract cancellations, due to in each case to public health or governmental restrictions, further spread of COVID-19, an economic downturn driven by the pandemic, or otherwise. See "BOND OWNERS' RISKS — Public Health Emergencies" herein.

Cyber Security

The City, like many other public and private entities, relies on computer and other digital networks and systems to conduct its operations. As a recipient and provider of personal, private or other sensitive electronic information, the City is potentially subject to multiple cyber threats, including without limitation hacking, viruses, ransomware, malware and other attacks. No assurance can be given that the City's efforts to manage cyber threats and attacks will be successful in all cases, or that any such attack will not materially impact the operations or finances of the City or the District, or the administration of the 2021B Bonds. The City is also reliant on other entities and service providers in connection with the administration of the 2021B Bonds, including without limitation the County tax collector for the levy and collection of Special Taxes, the Fiscal Agent, and the dissemination agent. No assurance can be given that the City, the District and these other entities will not be affected by cyber threats and attacks in a manner that may affect the Bond owners.

Potential Early Redemption of Bonds from Prepayments

Property owners within the District, including Lennar Homes and individual homeowners, are permitted to prepay their Special Tax obligation at any time. Such prepayments could also be made from the proceeds of bonds issued by or on behalf of an overlapping special assessment district or community facilities district. Such prepayments will result in a redemption of the Bonds

on the interest payment date for which timely notice may be given under the Fiscal Agent Agreement following the receipt of the prepayment. The resulting redemption of Bonds that were purchased at a price greater than par could reduce the otherwise expected yield on such Bonds.

LEGAL MATTERS

Legal Opinion

The legal opinion of Jones Hall, A Professional Law Corporation, San Francisco, California, Bond Counsel, approving the validity of the 2021B Bonds will be made available to purchasers at the time of original delivery and is attached in substantially final form as APPENDIX E.

Jones Hall, A Professional Law Corporation, San Francisco, California, has served as Disclosure Counsel to the City. Meyers Nave, A Professional Law Corporation, Sacramento, California, will pass upon certain legal matters for the City as its City Attorney. Kutak Rock LLP, Irvine, California, is serving as counsel to the Underwriter.

No Litigation

At the time of delivery of the 2021B Bonds, the City will certify that there is no action, suit, proceeding, inquiry or investigation, at law or in equity, before or by any court, public board or body, pending with respect to which the District has been served with process or threatened, which (i) in any way questions the powers of the City Council or the City, (ii) in any way questions the validity of any proceeding taken by the City Council in connection with the issuance of the 2021B Bonds, (iii) wherein an unfavorable decision, ruling or finding could have a material adverse effect on the transactions contemplated by the purchase contract with respect to the 2021B Bonds, (iv) which, in any way, could adversely affect the validity or enforceability of the resolutions of the City Council adopted in connection with the formation of the District or the issuance of the 2021B Bonds, the Fiscal Agent Agreement, the Continuing Disclosure Agreement or the purchase contract with respect to the 2021B Bonds, (v) to the knowledge of the City, which in any way questions the exclusion from gross income of the recipients thereof of the interest on the 2021B Bonds for federal income tax purposes, or (vi) in any other way questions the status of the 2021B Bonds under State tax laws or regulations.

TAX MATTERS

Federal Tax Status. In the opinion of Jones Hall, A Professional Law Corporation, San Francisco, California, Bond Counsel, subject, however to the qualifications set forth below, under existing law, the interest on the 2021B Bonds is excluded from gross income for federal income tax purposes and such interest is not an item of tax preference for purposes of the federal alternative minimum tax.

The opinions set forth in the preceding paragraph are subject to the condition that the City comply with all requirements of the Internal Revenue Code of 1986, as amended (the "**Tax Code**") that must be satisfied subsequent to the issuance of the 2021B Bonds in order that the interest thereon be, and continue to be, excludable from gross income for federal income tax purposes. The City has made certain representations and covenants in order to comply with each such requirement. Inaccuracy of those representations, or failure to comply with certain of those

covenants, may cause the inclusion of such interest in gross income for federal income tax purposes, which may be retroactive to the date of issuance of the 2021B Bonds.

Tax Treatment of Original Issue Discount and Premium. If the initial offering price to the public at which a 2021B Bond is sold is less than the amount payable at maturity thereof, then such difference constitutes "original issue discount" for purposes of federal income taxes and State of California personal income taxes. If the initial offering price to the public at which a 2021B Bond is sold is greater than the amount payable at maturity thereof, then such difference constitutes "original issue premium" for purposes of federal income taxes and State of California personal income taxes. *De minimis* original issue discount and original issue premium are disregarded.

Under the Tax Code, original issue discount is treated as interest excluded from federal gross income and exempt from State of California personal income taxes to the extent properly allocable to each owner thereof subject to the limitations described in the first paragraph of this section. The original issue discount accrues over the term to maturity of the 2021B Bond on the basis of a constant interest rate compounded on each interest or principal payment date (with straight-line interpolations between compounding dates). The amount of original issue discount accruing during each period is added to the adjusted basis of such 2021B Bonds to determine taxable gain upon disposition (including sale, redemption, or payment on maturity) of such 2021B Bond. The Tax Code contains certain provisions relating to the accrual of original issue discount in the case of purchasers of the 2021B Bonds who purchase the 2021B Bonds after the initial offering of a substantial amount of such maturity. Owners of such 2021B Bonds should consult their own tax advisors with respect to the tax consequences of ownership of 2021B Bonds with original issue discount, including the treatment of purchasers who do not purchase in the original offering to the public at the first price at which a substantial amount of such 2021B Bonds is sold to the public.

Under the Tax Code, original issue premium is amortized on an annual basis over the term of the 2021B Bond (said term being the shorter of the 2021B Bond's maturity date or its call date). The amount of original issue premium amortized each year reduces the adjusted basis of the owner of the 2021B Bond for purposes of determining taxable gain or loss upon disposition. The amount of original issue premium on a 2021B Bond is amortized each year over the term to maturity of the 2021B Bond on the basis of a constant interest rate compounded on each interest or principal payment date (with straight-line interpolations between compounding dates). Amortized bond premium is not deductible for federal income tax purposes. Owners of premium 2021B Bonds, including purchasers who do not purchase in the original offering, should consult their own tax advisors with respect to State of California personal income tax and federal income tax consequences of owning such 2021B Bonds.

California Tax Status. In the further opinion of Bond Counsel, interest on the 2021B Bonds is exempt from California personal income taxes.

Other Tax Considerations. Current and future legislative proposals, if enacted into law, clarification of the Tax Code or court decisions may cause interest on the 2021B Bonds to be subject, directly or indirectly, to federal income taxation or to be subject to or exempted from state income taxation, or otherwise prevent beneficial owners from realizing the full current benefit of the tax status of such interest. The introduction or enactment of any such legislative proposals, clarification of the Tax Code or court decisions may also affect the market price for, or marketability of, the 2021B Bonds. It cannot be predicted whether or in what form any such

proposal might be enacted or whether, if enacted, such legislation would apply to bonds issued prior to enactment.

The opinions expressed by Bond Counsel are based upon existing legislation and regulations as interpreted by relevant judicial and regulatory authorities as of the date of such opinion, and Bond Counsel has expressed no opinion with respect to any proposed legislation or as to the tax treatment of interest on the 2021B Bonds, or as to the consequences of owning or receiving interest on the 2021B Bonds, as of any future date. Prospective purchasers of the 2021B Bonds should consult their own tax advisors regarding any pending or proposed federal or state tax legislation, regulations or litigation, as to which Bond Counsel expresses no opinion.

Owners of the 2021B Bonds should also be aware that the ownership or disposition of, or the accrual or receipt of interest on, the 2021B Bonds may have federal or state tax consequences other than as described above. Other than as expressly described above, Bond Counsel expresses no opinion regarding other federal or state tax consequences arising with respect to the 2021B Bonds, the ownership, sale or disposition of the 2021B Bonds, or the amount, accrual or receipt of interest on the 2021B Bonds.

CONTINUING DISCLOSURE

The City

The City has covenanted for the benefit of owners of the 2021B Bonds to provide certain financial information and operating data relating to the District by not later than nine months after the end of the City's Fiscal Year (presently June 30) in each year (the "**City Annual Report**") commencing with its report for Fiscal Year 2020-21 (due by April 1, 2022) and to provide notices of the occurrence of certain enumerated events. Additionally, Lennar Homes has covenanted for the benefit of owners of the 2021B Bonds to provide certain information with respect to the property owned by it and its Affiliates (as defined in the Continuing Disclosure Certificate) within the District (the "**Developer Annual Report**") to owners of the 2021B Bonds (so long as it is responsible for a certain percentage of the Special Taxes), as described in the Developer Annual Report, and to provide notices of the occurrence of certain enumerated events.

The City Annual Report and the Developer Annual Report and notices of listed events will be filed with the Municipal Securities Rulemaking Board. The covenants of the City have been made in order to assist the Underwriter in complying with Securities Exchange Commission Rule 15c2-12(b)(5) (the "**Rule**"). The specific nature of the information to be contained in the Annual Report or the notices of listed events by the City and Lennar Homes is summarized in "APPENDIX F – Form of Continuing Disclosure Undertakings."

A review of the City's compliance with prior continuing disclosure undertakings in the last five years indicates that the City has been in compliance during such period.

The City retains Goodwin Consulting Group, Inc. to serve as dissemination agent with respect to the filings to be made with respect to the 2021B Bonds and its other undertakings under the Rule.

Lennar Homes

Lennar Homes is not an obligated party under the Rule, but has voluntarily agreed to provide annual continuing disclosure for the benefit of Bond owners. Lennar Homes will enter into a Continuing Disclosure Certificate (Developer) covenanting to provide certain information regarding the development of its property and notice of certain material events as they occur until such time as Lennar Homes owns property in the District responsible for less than 20% of the special tax levy for the District.

Lennar Homes has represented in a certificate that to the actual knowledge of the signatory for Lennar Homes, other than as disclosed in this Official Statement, in the last five years, Lennar Homes has not failed to comply in any material respects with its previous continuing disclosure undertakings, specifically regarding its requirement to provide developer periodic reports or to provide notice of occurrence of enumerated events. However, (i) in connection with a continuing disclosure obligation entered into with respect to the $12,850,000 County of El Dorado District No. 2014-1 (Carson Creek) Special Tax Bonds Series 2016, Lennar Homes was late in filing the periodic reports due on April 1, 2017 and October 1, 2017; the oversight was discovered in late January, 2018, and Lennar Homes promptly filed a curative report on February 1, 2018; and (ii) in connection with the $16,780,000 California Municipal Finance Authority Special Tax Revenue Bonds BOLD Program Series 2020B, Lennar Homes inadvertently failed to file the initial semi-annual report by the due date of May 1, 2021, but filed a curative report on May 21, 2021.

NO RATING

The City has not obtained a formal credit rating on the 2021B Bonds and does not anticipate obtaining one on the 2021B Bonds in the future. Prospective purchasers of the 2021B Bonds are required to make independent determinations as to the credit quality of the 2021B Bonds and their appropriateness as an investment.

UNDERWRITING

The 2021B Bonds are being purchased by Piper Sandler & Co. (the "**Underwriter**"), at a purchase price of $_____ (which represents the aggregate principal amount of the 2021B Bonds ($_____), [plus/minus][net] original issue [premium/discount] of $_____, and less an Underwriter's discount of $_____).

The purchase agreement relating to the 2021B Bonds provides that the Underwriter will purchase all of the 2021B Bonds, if any are purchased, the obligation to make such purchase being subject to certain terms and conditions set forth in such purchase agreement.

The Underwriter may offer and sell the 2021B Bonds to certain dealers and others at prices lower than the offering prices stated on the inside cover page hereof. The offering prices may be changed from time to time by the Underwriter.

PROFESSIONAL FEES

In connection with the issuance of the 2021B Bonds, some or all of fees or other compensation payable to certain professionals is contingent upon the issuance and delivery of the 2021B Bonds. Those professionals include:

- Piper Sandler & Co., as the Underwriter;
- Jones Hall, A Professional Law Corporation, as Bond Counsel and Disclosure Counsel;
- Kutak Rock LLP, as Underwriter's Counsel;
- Goodwin Consulting Group, Inc., as Special Tax Consultant;
- NHA Advisors, LLC, as Municipal Advisor; and
- U.S. Bank National Association, as Fiscal Agent for the 2021B Bonds.

EXECUTION

The execution and delivery of the Official Statement by the City has been duly authorized by the City Council, acting as the legislative body of the District.

CITY OF RANCHO CORDOVA

By: _____
Chief Financial Officer

APPENDIX A

RATE AND METHOD OF APPORTIONMENT OF SPECIAL TAX

APPENDIX B

THE APPRAISAL

APPENDIX C

SUMMARY OF CERTAIN PROVISIONS OF THE FISCAL AGENT AGREEMENT

APPENDIX D

SACRAMENTO COUNTY AND CITY OF RANCHO CORDOVA
DEMOGRAPHIC INFORMATION

*The following information concerning the City of Rancho Cordova (the "**City**") and the County of Sacramento (the "**County**") is included only for the purpose of supplying general information regarding the area of the City and County. The 2021B Bonds are not a debt of the City, the County, the State of California (the "**State**") or any of its political subdivisions, and neither the City, the County, the State nor any of its political subdivisions is liable therefor.*

General

The City. The City was incorporated on July 1, 2003, is located in the northeastern portion of the County, 10 miles east of downtown Sacramento and 90 miles northeast of San Francisco. Organized as a General Law City under State law, the City operates under the Council-Manager form of government with five members elected to the Council, one of which serves as mayor for a year.

The County. The County was incorporated in 1850 as one of the original 27 counties of the State. The County's largest city, the City of Sacramento serves as the seat of government for both the County and the State. Sacramento became the State Capital in 1854. The County is the major component of the Sacramento Metropolitan Statistical Area ("**SMSA**"), which includes Sacramento, El Dorado, and Placer Counties.

The County encompasses approximately 994 square miles in the northern portion of the Central Valley, which is California's prime agricultural region. The County is bordered by Contra Costa and San Joaquin Counties on the south, Amador and El Dorado Counties on the east, Placer and Sutter Counties on the north, and Yolo and Solano Counties on the west. The County extends from the low delta lands between the Sacramento and San Joaquin rivers north to about ten miles beyond the State Capitol and east to the foothills of the Sierra Nevada Mountains. The southernmost portion of the County has direct access to the San Francisco Bay.

Population

The following table lists population estimates for the City, the County and the State for the last five calendar years, as of January 1, 2021.

CITY OF RANCHO CORDOVA, COUNTY OF SACRAMENTO
AND STATE OF CALIFORNIA
Population Estimates
Calendar Years 2017 through 2021, as of January 1

Calendar Year	City of Rancho Cordova	County of Sacramento	State of California
2017	74,394	1,511,390	39,352,398
2018	75,815	1,525,099	39,519,535
2019	77,259	1,538,054	39,605,361
2020	78,333	1,553,157	39,648,938
2021	79,662	1,561,014	39,466,855

Source: State Department of Finance.

Employment and Industry

The unemployment rate in the Sacramento–Roseville–Arden–Arcade MSA was 6.4 percent in August 2021, down from a revised 6.7 percent in July 2021, and below the year-ago estimate of 9.9 percent. This compares with an unadjusted unemployment rate of 7.5 percent for California and 5.3 percent for the nation during the same period. The unemployment rate was 5.6 percent in El Dorado County, 5.1 percent in Placer County, 7.0 percent in Sacramento County, and 5.6 percent in Yolo County.

The following table summarizes the civilian labor force, employment and unemployment, as well as employment by industry for the Sacramento MSA for calendar years 2016 through 2020.

CIVILIAN LABOR FORCE, EMPLOYMENT AND UNEMPLOYMENT
Sacramento–Roseville–Arden–Arcade MSA
(El Dorado, Placer, Sacramento and Yolo Counties)
March 2020 Benchmark
Annual Averages

TITLE	2016	2017	2018	2019	2020
Civilian Labor Force (1)	1,068,500	1,074,700	1,088,400	1,098,800	1,087,900
Employment	1,012,000	1,025,500	1,047,000	1,058,400	993,300
Unemployment	56,500	49,200	41,300	40,400	94,500
Unemployment Rate	5.3%	4.6%	3.8%	3.7%	8.7%
Wage and Salary Employment (2)					
Agriculture	9,700	9,800	9,100	8,700	8,300
Goods Producing	91,600	94,800	100,900	106,700	106,600
Mining and Logging	400	400	500	500	600
Construction	55,000	58,700	64,500	69,400	70,100
Manufacturing	36,200	35,700	36,000	36,800	35,900
Wholesale Trade	25,500	26,500	28,400	28,600	26,700
Retail Trade	100,500	101,400	102,000	100,500	95,100
Transportation, Warehousing & Utilities	13,800	12,600	12,400	11,900	10,100
Information	37,500	37,400	36,700	35,200	35,100
Finance & Insurance	9,700	9,800	9,100	8,700	8,300
Real Estate & Rental & Leasing	14,500	15,200	16,800	17,300	16,800
Professional & Business Services	128,500	132,400	136,000	137,400	132,500
Educational & Health Services	146,500	153,600	159,800	166,600	163,000
Leisure & Hospitality	99,800	103,300	106,200	109,600	83,700
Other Services	31,700	33,000	34,200	35,400	30,600
Federal Government	14,000	14,200	14,100	14,200	14,800
State Government	116,600	118,400	120,400	121,900	121,400
Local Government	104,000	102,600	103,500	105,300	99,400
Total, All Industries(3)	960,700	982,500	1,009,900	1,031,400	978,400

(1) Labor force data is by place of residence; includes self-employed individuals, unpaid family workers, household domestic workers, and workers on strike.
(2) Industry employment is by place of work; excludes self-employed individuals, unpaid family workers, household domestic workers, and workers on strike.
(3) Totals may not add due to rounding.
Source: State of California Employment Development Department.

Principal Employers

The following table shows the principal employers in the City, as shown in the City's Comprehensive Annual Financial Report for Fiscal Year ending June 30, 2020.

CITY OF RANCHO CORDOVA
Principal Employers
As of June 2020

Employer	Number of Employees	Percent of Total Employment
State of California	3,000	5.45%
Centene	2,100	3.82
Delta Dental	1,600	2.91
Sacramento County Office of Edu.	1,300	2.36
Franklin Templeton	1,000	1.82
VSP Global	1,000	1.82
Foundation Health Special Svc	900	1.64
J P Aerospace	709	1.29
Mather Aerospace Modelers Inc.	709	1.29
Dignity Health	600	1.09

Source: City of Rancho Cordova, Comprehensive Annual Financial Report for the Fiscal Year Ended June 30, 2020.

Major Employers

The following table lists the major employers within the County as of October 2021, in alphabetical order.

COUNTY OF SACRAMENTO
Major Employers
As of October 2021

Employer Name	Location	Industry
Aerojet Rocketdyne Inc	Rancho Cordova	Aerospace Industries (mfrs)
Agreeya Solutions	Folsom	Information Technology Services
AMPAC FINE CHEMICALS LLC	Rancho Cordova	Electronic Equipment & Supplies-Mfrs
Apple Distribution Ctr	Elk Grove	Distribution Centers (whls)
California Department-Crrctns	Sacramento	Insurance Agents Brokers & Service
California State Univ Scrmnt	Sacramento	Schools-Universities & Colleges Academic
Corrections Department	Sacramento	State Govt-Correctional Institutions
Dept of Transportation In Ca	Sacramento	Government Offices-State
Disabled American Veterans	Sacramento	Veterans' & Military Organizations
Employment Development Dept	Sacramento	Outplacement Consultants
Environmental Protection Agcy	Sacramento	State Govt-Air/Water/Solid Waste Management
Intel Corp	Folsom	Semiconductor Devices (mfrs)
Kaiser Permanente South	Sacramento	Hospitals
L A Care Health Plan	Sacramento	Health Plans
Mercy General Hospital	Sacramento	Hospitals
Mercy San Juan Medical Ctr	Carmichael	Hospitals
Sacramento Bee	Sacramento	Newspapers (publishers/Mfrs)
Sacramento Municipal Utility	Sacramento	Electric Contractors
Securitas Security Svc USA	Sacramento	Security Guard & Patrol Service
Smud	Sacramento	Electric Companies
State Compensation Ins Fund	Sacramento	Insurance
Summit Funding Inc	Sacramento	Real Estate Loans
Sutter Medical Ctr-Sacramento	Sacramento	Hospitals
Villara Building Systems	Mcclellan	Building Contractors
Water Resource Dept	Sacramento	Government Offices-State

Source: State of California Employment Development Department, extracted from The America's Labor Market Information System (ALMIS) Employer Database, 2022 1st Edition.

Effective Buying Income

"Effective Buying Income" is defined as personal income less personal tax and nontax payments, a number often referred to as "disposable" or "after-tax" income. Personal income is the aggregate of wages and salaries, other labor-related income (such as employer contributions to private pension funds), proprietor's income, rental income (which includes imputed rental income of owner-occupants of non-farm dwellings), dividends paid by corporations, interest income from all sources, and transfer payments (such as pensions and welfare assistance). Deducted from this total are personal taxes (federal, state and local), nontax payments (fines, fees, penalties, etc.) and personal contributions to social insurance. According to U.S. government definitions, the resultant figure is commonly known as "disposable personal income."

The following table summarizes the total effective buying income for the City, the County, the State and the United States for the period 2018 through 2022.

CITY OF RANCHO CORDOVA, COUNTY OF SACRAMENTO, THE STATE OF CALIFORNIA AND THE UNITED STATES
Effective Buying Income

Year	Area	Total Effective Buying Income (000s' Omitted)	Median Household Effective Buying Income
2018	City of Rancho Cordova	$1,670,182	$52,992
	County of Sacramento	38,238,821	54,343
	California	1,113,648,181	59,646
	United States	8,640,770,229	50,735
2019	City of Rancho Cordova	$1,747,688	$54,335
	County of Sacramento	40,651,806	56,387
	California	1,183,264,399	62,637
	United States	9,017,967,563	52,841
2020	City of Rancho Cordova	$1,882,411	$57,795
	County of Sacramento	42,705,779	59,288
	California	1,243,564,816	65,870
	United States	9,487,165,436	55,303
2021	City of Rancho Cordova	$2,040,016	$62,867
	County of Sacramento	45,067,224	62,945
	California	1,290,894,604	67,956
	United States	9,809,944,764	56,790
2022	City of Rancho Cordova	$2,246,178	$68,685
	County of Sacramento	51,287,459	70,279
	California	1,452,426,153	77,058
	United States	11,208,582,541	64,448

Source: The Nielsen Company (US), Inc for year 2018; Claritas, LLC for 2019 through 2022.

Commercial Activity

A summary of historic taxable sales within the City and the County during the past five years in which data is available is shown in the following tables.

Total taxable sales during the first quarter of calendar year 2021 in the City were reported to be $415,293,832 a 8.45% increase in total taxable sales of $382,935,367 reported during the first quarter of calendar year 2020.

CITY OF RANCHO CORDOVA
Taxable Transactions
(Dollars in Thousands)

	Retail and Food Services Stores		Total All Outlets	
	Number of Permits	Taxable Transactions	Number of Permits	Taxable Transactions
2016	1,197	$945,115	2,076	$1,503,314
2017	1,274	1,000,266	2,169	1,512,491
2018	1,311	1,101,787	2345	1,619,685
2019	1,355	1,170,421	2,487	1,672,142
2020	1,512	1,089,203	2,788	1,655,571

Source: California State Board of Equalization.

Total taxable sales during the first quarter of calendar year 2021 in the County were reported to be $7,071,197,179 a 14.81% increase in total taxable sales of $6,159,206,189 reported during the first quarter of calendar year 2020.

COUNTY OF SACRAMENTO
Taxable Transactions
(Dollars in Thousands)

	Retail and Food Services Stores		Total All Outlets	
	Number of Permits	Taxable Transactions	Number of Permits	Taxable Transactions
2016	24,383	$16,016,856	36,915	$23,184,499
2017	24,501	16,934,872	37,317	24,610,617
2018	24,501	16,934,872	39,066	25,443,669
2019	25,530	18,156,992	40,858	26,717,621
2020	28,055	18,288,243	45,361	26,837,392

Source: California State Board of Equalization.

Construction Activity

The following tables show a five-year summary of the valuation of building permits issued in the City and the County.

CITY OF RANCHO CORDOVA
Total Building Permit Valuations
(Dollars in Thousands)

	2016	2017	2018	2019	2020
Permit Valuation					
New Single-family	$94,307.0	$62,318.3	$104,525.9	$158,521.8	$164,435.7
New Multi-family	0.0	25,608.8	3,069.2	0.0	0.0
Res. Alterations/Additions	3,858.3	4,198.9	3,798.0	3,492.2	7,657.0
Total Residential	98,165.3	92,126.0	111,393.1	162,014.0	172,092.7
New Commercial	9,167.8	1,740.8	10,152.0	2,320.7	28,635.4
New Industrial	0.0	0.0	11,662.0	336.0	0.0
New Other	17,122.3	1,769.7	805.7	1,336.2	2,150.6
Com. Alterations/Additions	21,979.6	1,579.5	26,283.6	24,046.0	34,812.6
Total Nonresidential	48,269.7	5,090.0	48,903.3	28,038.9	65,598.6
New Dwelling Units					
Single Family	319	217	217	561	575
Multiple Family	0	199	50	0	0
TOTAL	319	316	267	561	575

Source: Construction Industry Research Board, Building Permit Summary.

COUNTY OF SACRAMENTO
Building Permit Valuation
(Valuation in Thousands of Dollars)

	2016	2017	2018	2019	2020
Permit Valuation					
New Single-family	$611,073.6	$744,006.3	$1,069,568.4	$1,108,399.9	$1,008,390.7
New Multi-family	83,282.9	9,702.6	158,638.0	265,188.8	467,418.7
Res. Alterations/Additions	255,821.8	214,028.1	276,723.6	293,210.5	262,864.6
Total Residential	950,178.3	967,737.0	1,504,930.0	1,666,799.2	1,738,674.0
New Commercial	489,080.1	298,496.6	303,805.9	666,664.3	449,494.3
New Industrial	150.0	3,026.0	14,151.1	31,851.4	31,155.0
New Other	126,750.6	112,607.4	128,325.7	105,555.1	75,356.7
Com. Alterations/Additions	418,862.1	265,276.7	518,663.2	700,604.0	335,458.0
Total Nonresidential	1,034,842.8	679,406.7	964,945.9	1,504,674.8	891,464.0
New Dwelling Units					
Single-Family	276	3,174	3,589	3,981	3,588
Multiple Family	609	66	1,272	184	2,868
TOTAL	885	3,240	4,861	4,165	6,456

Source: Construction Industry Research Board, Building Permit Summary.

APPENDIX E

FORM OF OPINION OF BOND COUNSEL

[Closing Date]

City Council
City of Rancho Cordova
2729 Prospect Park Drive
Rancho Cordova, California 95670

OPINION: $_____ City of Rancho Cordova Grantline 208 Community Facilities District No. 2018-1 Special Tax Bonds Series 2021B

Members of the City Council:

We have acted as bond counsel to the City of Rancho Cordova (the "City") in connection with the delivery by the City of the above-referenced bonds (the "Bonds"), issued pursuant to the provisions of the Mello-Roos Community Facilities Act of 1982, as amended, being California Government Code Section 53311, *et seq.* (the "Act"), and pursuant to a Fiscal Agent Agreement, dated December 1, 2019, as amended and supplemented by Supplemental Agreement No. 1 to Fiscal Agent Agreement, dated as of February 1, 2021, and Supplemental Agreement No. 2 to Fiscal Agent Agreement, dated December 1, 2021 (collectively, the "Fiscal Agent Agreement"), by and between the City and U.S. Bank National Association, as fiscal agent. We have examined the Act, an executed copy of the Fiscal Agent Agreement and such certified proceedings and other papers as we deem necessary to render this opinion.

As to questions of fact material to our opinion, we have relied upon representations of the City contained in the Fiscal Agent Agreement and in the certified proceedings and other certifications of public officials furnished to us, without undertaking to verify the same by independent investigation.

Based upon our examination we are of the opinion, under existing law, that:

1. The City is duly organized and existing under the laws of the State of California, with power to enter into the Fiscal Agent Agreement, to perform the agreements on its part contained therein, and to issue the Bonds.

2. The Bonds have been duly authorized, executed and delivered by the City and are legal, valid and binding obligations of the City.

3. The Fiscal Agent Agreement has been duly approved by the City and constitutes a legal, valid and binding obligation of the City, enforceable against the City in accordance with its terms.

4. Pursuant to the Act, the Fiscal Agent Agreement establishes a valid lien on and pledge of the Special Tax Revenues (as defined in the Fiscal Agent Agreement) and the other sources pledged for the security of the Bonds.

5. Interest on the Bonds is excluded from gross income for federal income tax purposes and is not an item of tax preference for purposes of the federal alternative minimum tax.

The opinions set forth in the preceding paragraph are subject to the condition that the City comply with all requirements of the Internal Revenue Code of 1986, as amended, that must be satisfied subsequent to the issuance of the Bonds in order that interest thereon be, or continue to be, excluded from gross income for federal income tax purposes. The City has covenanted to comply with each of such requirements. Failure to comply with certain of such requirements may cause the inclusion of such interest in gross income for federal income tax purposes to be retroactive to the date of delivery of the Bonds.

6. The interest on the Bonds is exempt from personal income taxation imposed by the State of California.

We express no opinion regarding any other tax consequences arising with respect to the ownership, sale or disposition of, or the amount, accrual or receipt of interest on, the Bonds.

The rights of the owners of the Bonds and the enforceability of the Bonds and the Fiscal Agent Agreement may be subject to bankruptcy, insolvency, reorganization, moratorium and other similar laws affecting creditors' rights heretofore or hereafter enacted and may also be subject to the exercise of judicial discretion in accordance with principles of equity or otherwise in appropriate cases.

This opinion is given as of the date hereof, and we assume no obligation to revise or supplement this opinion to reflect any facts or circumstances that may hereafter come to our attention, or any changes in law that may hereafter occur. Our engagement with respect to this matter has terminated as of the date hereof.

Respectfully submitted,

A Professional Law Corporation

APPENDIX F

FORM OF CONTINUING DISCLOSURE UNDERTAKINGS

CONTINUING DISCLOSURE CERTIFICATE
(City)

$_____
CITY OF RANCHO CORDOVA
GRANTLINE 208 COMMUNITY FACILITIES DISTRICT NO. 2018-1
SPECIAL TAX BONDS
SERIES 2021B

THIS CONTINUING DISCLOSURE CERTIFICATE (the "Disclosure Certificate") is executed and delivered by the City of Rancho Cordova, a public body, corporate and politic, organized and existing under and by virtue of the laws of the State of California (the "City"), in connection with the issuance of the bonds captioned above (the "Bonds"). The Bonds are being issued pursuant to a Fiscal Agent Agreement, dated as of December 1, 2019, as amended and supplemented by Supplemental Agreement No. 1 to Fiscal Agent Agreement, dated as of February 1, 2021, and Supplemental Agreement No. 2 to Fiscal Agent Agreement, dated as of December 1, 2021 (collectively, the "Fiscal Agent Agreement"), by and between the City and U.S. Bank National Association, as fiscal agent (the "Fiscal Agent"). The City hereby covenants and agrees as follows:

Section 1. Purpose of the Disclosure Certificate. This Disclosure Certificate is being executed and delivered by the City for the benefit of the holders and beneficial owners of the Bonds and in order to assist the Participating Underwriter in complying with S.E.C. Rule 15c2-12(b)(5).

Section 2. Definitions. In addition to the definitions set forth above and in the Fiscal Agent Agreement, which apply to any capitalized term used in this Disclosure Certificate unless otherwise defined in this Section, the following capitalized terms shall have the following meanings:

"*Annual Report*" means any Annual Report provided by the City pursuant to, and as described in, Sections 3 and 4 of this Disclosure Certificate.

"*Annual Report Date*" means the date that is nine months after the end of the City's Fiscal Year (currently April 1 based on the City's Fiscal Year end of June 30).

"*Dissemination Agent*" means Goodwin Consulting Group, or any successor Dissemination Agent designated in writing by the City and which has filed with the City a written acceptance of such designation.

"EMMA System" means the Electronic Municipal Market Access system of the MSRB or such other electronic system designated by the MSRB or the Securities and Exchange Commission for compliance with the Rule.

"*Listed Events*" means any of the events listed in Section 5(a) of this Disclosure Certificate.

"*MSRB*" means the Municipal Securities Rulemaking Board, or any other repository of disclosure information that may be designated by the Securities and Exchange Commission as such for purposes of the Rule in the future.

"*Official Statement*" means the final official statement executed by the City in connection with the issuance of the Bonds.

"*Participating Underwriter*" means Piper Sandler & Co., as the initial underwriter of the Bonds.

"*Rule*" means Rule 15c2-12(b)(5) adopted by the Securities and Exchange Commission under the Securities Exchange Act of 1934, as it may be amended from time to time.

Section 3. Provision of Annual Reports.

(a) The City shall, or shall cause the Dissemination Agent to, not later than the Annual Report Date, commencing April 1, 2022, with the report for Fiscal Year 2020-21, provide to the MSRB through the EMMA System an Annual Report that is consistent with the requirements of Section 4 of this Disclosure Certificate. Not later than 15 Business Days prior to the Annual Report Date, the City shall provide the Annual Report to the Dissemination Agent (if other than the City). If by 15 Business Days prior to the Annual Report Date the Dissemination Agent (if other than the City) has not received a copy of the Annual Report, the Dissemination Agent shall contact the City to determine if the City is in compliance with the previous sentence. The Annual Report may be submitted as a single document or as separate documents comprising a package, and may include by reference other information as provided in Section 4 of this Disclosure Certificate; provided that the audited financial statements of the City may be submitted separately from the balance of the Annual Report, and later than the Annual Report Date, if not available by that date. If the City's Fiscal Year changes, it shall give notice of such change in the same manner as for a Listed Event under Section 5(b). The City shall provide a written certification with each Annual Report furnished to the Dissemination Agent to the effect that such Annual Report constitutes the Annual Report required to be furnished by the City hereunder.

(b) If the City does not provide, or cause the Dissemination Agent to provide, an Annual Report by the Annual Report Date as required in subsection (a) above, the Dissemination Agent shall provide in a timely manner to the MSRB through the EMMA System, in an electronic format as prescribed by the MSRB, a notice in substantially the form attached as Exhibit A.

(c) The Dissemination Agent shall:

(1) determine each year prior to the Annual Report Date the then-applicable rules and electronic format prescribed by the MSRB for the filing of annual continuing disclosure reports; and

(2) if the Dissemination Agent is other than the City, file a report with the City and the Participating Underwriter certifying that the Annual Report has been provided pursuant to this Disclosure Certificate, and stating the date it was provided.

Section 4. Content of Annual Reports. The City's Annual Report shall contain or incorporate by reference the following documents and information:

(a) Audited Financial Statements prepared in accordance with generally accepted accounting principles as promulgated to apply to governmental entities from time to time by the Governmental Accounting Standards Board. If the Issuer's audited financial statements are not available by the time the Annual Report is required to be filed pursuant to Section 3(a), the Annual Report shall contain unaudited financial statements in a format similar to the financial statements contained in the final Official Statement, and the audited financial statements shall be filed in the same manner as the Annual Report when they become available. This submission should be made with the following caveat:

THE CITY'S ANNUAL FINANCIAL STATEMENT IS PROVIDED SOLELY TO COMPLY WITH THE SECURITIES EXCHANGE COMMISSION STAFF'S INTERPRETATION OF RULE 15c2-12. NO FUNDS OR ASSETS OF THE CITY (OTHER THAN THE PROCEEDS OF THE SPECIAL TAXES LEVIED FOR THE DISTRICT AND SECURING THE BONDS) ARE REQUIRED TO BE USED TO PAY DEBT SERVICE ON THE BONDS AND THE CITY IS NOT OBLIGATED TO ADVANCE AVAILABLE FUNDS FROM THE CITY TREASURY TO COVER ANY DELINQUENCIES. INVESTORS SHOULD NOT RELY ON THE FINANCIAL CONDITION OF THE CITY IN EVALUATING WHETHER TO BUY, HOLD OR SELL THE BONDS.

(b) The following additional items, indicating information as of the previous September 30th, with respect to the Bonds:

(1) Principal amount of Bonds outstanding under the Fiscal Agent Agreement.

(2) Balance in Reserve Fund, including each reserve account therein.

(3) Table indicating Special Tax levy, amount collected, delinquent amount and percent delinquent for the most recent year, and whether the Special Tax levy is covered by the Teeter Plan.

(4) Status of foreclosure proceedings and summary of results of foreclosure sales, if any.

(5) Identity of any delinquent taxpayer representing more than 5% of levy and value-to-lien ratios of applicable properties (using assessed values unless more accurate information is available without charge to the City).

(6) Aggregate assessed value for all parcels in the District.

(7) Until the Fiscal Year in which the Special Tax levied on the developed property in the District is greater than or equal to the annual debt service on the Bonds, the number of building permits issued by the City for single family residential homes in such Fiscal Year.

(c) For so long as there is any owner of property in the District whose properties in the District collectively represent 10% or more of the Special Taxes, the following information regarding the status of development in the District:

(1) Significant amendments to land use entitlements.

(2) Status of any legislative, administrative and judicial challenges to the construction of the development known to the City.

(3) Assessed valuation of property shown on County Assessor's tax rolls with no "improvements" value in the District for the current (as of the date of the report) Fiscal Year.

(4) List of landowners (as shown County Assessor's tax roll) and assessor's parcel number(s) of parcels held by owners whose properties collectively represent 10% or more of the Special Taxes for the current (as of the date of the report) Fiscal Year.

(5) Number of building permits issued by the City for property in the District for the reported Fiscal Year.

(d) In addition to any of the information expressly required to be provided under paragraphs (a), (b) and (c) of this Section, the Issuer shall provide such further information, if any, as may be necessary to make the specifically required statements, in the light of the circumstances under which they are made, not misleading.

Any or all of the items listed above may be included by specific reference to other documents, including official statements of debt issues of the City or related public entities, which are available to the public on the MSRB's Internet web site or filed with the Securities and Exchange Commission. The City shall clearly identify each such other document so included by reference.

Section 5. Reporting of Listed Events.

(a) The City shall give, or cause to be given, notice of the occurrence of any of the following Listed Events with respect to the Bonds:

(1) Principal and interest payment delinquencies.
(2) Non-payment related defaults, if material.
(3) Unscheduled draws on debt service reserves reflecting financial difficulties.
(4) Unscheduled draws on credit enhancements reflecting financial difficulties.
(5) Substitution of credit or liquidity providers, or their failure to perform.
(6) Rating Changes.
(7) Adverse tax opinions, the issuance by the Internal Revenue Service of proposed or final determinations of taxability, Notices of Proposed Issue (IRS Form 5701-TEB) or other material notices or determinations with respect to the tax status of the Bonds, or other material events affecting the tax status of the Bonds.
(8) Modifications to rights of security holders, if material.
(9) Bond calls, if material, and tender offers.
(10) Defeasances.
(11) Release, substitution, or sale of property securing repayment of the securities, if material.
(12) Bankruptcy, insolvency, receivership or similar event of the City.
(13) The consummation of a merger, consolidation, or acquisition involving the City, or the sale of all or substantially all of the assets of the City (other than in the ordinary course of business), the entry into a definitive agreement to

undertake such an action, or the termination of a definitive agreement relating to any such actions, other than pursuant to its terms, if material.

(14) Appointment of a successor or additional Fiscal Agent or the change of name of the Fiscal Agent, if material.

(15) Incurrence of a financial obligation of the City, if material, or agreement to covenants, events of default, remedies, priority rights, or other similar terms of a financial obligation of the City, any of which affect security holders, if material (for a definition of "financial obligation," see clause (e)).

(16) Default, event of acceleration, termination event, modification of terms, or other similar events under the terms of a financial obligation of the City, any of which reflect financial difficulties (for a definition of "financial obligation," see clause (e)).

(b) Whenever the City obtains knowledge of the occurrence of a Listed Event, the City shall, or shall cause the Dissemination Agent (if not the City) to, file a notice of such occurrence with the MSRB through the EMMA System, in an electronic format as prescribed by the MSRB, in a timely manner not in excess of 10 business days after the occurrence of the Listed Event. Notwithstanding the foregoing, notice of Listed Events described in subsections (a)(8) and (9) above need not be given under this subsection any earlier than the notice (if any) of the underlying event is given to holders of affected Bonds under the Indenture.

(c) The City acknowledges that the events described in subparagraphs (a)(2), (a)(7), (a)(8) (if the event is a bond call), (a)(10), (a)(13), (a)(14) and (a)(15) of this Section 5 contain the qualifier "if material" and that subparagraph (a)(6) also contains the qualifier "material" with respect to certain notices, determinations or other events affecting the tax status of the Bonds. The City shall cause a notice to be filed as set forth in paragraph (b) above with respect to any such event only to the extent that it determines the event's occurrence is material for purposes of U.S. federal securities law. Whenever the City obtains knowledge of the occurrence of any of these Listed Events, the City will as soon as possible determine if such event would be material under applicable federal securities law. If such event is determined to be material, the City will cause a notice to be filed as set forth in paragraph (b) above.

(d) For purposes of this Disclosure Certificate, any event described in paragraph (a)(12) above is considered to occur when any of the following occur: the appointment of a receiver, fiscal agent, or similar officer for the City in a proceeding under the United States Bankruptcy Code or in any other proceeding under state or federal law in which a court or governmental authority has assumed jurisdiction over substantially all of the assets or business of the City, or if such jurisdiction has been assumed by leaving the existing governing body and officials or officers in possession but subject to the supervision and orders of a court or governmental authority, or the entry of an order confirming a plan of reorganization, arrangement, or liquidation by a court or governmental authority having supervision or jurisdiction over substantially all of the assets or business of the City.

(e) For purposes of Section 5(a)(15) and (16), "financial obligation" means a (i) debt obligation; (ii) derivative instrument entered into in connection with, or pledged as security or a source of payment for, an existing or planned debt obligation; or (iii) guarantee of (i) or (ii). The term financial obligation shall not include municipal securities as to which a final official statement has been provided to the Municipal Securities Rulemaking Board consistent with the Rule.

Section 6. Identifying Information for Filings with the MSRB. All documents provided to the MSRB under the Disclosure Certificate shall be accompanied by identifying information as prescribed by the MSRB.

Section 7. Termination of Reporting Obligation. The City's obligations under this Disclosure Certificate shall terminate upon the legal defeasance, prior redemption or payment in full of all of the Bonds. If such termination occurs prior to the final maturity of the Bonds, the City shall give notice of such termination in the same manner as for a Listed Event under Section 5(b).

Section 8. Dissemination Agent. The City may, from time to time, appoint or engage a Dissemination Agent to assist it in carrying out its obligations under this Disclosure Certificate, and may discharge any such Agent, with or without appointing a successor Dissemination Agent. The initial Dissemination Agent will be Goodwin Consulting Group, Inc.

Section 9. Amendment; Waiver. Notwithstanding any other provision of this Disclosure Certificate, the City may amend this Disclosure Certificate, and any provision of this Disclosure Certificate may be waived, provided that the following conditions are satisfied:

(a) if the amendment or waiver relates to the provisions of Sections 3(a), 4 or 5(a), it may only be made in connection with a change in circumstances that arises from a change in legal requirements, change in law, or change in the identity, nature, or status of an obligated person with respect to the Bonds, or type of business conducted;

(b) the undertakings herein, as proposed to be amended or waived, would, in the opinion of nationally recognized bond counsel, have complied with the requirements of the Rule at the time of the primary offering of the Bonds, after taking into account any amendments or interpretations of the Rule, as well as any change in circumstances; and

(c) the proposed amendment or waiver either (1) is approved by holders of the Bonds in the manner provided in the Fiscal Agent Agreement for amendments to the Fiscal Agent Agreement with the consent of holders, or (2) does not, in the opinion of the Fiscal Agent or nationally recognized bond counsel, materially impair the interests of the holders or beneficial owners of the Bonds.

If the annual financial information or operating data to be provided in the Annual Report is amended pursuant to the provisions hereof, the first annual financial information filed pursuant hereto containing the amended operating data or financial information shall explain, in narrative form, the reasons for the amendment and the impact of the change in the type of operating data or financial information being provided.

If an amendment is made to the undertaking specifying the accounting principles to be followed in preparing financial statements, the annual financial information for the year in which the change is made shall present a comparison between the financial statements or information prepared on the basis of the new accounting principles and those prepared on the basis of the former accounting principles. The comparison shall include a qualitative discussion of the differences in the accounting principles and the impact of the change in the accounting principles on the presentation of the financial information, in order to provide information to investors to enable them to evaluate the ability of the City to meet its obligations. To the extent reasonably feasible, the comparison shall be quantitative. A notice of the change in the accounting principles shall be filed in the same manner as for a Listed Event under Section 5(c).

Section 10. Additional Information. Nothing in this Disclosure Certificate shall be deemed to prevent the City from disseminating any other information, using the means of dissemination set forth in this Disclosure Certificate or any other means of communication, or including any other information in any Annual Report or notice of occurrence of a Listed Event, in addition to that which is required by this Disclosure Certificate. If the City chooses to include any information in any Annual Report or notice of occurrence of a Listed Event in addition to that which is specifically required by this Disclosure Certificate, the City shall have no obligation under this Disclosure Certificate to update such information or include it in any future Annual Report or notice of occurrence of a Listed Event.

Section 11. Identifying Information for Filings with EMMA. All documents provided to EMMA under this Disclosure Certificate will be accompanied by identifying information as prescribed by the MSRB.

Section 12. Default. In the event of a failure of the City to comply with any provision of this Disclosure Certificate, the Participating Underwriter or any holder or beneficial owner of the Bonds may take such actions as may be necessary and appropriate, including seeking mandate or specific performance by court order, to cause the City to comply with its obligations under this Disclosure Certificate. A default under this Disclosure Certificate shall not be deemed an Event of Default under the Fiscal Agent Agreement, and the sole remedy under this Disclosure Certificate in the event of any failure of the City to comply with this Disclosure Certificate shall be an action to compel performance.

Section 13. Duties, Immunities and Liabilities of Dissemination Agent. The Dissemination Agent shall have only such duties as are specifically set forth in this Disclosure Certificate, and the City agrees to indemnify and save the Dissemination Agent, its officers, directors, employees and agents, harmless against any loss, expense and liabilities which it may incur arising out of or in the exercise or performance of its powers and duties hereunder, including the costs and expenses (including attorneys' fees) of defending against any claim of liability, but excluding liabilities due to the Dissemination Agent's negligence or willful misconduct. The Dissemination Agent shall have no duty or obligation to review any information provided to it hereunder and shall not be deemed to be acting in any fiduciary capacity for the City, the Fiscal Agent, the Bond owners or any other party. The obligations of the City under this Section shall survive resignation or removal of the Dissemination Agent and payment of the Bonds.

Section 14. Beneficiaries. This Disclosure Certificate shall inure solely to the benefit of the City, the Fiscal Agent, the Dissemination Agent, the Participating Underwriter and holders and beneficial owners from time to time of the Bonds, and shall create no rights in any other person or entity.

Section 15. Counterparts. This Disclosure Certificate may be executed in several counterparts, each of which shall be regarded as an original, and all of which shall constitute one and the same instrument.

Date: _____, 2021

CITY OF RANCHO CORDOVA for and on behalf of CITY OF RANCHO CORDOVA GRANTLINE 208 COMMUNITY FACILITIES DISTRICT NO. 2018-1

By: _____
Authorized Officer

AGREED AND ACCEPTED:

GOODWIN CONSULTING GROUP,
as Dissemination Agent

By: _____
Name: _____
Title: _____

EXHIBIT A

NOTICE OF FAILURE TO FILE ANNUAL REPORT

Name of Issuer: City of Rancho Cordova

Name of Bond Issue: Grantline 208 Community Facilities District No. 2018-1
Special Tax Bonds Series 2021B

Date of Issuance: _____, 2021

NOTICE IS HEREBY GIVEN that the City has not provided an Annual Report with respect to the above-named Bonds as required by the Continuing Disclosure Certificate dated _____, 2021 executed by the City and countersigned by Goodwin Consulting Group, as dissemination agent. The City anticipates that the Annual Report will be filed by _____.

Dated: _____

DISSEMINATION AGENT:

_____

CONTINUING DISCLOSURE CERTIFICATE
(Developer)

Relating to:

$_____
CITY OF RANCHO CORDOVA
GRANTLINE 208 COMMUNITY FACILITIES DISTRICT NO. 2018-1
SPECIAL TAX BONDS
SERIES 2021B

THIS CONTINUING DISCLOSURE CERTIFICATE (DEVELOPER) (the "Disclosure Certificate") dated as of _____, 2021, is executed and delivered by Lennar Homes of California, Inc., a California corporation (the "Developer") in connection with the issuance by the City of Rancho Cordova (the "City"), of its $_____ City of Rancho Cordova Grantline 208 Community Facilities District No. 2018-1 Special Tax Bonds Series 2021B (the "Bonds"). The Bonds are being executed and delivered pursuant to a Fiscal Agent Agreement, dated as of December 1, 2019, as amended and supplemented by Supplemental Agreement No. 1 to Fiscal Agent Agreement, dated as of February 1, 2021, and Supplemental Agreement No. 2 to Fiscal Agent Agreement, dated as of December 1, 2021 (collectively, the "Fiscal Agent Agreement"), by and between the City and U.S. Bank National Association, as fiscal agent (the "Fiscal Agent"). The Developer covenants and agrees as follows:

Section 1. Purpose of the Disclosure Certificate. This Disclosure Certificate is being executed and delivered by the Developer for the benefit of the holders and beneficial owners of the Bonds.

Section 2. Definitions. In addition to the definitions set forth above and in the Fiscal Agent Agreement, which apply to any capitalized term used in this Disclosure Certificate unless otherwise defined in this Disclosure Certificate, the following capitalized terms shall have the following meanings:

"Affiliate" of another Person means (a) a Person directly or indirectly owning, controlling, or holding with power to vote, 5% or more of the outstanding voting securities of such other Person, (b) any Person, 5% or more of whose outstanding voting securities are directly or indirectly owned, controlled, or held with power to vote, by such other Person, and (c) any Person directly or indirectly controlling, controlled by, or under common control with, such other Person. For purposes hereof, control means the power to exercise a controlling influence over the management or policies of a Person, unless such power is solely the result of an official position with such Person.

"Assumption Agreement" means an undertaking of a Major Owner, or an Affiliate thereof, for the benefit of the holders and beneficial owners of the Bonds containing terms substantially similar to this Disclosure Certificate (as modified for such Major Owner's development and financing plans with respect to the District), whereby such Major Owner or Affiliate agrees to provide Periodic Reports and notices of significant events, setting forth the information described in sections 4 and 5 hereof, respectively, with respect to the portion of the property in the District owned by such Major Owner and its Affiliates and, at the option of the Developer or such Major Owner, agrees to indemnify the Dissemination Agent (if any) pursuant to a provision substantially in the form of Section 11 hereof.

"Dissemination Agent" means the entity acting in its capacity as Dissemination Agent hereunder, or any successor Dissemination Agent designated in writing by the Developer and which has filed with the Developer, the City, and the Fiscal Agent a written acceptance of such designation, and which is experienced in providing dissemination agent services such as those required under this Disclosure Certificate.

"District" means the City of Rancho Cordova Grantline 208 Community Facilities District No. 2018-1.

"EMMA" shall mean the Municipal Securities Rulemaking Board's Electronic Municipal Market Access System for municipal securities disclosures, maintained on the Internet at http://emma.msrb.org/.

"Listed Events" means any of the events listed in Section 5(a) of this Disclosure Certificate.

"Major Owner" means, as of any Report Date, an owner of land in the District that is responsible in the aggregate for 20% or more of the Special Taxes in the District anticipated to be levied at any time during the then-current Fiscal Year.

"Official Statement" means the final official statement executed by the City in connection with the issuance of the Bonds.

"Participating Underwriter" means Piper Sandler & Co., the original underwriter of the Bonds.

"Periodic Report" means any Periodic Report provided by the Developer pursuant to, and as described in, Sections 3 and 4 of this Disclosure Certificate.

"Person" means an individual, a corporation, a partnership, a limited liability company, an association, a joint stock company, a trust, any unincorporated organization or a government or political subdivision thereof.

"Property" means the property in the District that is owned by the Developer or any Affiliate of the Developer.

"Report Date" means April 1 of any Fiscal Year. If, in any year, the Report Date falls on a Saturday, Sunday, or a holiday, such Report Date shall be extended to the next following day that is not a Saturday, Sunday, or holiday.

"Special Taxes" means the special taxes of the District levied on taxable property within the District.

Section 3. Provision of Periodic Reports.

(a) The Developer shall, or, upon written direction of the Developer the Dissemination Agent shall, not later than the Report Date, commencing April 1, 2022, file or cause to be filed with EMMA a Periodic Report which is consistent with the requirements of Section 4 of this Disclosure Certificate with a copy to the Participating Underwriter and the City. Not later than 15 calendar days prior to the Report Date, the Developer shall provide the Periodic Report to the Dissemination Agent (if different from the Developer). The Developer shall provide a written certification with (or included as a part of) each Periodic Report furnished to the Dissemination

Agent (if different from the Developer), the Participating Underwriter and the City to the effect that such Periodic Report constitutes the Periodic Report required to be furnished by it under this Disclosure Certificate. The Dissemination Agent, the Participating Underwriter and the City may conclusively rely upon such certification of the Developer and shall have no duty or obligation to review the Periodic Report. The Periodic Report may be submitted as a single document or as separate documents comprising a package and may incorporate by reference other information as provided in Section 4 of this Disclosure Certificate.

(b) If the Dissemination Agent does not receive a Periodic Report by 15 calendar days prior to the Report Date, the Dissemination Agent shall send a reminder notice to the Developer that the Periodic Report has not been provided as required under Section 3(a) above. The reminder notice shall instruct the Developer to determine whether its obligations under this Disclosure Certificate have terminated (pursuant to Section 6 below) and, if so, to provide the Dissemination Agent with a notice of such termination in the same manner as for a Listed Event (pursuant to Section 5 below). If the Developer does not provide, or cause the Dissemination Agent to provide, a Periodic Report to EMMA by the Report Date as required in subsection (a) above, the Dissemination Agent shall send a notice to EMMA in substantially the form attached hereto as Exhibit A, with a copy to City and the Participating Underwriter.

(c) With respect to the Periodic Report, the Dissemination Agent shall, to the extent the Periodic Report has been furnished to it, file the Periodic Report with EMMA and file a report with the Developer (if the Dissemination Agent is other than the Developer), the City and the Participating Underwriter certifying that the Periodic Report has been provided pursuant to this Disclosure Certificate, stating the date it was provided to and filed with EMMA.

Section 4. Content of Periodic Reports. The Developer's Periodic Report shall contain or incorporate by reference the information set forth in Exhibit B relating to the Developer, any or all of which may be included by specific reference to other documents, including official statements of debt issues of the Developer or related public entities, which have been submitted to EMMA or the Securities and Exchange Commission. If the document included by reference is a final official statement, it must be available from EMMA. The Developer shall clearly identify each such other document so included by reference.

In addition to any of the information expressly required to be provided in Exhibit B, the Developer's Periodic Report shall include such further information, if any, as may be necessary to make the specifically required statements, in the light of the circumstances under which they are made, not misleading.

Section 5. Reporting of Significant Events.

(a) The Developer shall give, or cause to be given, notice of the occurrence of any of the following Listed Events with respect to itself or the Property, if material:

(i) bankruptcy or insolvency proceedings commenced by or against the Developer and, if known, any bankruptcy or insolvency proceedings commenced by or against any Affiliate of the Developer that is reasonably likely to have a significant impact on the Developer's ability to pay Special Taxes on its Property or to sell or develop the Property;

(ii) failure to pay any taxes, special taxes (including the Special Taxes) or assessments due with respect to the Property on or prior to the delinquency date;

(iii) filing of a lawsuit of which the Developer is aware against the Developer or an Affiliate seeking damages, which is reasonably likely to have a significant impact on the Developer's ability to pay Special Taxes on its Property or to sell or develop the Property;

(iv) material damage to or destruction of any of the improvements on the Property; and

(v) any payment default or other material default by the Developer on any loan with respect to the construction of improvements on the Property.

(b) Whenever the Developer obtains knowledge of the occurrence of a Listed Event, the Developer shall as soon as possible determine if such event would be material under applicable Federal securities law.

(c) If the Developer determines that knowledge of the occurrence of a Listed Event would be material under applicable Federal securities law, the Developer shall, or shall cause the Dissemination Agent to, promptly file a notice of such occurrence with EMMA, with a copy to the City and the Participating Underwriter.

Section 6. Duration of Reporting Obligation.

(a) All the Developer's obligations hereunder shall commence on the date hereof and terminate (except as provided in Section 11) on the earliest to occur of the following:

(i) upon the legal defeasance, prior redemption or payment in full of all the Bonds, or

(ii) at such time as Property owned by the Developer is no longer responsible for payment of 20% or more of the Special Taxes levied in the District, or

(iii) the date on which the Developer prepays in full all of the Special Taxes attributable to the Property.

The Developer shall give notice of the termination of its obligations under this Disclosure Certificate in the same manner as for a Listed Event under Section 5.

(b) If a portion of the Property owned by the Developer, or any Affiliate of the Developer, is conveyed to a Person that, upon such conveyance, will be a Major Owner, the obligations of the Developer hereunder with respect to the property in the District owned by such Major Owner and its Affiliates may be assumed by such Major Owner or by an Affiliate thereof, and if so assumed the Developer's obligations hereunder with respect to such portion of the Property will be terminated. In order to effect such an assumption, such Major Owner or Affiliate shall enter into an Assumption Agreement. If not so assumed, the Developer shall report the information, as applicable to the transferee, required herein so long as the transferee is a Major Owner.

Section 7. Dissemination Agent. The Developer may, from time to time, appoint or engage a Dissemination Agent to assist the Developer in carrying out its obligations under this Disclosure Certificate, and may discharge any such Dissemination Agent, with or without appointing a successor Dissemination Agent. The initial Dissemination Agent shall be the Developer. The Dissemination Agent may resign by providing thirty days' written notice to the City, the Participating Underwriter and the Developer.

Section 8. No Amendment. The Developer may not amend this Disclosure Certificate.

Section 9. Additional Information. Nothing in this Disclosure Certificate shall be deemed to prevent the Developer from disseminating any other information, using the means of dissemination set forth in this Disclosure Certificate or any other means of communication, or including any other information in any Periodic Report or notice of occurrence of a Listed Event, in addition to that which is required by this Disclosure Certificate. If the Developer chooses to include any information in any Periodic Report or notice of occurrence of a Listed Event in addition to that which is specifically required by this Disclosure Certificate, the Developer shall have no obligation under this Disclosure Certificate to update such information or include it in any future Periodic Report or notice of occurrence of a Listed Event.

Section 10. Default. In the event of a failure of the Developer to comply with any provision of this Disclosure Certificate, the Participating Underwriter and any holder or beneficial owner of the Bonds may, take such actions as may be necessary and appropriate, including seeking mandate or specific performance by court order, to cause the Developer to comply with its obligations under this Disclosure Certificate. A default under this Disclosure Certificate shall not be deemed an Event of Default under the Fiscal Agent Agreement, and the sole and exclusive remedy under this Disclosure Certificate in the event of any failure of the Developer to comply with this Disclosure Certificate shall be an action to compel performance. Neither the Developer nor the Dissemination Agent shall have any liability to any holder or beneficial owner of the Bonds or any other party for monetary damages or financial liability of any kind whatsoever arising from or relating to this Disclosure Certificate.

Section 11. Duties, Immunities and Liabilities of Dissemination Agent. The Dissemination Agent shall have only such duties as are specifically set forth in this Disclosure Certificate, and the Developer agrees to indemnify and save the Dissemination Agent, its officers, directors, employees and agents (each, an "Indemnified Party"), harmless against any loss, expense and liabilities which it may incur arising out of or in the exercise or performance of its powers and duties hereunder, including the reasonable costs and expenses (including attorneys' fees) of defending against any claim of liability, but excluding loss, liabilities, costs and expenses due to an Indemnified Party's negligence or willful misconduct or failure to perform its duties hereunder. The Dissemination Agent shall be paid compensation for its services provided hereunder in accordance with its schedule of fees as amended from time to time, which schedule, as amended, shall be reasonably acceptable, and all reasonable expenses, reasonable legal fees and advances made or incurred by the Dissemination Agent in the performance of its duties hereunder. The Dissemination Agent shall have no duty or obligation to review any information provided to it hereunder and shall not be deemed to be acting in any fiduciary capacity for the City, the Developer, the Fiscal Agent, the Bond owners, or any other party. The obligations of the Developer under this Section shall survive resignation or removal of the Dissemination Agent and payment of the Bonds.

Section 12. Notices. Any notice or communications to be among any of the parties to this Disclosure Certificate may be given by regular, overnight or electronic mail as follows:

To the Developer
Lennar Homes of California, Inc.
1025 Creekside Ridge Drive, Suite 240
Roseville, CA 95678
Email: Larry.Gualco@Lennar.com

To the City: City of Rancho Cordova
Attn: CFD Administrator
2729 Prospect Park Drive
Rancho Cordova, CA 95670
Email: mmingay@cityofranchocordova.org

To the Participating Underwriter: Piper Sandler & Co.
2321 Rosecrans Avenue, Suite 320
El Segundo, CA 90245
Email: Dennis.McGuire@psc.com

Any person may, by written notice to the other persons listed above, designate a different address or telephone number(s) to which subsequent notices or communications should be sent.

Section 13. Beneficiaries. This Disclosure Certificate shall inure solely to the benefit of the City, the Developer (its successors and assigns), the Dissemination Agent, the Participating Underwriter and holders and beneficial owners from time to time of the Bonds and shall create no rights in any other person or entity. All obligations of the Developer hereunder shall be assumed by any legal successor to the obligations of the Developer as a result of a sale, merger, consolidation or other reorganization.

Section 14. Counterparts. This Disclosure Certificate may be executed in several counterparts, each of which shall be an original and all of which shall constitute but one and the same instrument.

IN WITNESS WHEREOF, the Developer has executed this Disclosure Certificate as of the date first above written.

LENNAR HOMES OF CALIFORNIA, INC.,
A California corporation

By: _____

Name: _____

Title: _____

EXHIBIT A

NOTICE TO REPOSITORIES OF FAILURE TO FILE PERIODIC REPORT

Name of Issuer: City of Rancho Cordova

Name of Bond Issue: Grantline 208 Community Facilities District No. 2018-1
Special Tax Bonds Series 2021B

Date of Issuance: _____, 2021

NOTICE IS HEREBY GIVEN that _____ (the "Major Owner") has not provided a Periodic Report with respect to the above-named Bonds as required by the Continuing Disclosure Certificate (Developer) dated as of the date of issuance of such Bonds. The Developer anticipates that the Periodic Report will be filed by _____.

Dated: _____

_____,
Dissemination Agent

By: _____

Its: _____

cc: Developer

EXHIBIT B

PERIODIC REPORT

Relating to:

$_____
CITY OF RANCHO CORDOVA
GRANTLINE 208 COMMUNITY FACILITIES DISTRICT NO. 2018-1
SPECIAL TAX BONDS
SERIES 2021B

This Periodic Report is hereby submitted under Section 4 of the Continuing Disclosure Certificate (Developer) (the "Disclosure Certificate") dated _____, 2021 executed by Lennar Homes of California, Inc., a California corporation (the "Developer") in connection with the issuance of special tax bonds by the City of Rancho Cordova (the "City") with respect to the City of Rancho Cordova Grantline 208 Community Facilities District No. 2018-1 (the "District").

Capitalized terms used in this Periodic Report but not otherwise defined have the meanings given to them in the Disclosure Certificate.

I. Property Ownership and Development

The information in this section is provided as of _____ (this date must be not more than 60 days before the date of this Periodic Report).

A. Property currently owned by the Developer or its Affiliates (if any) in the District (the "Property"):

Development name: _____

Number of lots (acreage if not subdivided): _____

B. Status of land development or construction activities:

_____

_____

C. Number of building permits pulled during the reporting period and the aggregate number of building permits for the Property developed by the Developer or an Affiliate (if any), and any significant amendments to land use or development entitlements:

_____

_____

D. Aggregate property sold, optioned or leased by the Developer or an Affiliate (if any) to end users or merchant builders:

	Since the Date of Issuance of the Bonds		Since the Last Periodic Report	
	Acres*	____	Acres*	____
	Lots	____	Lots	____

* For bulk land sales only (excluding sales of finished lots or completed buildings).

E. Any updates to ownership of the Property by the Developer or an Affiliate (if any), as stated in the Official Statement, and any other changes in ownership, whether acquisition of land in the District by the Developer or an Affiliate (if any), or sales of land in the District to other property owners, distinguishing between (i) end users (e.g., single family homeowners), (ii) developers and (iii) merchant builders.

_____

_____

II. Legal and Financial Status of Developer

Unless such information has previously been included or incorporated by reference in a Periodic Report, describe any change in the legal structure of the Developer or the financial condition and financing plan of the Developer that would materially and adversely interfere with its ability to complete its development plan described in the Official Statement.

_____

_____

III. Change in Development or Financing Plans

Unless such information has previously been included or incorporated by reference in a Periodic Report, describe any development plans or financing plans relating to the Property *that are materially different from* the proposed development and financing plan described in the Official Statement.

_____

_____

IV. Official Statement Updates

Unless such information has previously been included or incorporated by reference in a Periodic Report, describe any other significant changes in the information relating to the Developer or the Property contained in the Official Statement under the heading "THE DISTRICT – Development in the District" that would materially and adversely interfere with the Developer's ability to develop and sell the Property as described in the Official Statement.

_____

_____

V. Other Material Information

In addition to any of the information expressly required above, provide such further information, if any, as may be necessary to make the specifically required statements, in the light of the circumstances under which they are made, not misleading.

_____

_____

Certification

The undersigned Developer hereby certifies that this Periodic Report constitutes the Periodic Report required to be furnished by the Developer under the Disclosure Certificate.

ANY STATEMENTS REGARDING THE DEVELOPER, THE DEVELOPMENT OF THE PROPERTY, THE DEVELOPER'S FINANCING PLAN OR FINANCIAL CONDITION, OR THE BONDS, OTHER THAN STATEMENTS MADE BY THE DEVELOPER IN AN OFFICIAL RELEASE, OR FILED WITH THE MUNICIPAL SECURITIES RULEMAKING BOARD, ARE NOT AUTHORIZED BY THE DEVELOPER. THE DEVELOPER IS NOT RESPONSIBLE FOR THE ACCURACY, COMPLETENESS OR FAIRNESS OF ANY SUCH UNAUTHORIZED STATEMENTS.

THE DEVELOPER HAS NO OBLIGATION TO UPDATE THIS PERIODIC REPORT OTHER THAN AS EXPRESSLY PROVIDED IN THE DISCLOSURE CERTIFICATE.

Dated:_____

LENNAR HOMES OF CALIFORNIA, INC.,
A California corporation

By: _____

Name: _____

Title: _____

APPENDIX G

DTC AND THE BOOK-ENTRY ONLY SYSTEM

*The following description of the Depository Trust Company ("**DTC**"), the procedures and record keeping with respect to beneficial ownership interests in the Bonds, payment of principal, interest and other payments on the Bonds to DTC Participants or Beneficial Owners, confirmation and transfer of beneficial ownership interest in the Bonds and other related transactions by and between DTC, the DTC Participants and the Beneficial Owners is based solely on information provided by DTC. Accordingly, no representations can be made concerning these matters and neither the DTC Participants nor the Beneficial Owners should rely on the foregoing information with respect to such matters, but should instead confirm the same with DTC or the DTC Participants, as the case may be.*

*Neither the issuer of the Bonds (the "**Issuer**") nor the trustee, fiscal agent or paying agent appointed with respect to the Bonds (the "**Agent**") take any responsibility for the information contained in this Appendix.*

No assurances can be given that DTC, DTC Participants or Indirect Participants will distribute to the Beneficial Owners (a) payments of interest, principal or premium, if any, with respect to the Bonds, (b) certificates representing ownership interest in or other confirmation or ownership interest in the Bonds, or (c) redemption or other notices sent to DTC or Cede & Co., its nominee, as the registered owner of the Bonds, or that they will so do on a timely basis, or that DTC, DTC Participants or DTC Indirect Participants will act in the manner described in this Appendix. The current "Rules" applicable to DTC are on file with the Securities and Exchange Commission and the current "Procedures" of DTC to be followed in dealing with DTC Participants are on file with DTC.

1. The Depository Trust Company ("DTC"), New York, NY, will act as securities depository for the securities (the "Securities"). The Securities will be issued as fully-registered securities registered in the name of Cede & Co. (DTC's partnership nominee) or such other name as may be requested by an authorized representative of DTC. One fully-registered Security certificate will be issued for each issue of the Securities, each in the aggregate principal amount of such issue, and will be deposited with DTC. If, however, the aggregate principal amount of any issue exceeds $500 million, one certificate will be issued with respect to each $500 million of principal amount, and an additional certificate will be issued with respect to any remaining principal amount of such issue.

2. DTC, the world's largest securities depository, is a limited-purpose trust company organized under the New York Banking Law, a "banking organization" within the meaning of the New York Banking Law, a member of the Federal Reserve System, a "clearing corporation" within the meaning of the New York Uniform Commercial Code, and a "clearing agency" registered pursuant to the provisions of Section 17A of the Securities Exchange Act of 1934. DTC holds and provides asset servicing for over 3.5 million issues of U.S. and non-U.S. equity issues, corporate and municipal debt issues, and money market instruments (from over 100 countries) that DTC's participants ("Direct Participants") deposit with DTC. DTC also facilitates the post-trade settlement among Direct Participants of sales and other securities transactions in deposited securities, through electronic computerized book-entry transfers and pledges between Direct Participants' accounts. This eliminates the need for physical movement of securities certificates. Direct Participants include both U.S. and non-U.S. securities brokers and dealers, banks, trust companies, clearing corporations, and certain other organizations. DTC is a wholly-owned

subsidiary of The Depository Trust & Clearing Corporation ("DTCC"). DTCC is the holding company for DTC, National Securities Clearing Corporation and Fixed Income Clearing Corporation, all of which are registered clearing agencies. DTCC is owned by the users of its regulated subsidiaries. Access to the DTC system is also available to others such as both U.S. and non-U.S. securities brokers and dealers, banks, trust companies, and clearing corporations that clear through or maintain a custodial relationship with a Direct Participant, either directly or indirectly ("Indirect Participants"). DTC has a Standard & Poor's rating of AA+. The DTC Rules applicable to its Participants are on file with the Securities and Exchange Commission. More information about DTC can be found at www.dtcc.com.

3. Purchases of Securities under the DTC system must be made by or through Direct Participants, which will receive a credit for the Securities on DTC's records. The ownership interest of each actual purchaser of each Security ("Beneficial Owner") is in turn to be recorded on the Direct and Indirect Participants' records. Beneficial Owners will not receive written confirmation from DTC of their purchase. Beneficial Owners are, however, expected to receive written confirmations providing details of the transaction, as well as periodic statements of their holdings, from the Direct or Indirect Participant through which the Beneficial Owner entered into the transaction. Transfers of ownership interests in the Securities are to be accomplished by entries made on the books of Direct and Indirect Participants acting on behalf of Beneficial Owners. Beneficial Owners will not receive certificates representing their ownership interests in Securities, except in the event that use of the book-entry system for the Securities is discontinued.

4. To facilitate subsequent transfers, all Securities deposited by Direct Participants with DTC are registered in the name of DTC's partnership nominee, Cede & Co., or such other name as may be requested by an authorized representative of DTC. The deposit of Securities with DTC and their registration in the name of Cede & Co. or such other DTC nominee do not effect any change in beneficial ownership. DTC has no knowledge of the actual Beneficial Owners of the Securities; DTC's records reflect only the identity of the Direct Participants to whose accounts such Securities are credited, which may or may not be the Beneficial Owners. The Direct and Indirect Participants will remain responsible for keeping account of their holdings on behalf of their customers.

5. Conveyance of notices and other communications by DTC to Direct Participants, by Direct Participants to Indirect Participants, and by Direct Participants and Indirect Participants to Beneficial Owners will be governed by arrangements among them, subject to any statutory or regulatory requirements as may be in effect from time to time. Beneficial Owners of Securities may wish to take certain steps to augment the transmission to them of notices of significant events with respect to the Securities, such as redemptions, tenders, defaults, and proposed amendments to the Security documents. For example, Beneficial Owners of Securities may wish to ascertain that the nominee holding the Securities for their benefit has agreed to obtain and transmit notices to Beneficial Owners. In the alternative, Beneficial Owners may wish to provide their names and addresses to the registrar and request that copies of notices be provided directly to them.

6. Redemption notices will be sent to DTC. If less than all of the Securities within an issue are being redeemed, DTC's practice is to determine by lot the amount of the interest of each Direct Participant in such issue to be redeemed.

7. Neither DTC nor Cede & Co. (nor any other DTC nominee) will consent or vote with respect to Securities unless authorized by a Direct Participant in accordance with DTC's MMI Procedures. Under its usual procedures, DTC mails an Omnibus Proxy to Issuer as soon as possible after the record date. The Omnibus Proxy assigns Cede & Co.'s consenting or voting

rights to those Direct Participants to whose accounts Securities are credited on the record date (identified in a listing attached to the Omnibus Proxy).

8. Redemption proceeds, distributions, and dividend payments on the Securities will be made to Cede & Co., or such other nominee as may be requested by an authorized representative of DTC. DTC's practice is to credit Direct Participants' accounts upon DTC's receipt of funds and corresponding detail information from Issuer or Agent, on payable date in accordance with their respective holdings shown on DTC's records. Payments by Participants to Beneficial Owners will be governed by standing instructions and customary practices, as is the case with securities held for the accounts of customers in bearer form or registered in "street name," and will be the responsibility of such Participant and not of DTC, Agent, or Issuer, subject to any statutory or regulatory requirements as may be in effect from time to time. Payment of redemption proceeds, distributions, and dividend payments to Cede & Co. (or such other nominee as may be requested by an authorized representative of DTC) is the responsibility of Issuer or Agent, disbursement of such payments to Direct Participants will be the responsibility of DTC, and disbursement of such payments to the Beneficial Owners will be the responsibility of Direct and Indirect Participants.

9. A Beneficial Owner will give notice to elect to have its Securities purchased or tendered, through its Participant, to the Agent, and will effect delivery of such Securities by causing the Direct Participant to transfer the Participant's interest in the Securities, on DTC's records, to the Agent. The requirement for physical delivery of Securities in connection with an optional tender or a mandatory purchase will be deemed satisfied when the ownership rights in the Securities are transferred by Direct Participants on DTC's records and followed by a book-entry credit of tendered Securities to the Agent's DTC account.

10. DTC may discontinue providing its services as depository with respect to the Securities at any time by giving reasonable notice to Issuer or Agent. Under such circumstances, in the event that a successor depository is not obtained, Security certificates are required to be printed and delivered.

11. Issuer may decide to discontinue use of the system of book-entry-only transfers through DTC (or a successor securities depository). In that event, Security certificates will be printed and delivered to DTC.

12. The information in this section concerning DTC and DTC's book-entry system has been obtained from sources that Issuer believes to be reliable, but Issuer takes no responsibility for the accuracy thereof.

MEMORANDUM

ITEM 12.2.

DATE:	November 15, 2021
TO:	Honorable Mayor and Council Members
FROM:	Albert Stricker, Public Works Director Byron Tang, Senior Civil Engineer
SUBJECT:	**COLOMA ROAD IMPROVEMENT OPTIONS**

RECOMMENDATION

Provide direction based on staff presentation summarizing analyses, improvement options, and feedback received.

RESULT OF RECOMMENDED ACTION

Staff will proceed with additional analysis and community outreach based on direction from City Council.

BACKGROUND

Coloma Road is a four-lane undivided road in Rancho Cordova between Folsom Boulevard and Sunrise Boulevard. Staff analyzed existing conditions of the road and prepared a preliminary concept of a lane reduction.

On September 29, 2021, the city hosted a public outreach meeting at City Hall to gather feedback from residents on a potential lane reduction striping project. Approximately one hundred people attended the meeting (in person and online) and provided valuable feedback. In addition, city staff individually met with school officials, church organizations, and other groups to gather additional focused feedback.

City staff has prepared a presentation to council to summarize analyses, improvement options including ideas from the community, and feedback received..

FISCAL IMPACT AND FUNDING SOURCE

Varies.

ATTACHMENT(S)

1. Coloma Road Improvements Presentations

COLOMA ROAD

IMPROVEMENTS

RANCHO CORDOVA
CALIFORNIA

OUTLINE FOR PRESENTATION

COMMUNITY FEEDBACK & GOALS

Reduce speeding to improve safety and reduce the number of collision and close calls

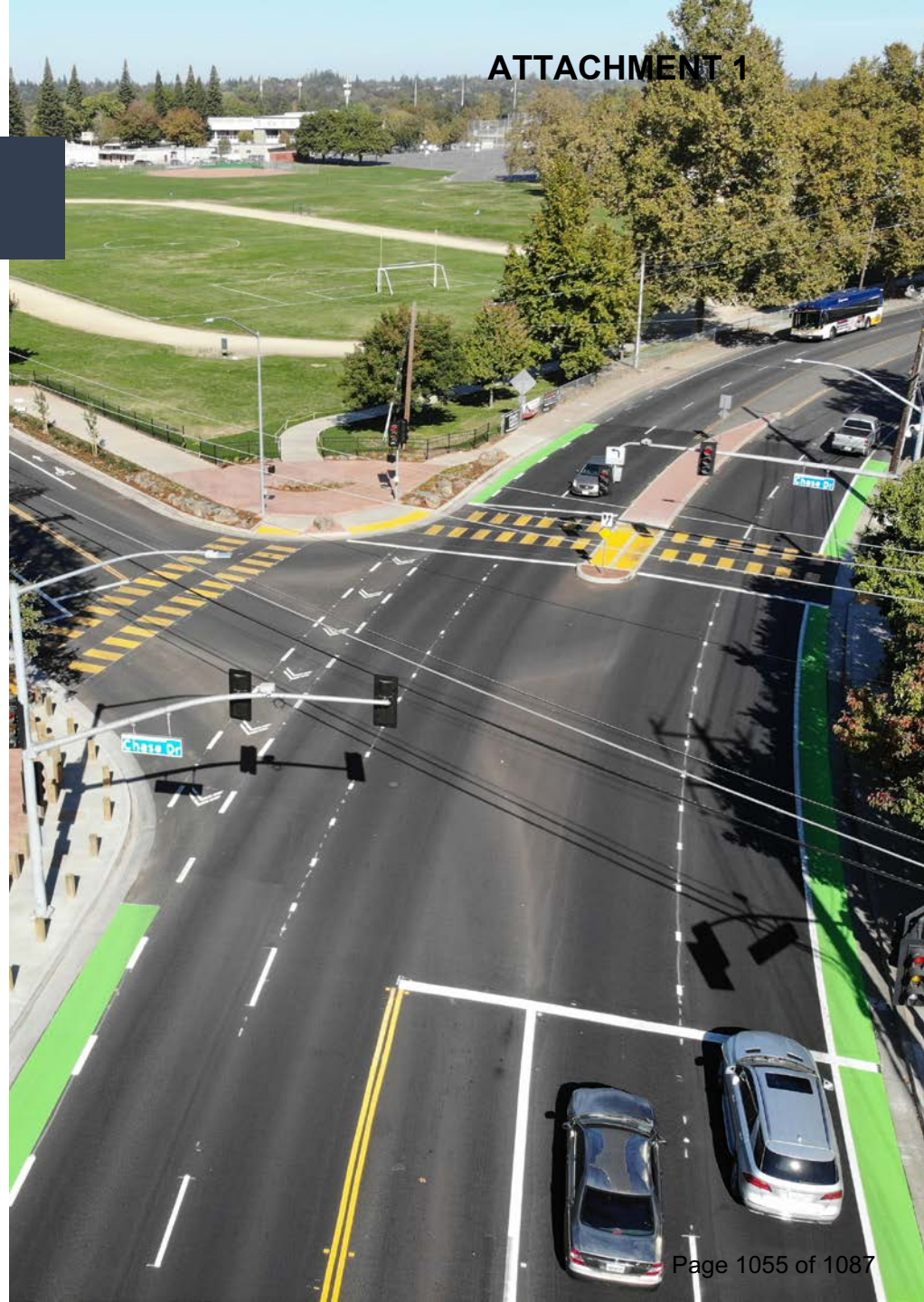
Avoid negatively impacting neighbors driving along Coloma Road or parallel routes

Creating a better multimodal experience and enhance students travel to and from schools

Transform Coloma Road into a neighborhood focused street

BACKGROUND

- Rubberized asphalt for lower noise
- Increased enforcement
- Median improvements
- Restriping
- Landscaping improvements
- New traffic signals (2003, 2007, 2010, 2015)
- Speed feedback signs
- Pedestrian safety improvements
- High visibility crosswalks & bicycle lanes
- Signal timing adjustments to reduce speeding
- Over $10 million invested



UNIQUE CHALLENGES

INCREASING SAFETY

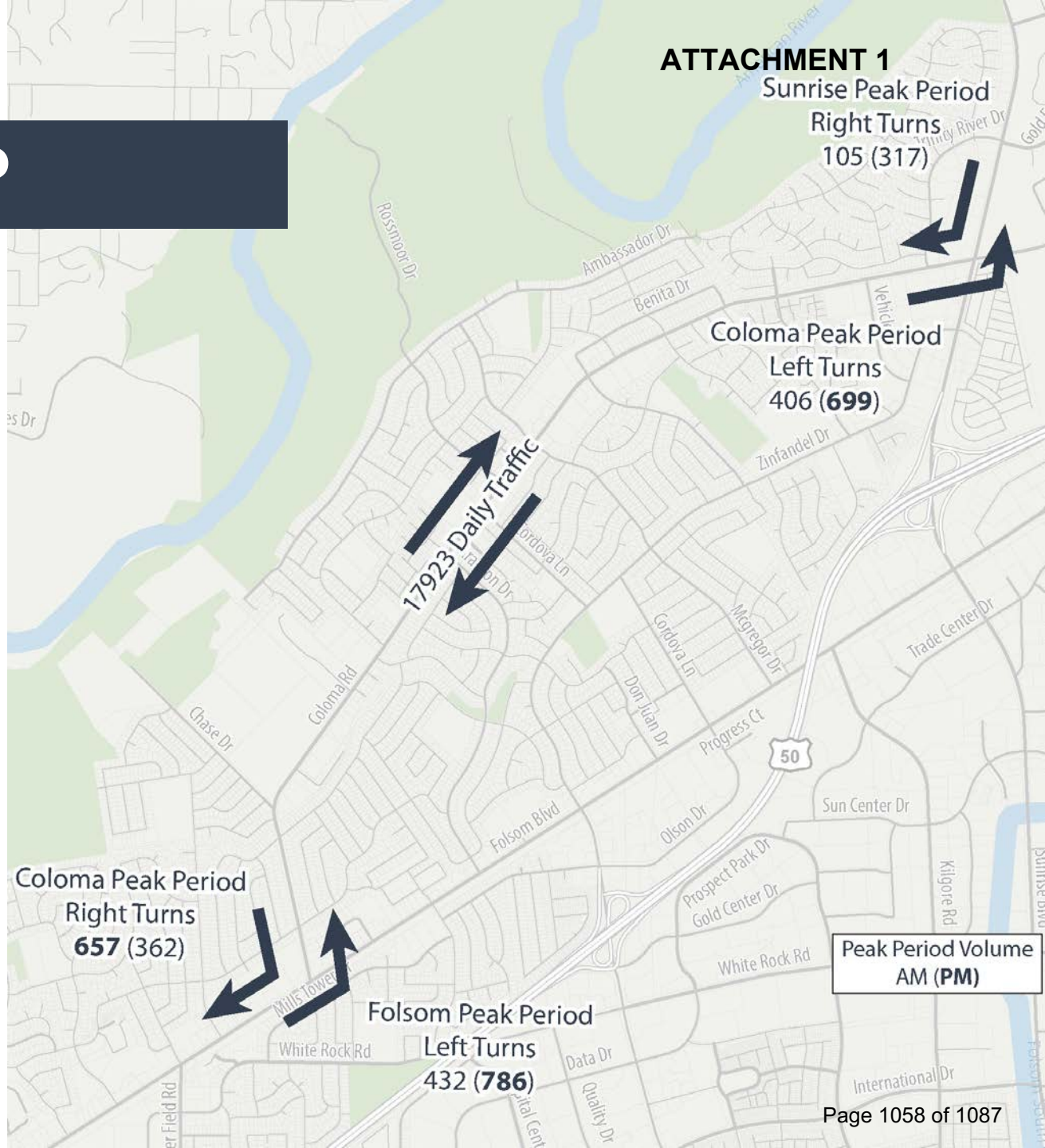
WHO ELSE IS USING IT?

Schools

High morning traffic related to the schools along Coloma most notable at the west end

Commuters

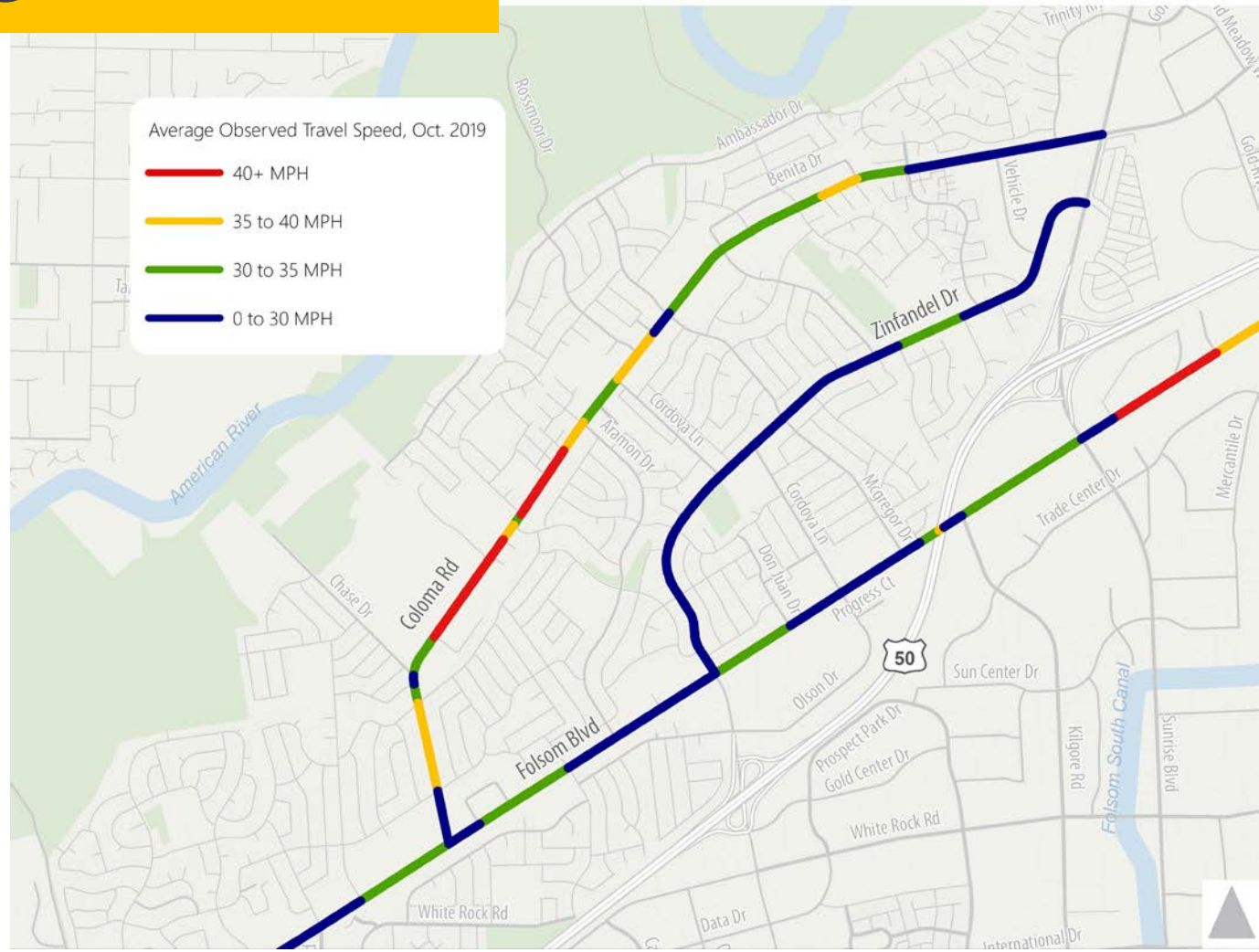
High afternoon eastbound commute traffic bypassing congestion on US-50 and Sunrise Blvd Interchange



HIGH TRAFFIC SPEEDS

- Speeds vary but are highest between Chase Dr. and McGregor Dr. and Malaga Way and Dolecetto Dr.

- Uncongested travel time is approximately 5.25 minutes with an average speed of 36 mph, but high speeds exceeding 45 mph



ENFORCEMENT COMPARISONS

Coloma Road has higher enforcement compared to similar sized roads in the city (Jan. 2020 to June 2021).

- **Coloma Road, 438 citations, 3.1 miles**
- International Drive, 72 citations, 2.4 miles
- Folsom Boulevard, 234 citations, 4.3 miles

OPTIONS TO CONSIDER INCLUDE

Option 1:
Use speed feedback signs and adjusted signal timings. Increasing police presence.

Option 2:
Reconfigure Coloma Road by reducing one lane in each direction.

Option 3:
Landscaped median and streetscape without lane reduction

Option 4:
Install roundabouts at multiple key intersection along the corridor.

OPTION 1: SIGNAGE & ENFORCEMENT

Rancho Cordova has installed safety improvements on Coloma Road as discussed previously:

- Signing and striping
- Electronic speed feedback signs
- Signal timing adjustments to reduce speeding
- Increased enforcement

Options to incrementally increase these improvements:

- Additional signage and markings
- Other signal timing modifications
- Additional enforcement

OPTION 1: PROS & CONS

PROS:

- Least complex
- Timely implementation
- Does not divert additional traffic to neighborhoods

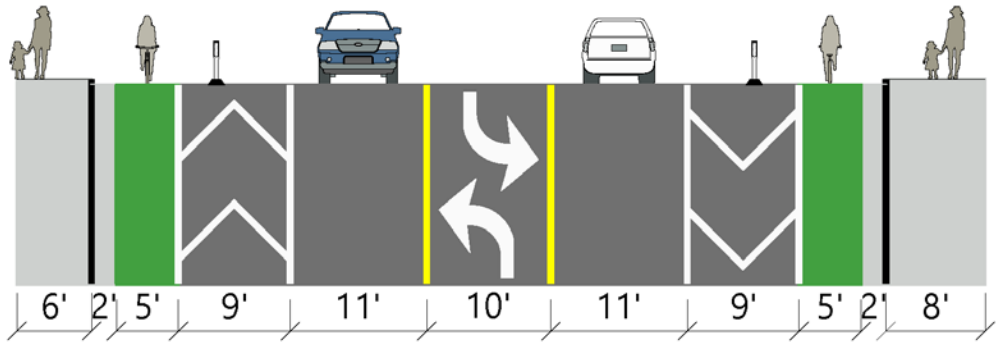
CONS:

- Limited change in unsafe driver behavior
- Does not change cut through traffic
- Does not create opportunity to add & connect facilities for people walking or biking

OPTION 2A: LANE REDUCTION

Option 2A: Quick build using striping & temporary materials

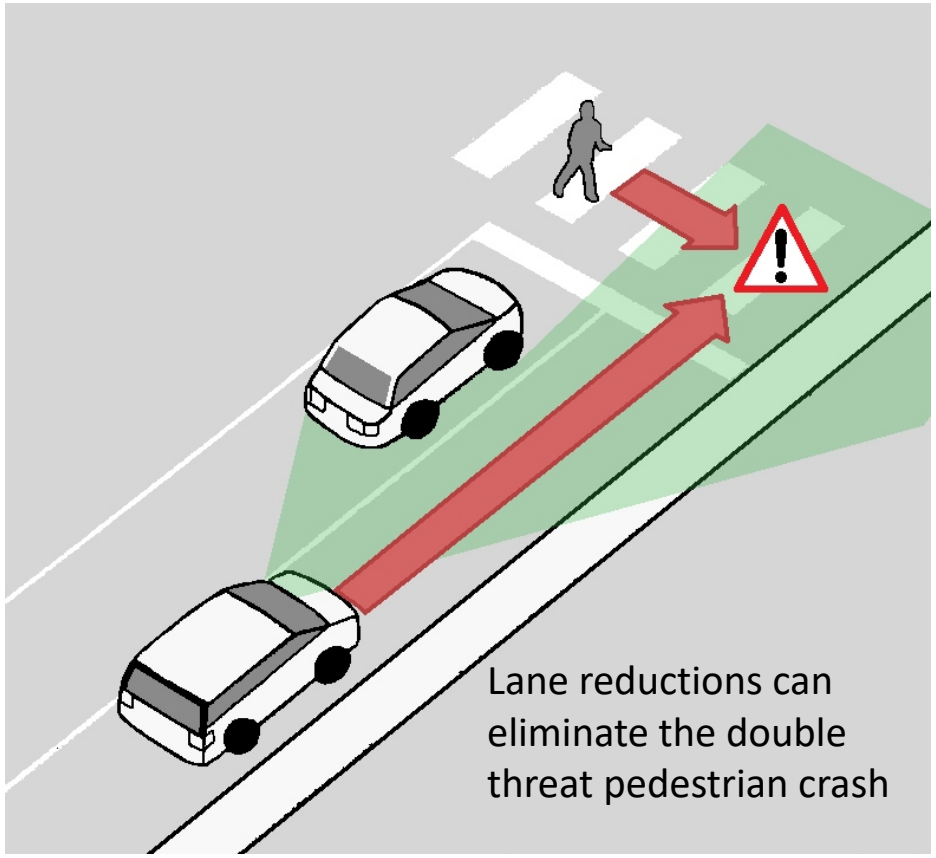
- Includes signing, striping, and focused vertical elements for quick deployment
- Data collection and evaluation of improvements for refinement
- Constructed in a single phase



Option 2A - Quick Build

LANE REDUCTIONS

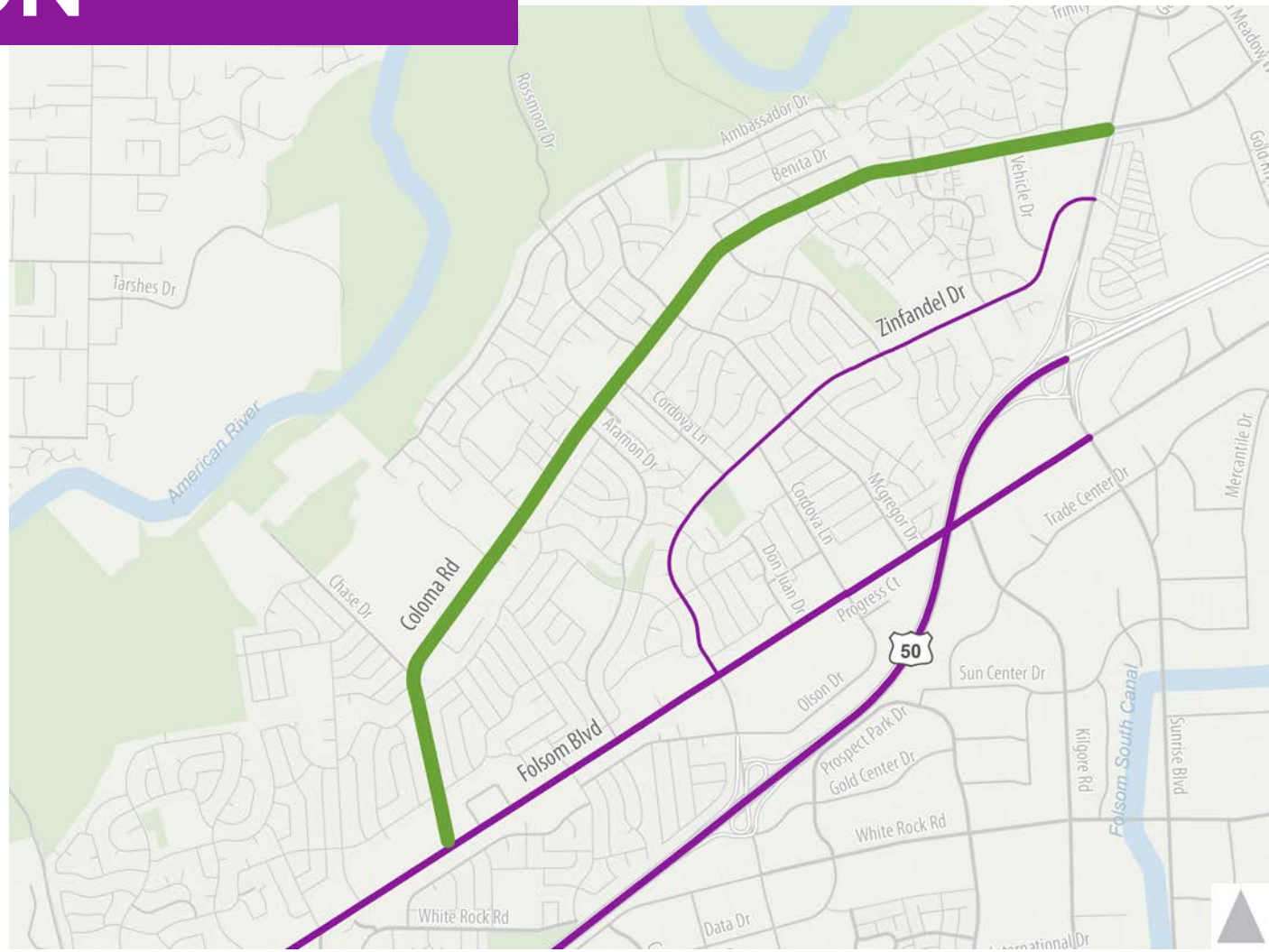
BENEFITS



- ROAD DIETS HAVE A CRASH REDUCTION FACTOR BETWEEN 19-47%
- SPEEED IS REGULATED BY THE LEAD VEHICLE
- PEDESTRIAN AND BICYCLE SAFETY BENEFITS
- RIGHT TURN POCKETS AND BUS TURNOUTS

POTENTIAL DIVERSION

- A lane reduction on Coloma will result in some diversion to other streets
- Potential daily changes to expect:
  - 3,000 to 3,500 (18%) reduction of vehicles on Coloma Road
  - 1,500 to 1,750 (7%) increase of vehicles on Folsom Boulevard
  - 1,200 to 1,500 (1%) increase of vehicles on US 50
  - 200 to 500 (5%) increase of vehicles on Zinfandel Drive



OPTION 2A: PROS & CONS

PROS:

- Lower speeds and fewer collisions
- Increases opportunities for walking, biking, and transit
- Encourages commute traffic to stay on major arterials and the freeway
- Flexibility to refine design and layout

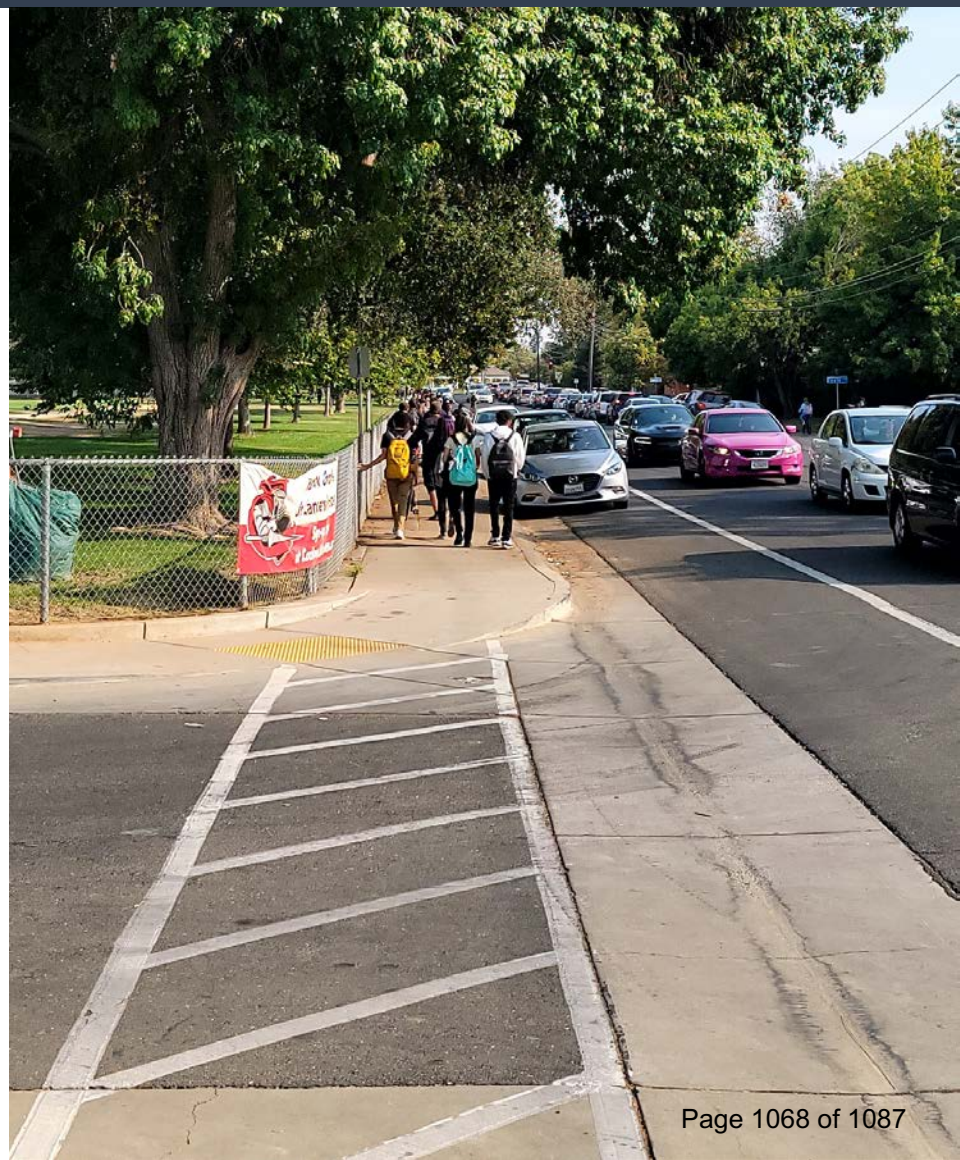
CONS:

- Will increase congestion during peak hours
- Will result in some diversion of traffic on parallel neighborhood streets

COMMUNITY OUTREACH EFFORTS

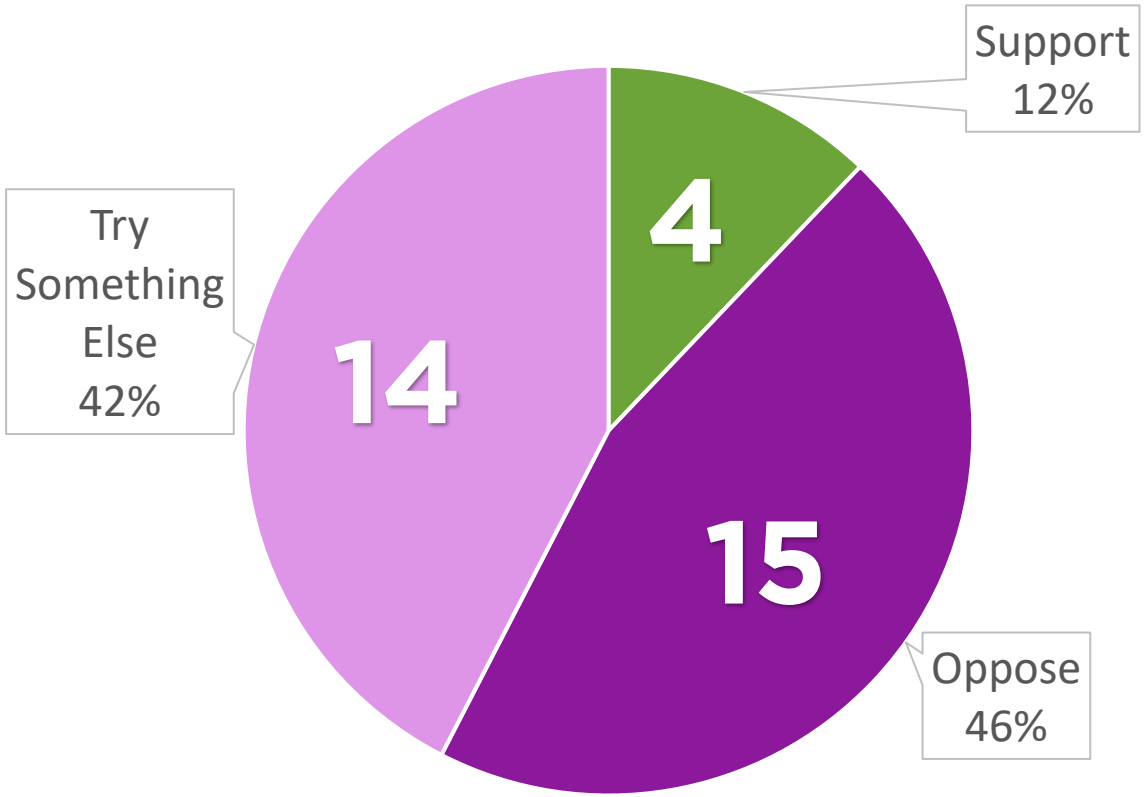
On September 29th, a community outreach meeting was held by the City to present the proposed lane reduction concept and to hear the community's concerns and input.

- Approximately one hundred people attended the meeting (combination of in-person & online)
- Additional feedback received from submissions on the City website and e-mail.
- City staff individually met with school officials to discuss school drop off and pick up congestion.
- Additional outreach has been made to talk to police, fire, and the traffic safety committee.



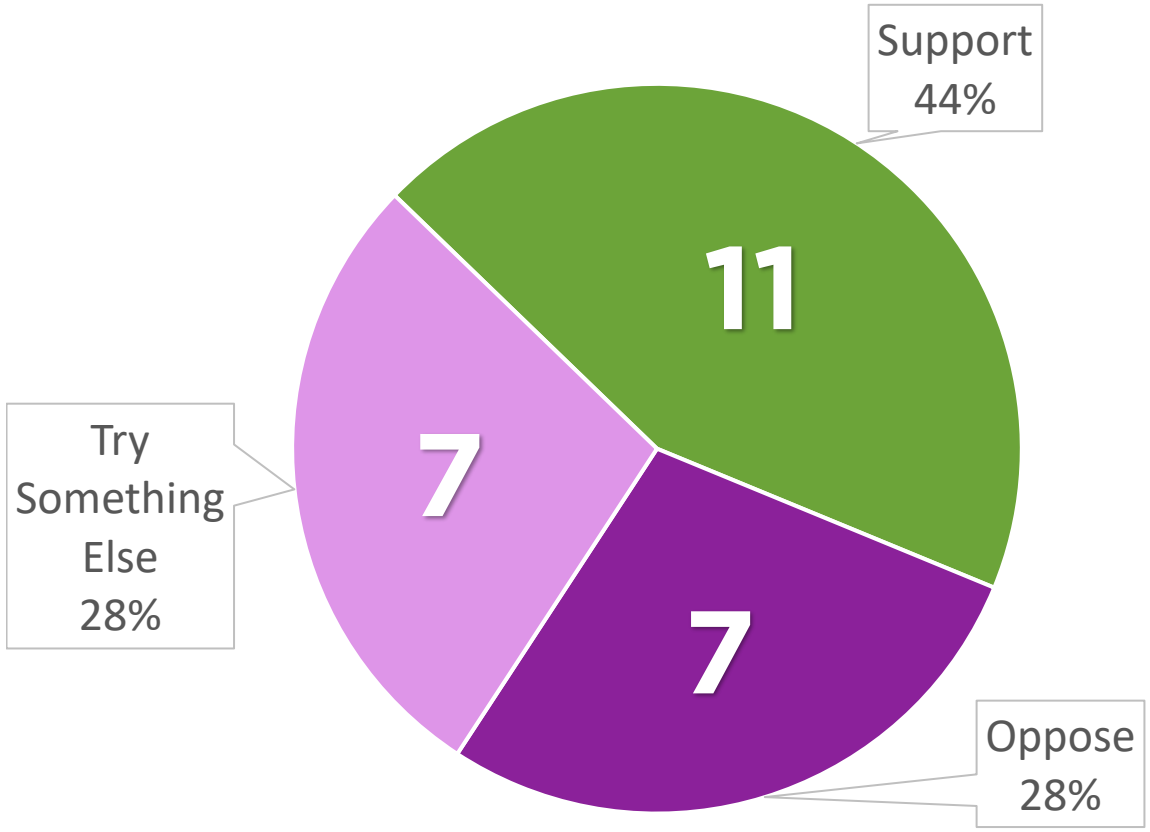
COMMUNITY FEEDBACK ON QUICK BUILD LANE REDUCTION CONCEPT

Sept. 29th Public Outreach Meeting



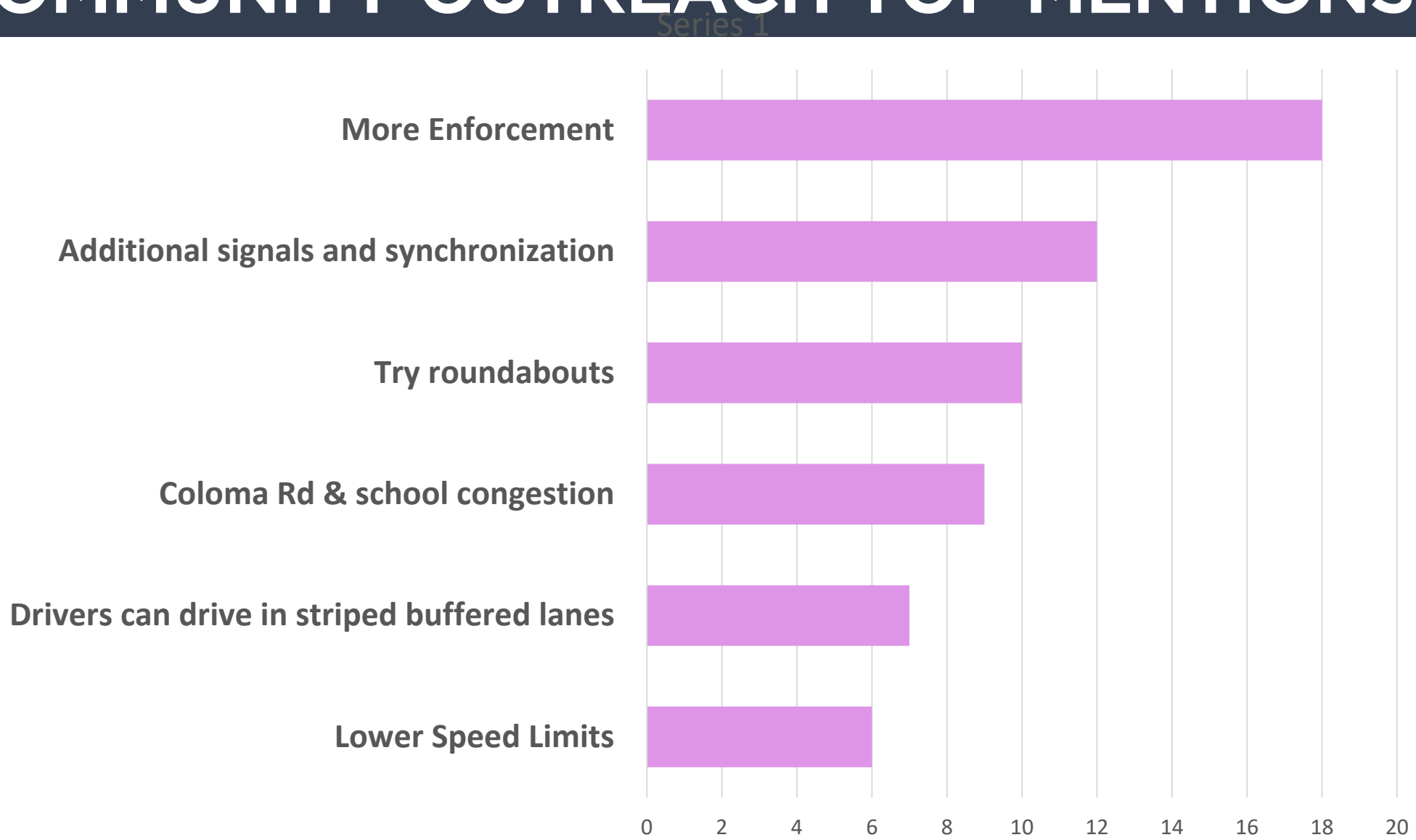
Feedback Received: 33

Website or E-mail Submitted



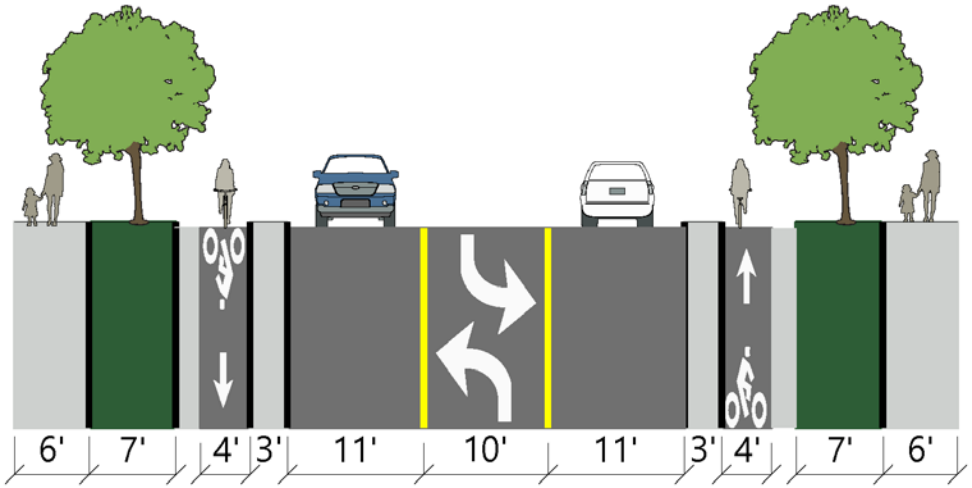
Feedback Received: 25

COMMUNITY OUTREACH TOP MENTIONS



OPTION 2B: LANE REDUCTION

- Option 2B: Permanent materials
  - Additional landscaping
  - Less flexible to make changes
  - Constructed in multiple phases
  - No landscaped median proposed to accommodate fire truck access



Option 2B: Permanent Materials

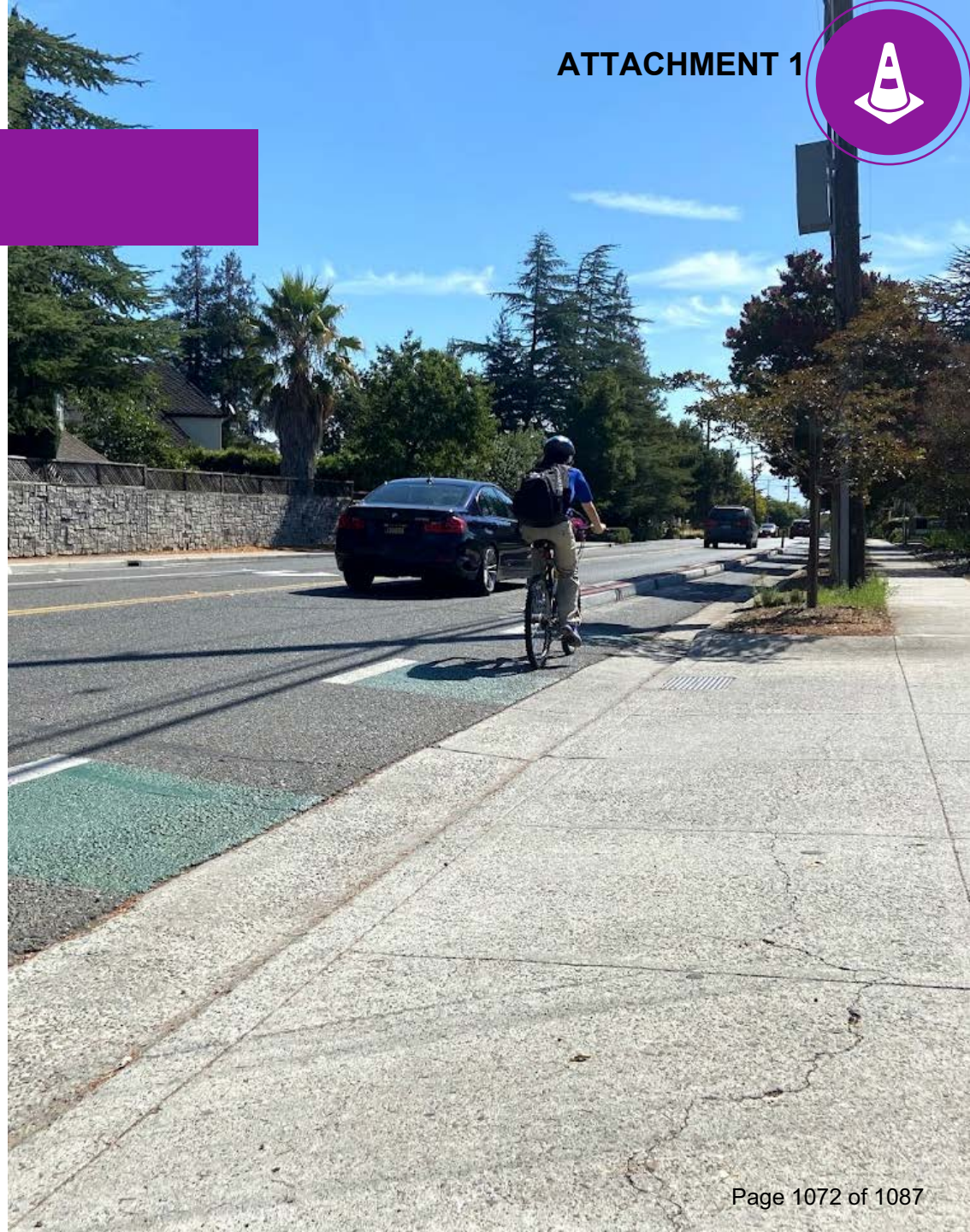
OPTION 2B: PROS & CONS

PROS:

- Lower speeds and fewer collisions
- Increases opportunities for walking, biking, and transit
- Encourages commute traffic to stay on major arterials and the freeway

CONS:

- Will increase congestion during peak hours
- Will result in some diversion of traffic on parallel neighborhood streets
- Less flexibility to modify post-construction



OPTION 3: LANDSCAPED MEDIAN & STREETSCAPE - WITHOUT LANE REDUCTION -

The City can pursue permanent improvements of varying complexity without reducing lanes. They can include:

- Installation of curbs, median islands, and bulbouts.
- Landscape buffers and drainage improvements
- Sidewalks and bike lanes may be discontinuous

Similar projects that the City has completed:

- *Folsom Boulevard Streetscape Enhancements*
- *Rod Beaudry-Routier Bikeway Project*

OPTION 3: PROS & CONS

PROS:

- Permanent materials
- Includes opportunities for new landscaping
- Increased traffic calming and safety benefit dependent on improvement package
- Does not divert additional traffic to neighborhoods

CONS:

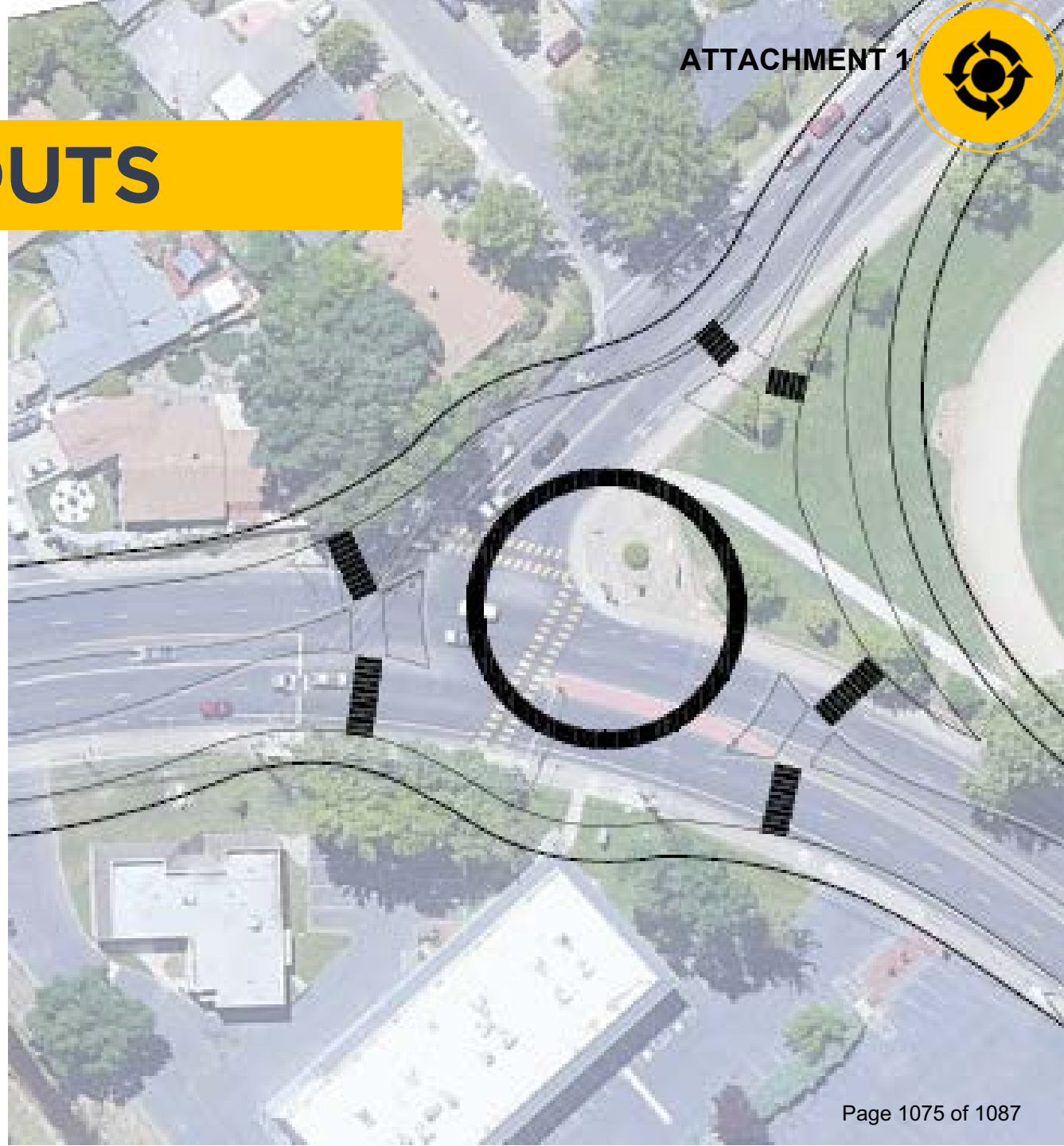
- Continuous sidewalk and bike lanes are not feasible without right-of-way impacts and modification to frontage roads
- Limited change in unsafe driver behavior
- Does not change cut through traffic
- Phased over several years
- Harder to adjust after installation
- Affects 4th of July Parade

OPTION 4: ROUNDABOUTS

Roundabouts are an intersection treatment that can help slow cars but maintain a consistent flow of traffic.

Design of roundabouts need to be designed for the context of the intersection:

- Available space
- Traffic operation characteristics
- Pedestrian and bicycle user characteristics



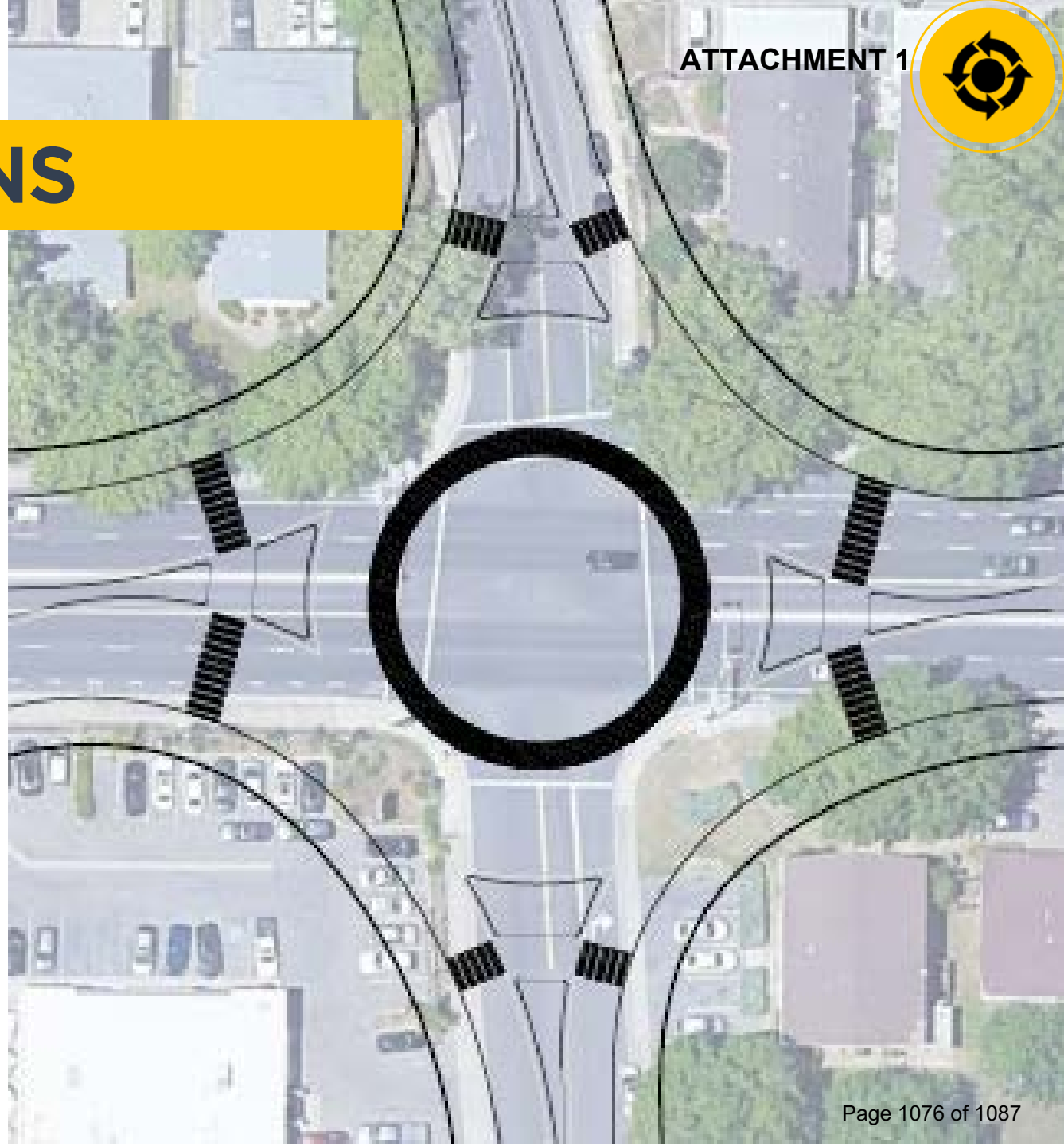
OPTION 4: PROS & CONS

PROS:

- Lower corridor speeds
- Less vehicular conflict points at intersections
- Opportunities for landscaping

CONS:

- Will be difficult for pedestrians, especially children to cross the street
- Will require right of way acquisition
- Potential operations challenges during peak hours
- Works best on two lane roadways



COUNCIL DISCUSSION & DIRECTION

Option Description	Outcomes
Option 1: Combination of signage, signal timing, and enforcement	Incremental speed reduction, limited traffic diversion
Option 2A: Quick-build lane reduction	Reduces speed, improved bike & ped, causes congestion & traffic diversion
Option 2B: Lane reduction with permanent materials	Reduces speed, improved bike & ped, causes congestion & traffic diversion
Option 3: Landscaped median & streetscape without lane reduction	Limited speed reduction, limited traffic diversion, property acquisition, affects 4th of July parade
Option 4: Two-lane roundabouts (not recommended)	Limited speed reduction, limited traffic diversion, difficult ped crossings, property acquisition

COLOMA ROAD

IMPROVEMENTS

RANCHO CORDOVA
CALIFORNIA

MEMORANDUM

ITEM 12.3.

DATE: November 15, 2021

TO: Honorable Mayor and Council Members

FROM: Maria Kniestedt, Communications and Public Affairs Director

SUBJECT: **CONTINUED DISCUSSION OF COUNTY OF SACRAMENTO REDISTRICTING**

RECOMMENDATION

Continue the policy discussion regarding the County of Sacramento Redistricting effort and provide input regarding the City of Rancho Cordova within County district boundaries.

RESULT OF RECOMMENDED ACTION

After discussions with the County, it appears that it will be difficult to keep the City of Rancho Cordova intact within one Supervisorial district due to its growing population. This new information requires further policy direction by the City Council. The Sacramento County Board of Supervisors will meet on November 16 and 17 to finalize County Redistricting. Based on the new information and continued policy discussions, the Council can decide if it would like to send further County redistricting feedback to the Board of Supervisors.

BACKGROUND

Sacramento County Board of Supervisor District boundaries must be redrawn every 10 years using U.S. Census data in order to make the five districts as equal in population as possible, so each member represents about the same number of constituents. To the extent practical, the Board of Supervisors uses the following criteria when drawing district lines:

- Geographically contiguous districts
- The geographic integrity of local neighborhoods or communities shall be respected in a manner that minimizes its division
- Geographic integrity of a city shall be respected in a manner that minimizes its division
- Easily identifiable boundaries that follow natural or artificial barriers (rivers, streets, highways, rail lines, etc.)
- Lines shall be drawn to encourage geographic compactness
- Boundaries shall not be drawn for purposes of favoring or discriminating against a political party

The County has proposed three district maps, and the County Board of Supervisors is now taking public comment about these proposed maps.

FISCAL IMPACT AND FUNDING SOURCE

There is no Fiscal Impact.

ATTACHMENT(S)

1. County of Sacramento - Redistricting Map Information

Sacramento County 2021 Redistricting

Public Participation Kit

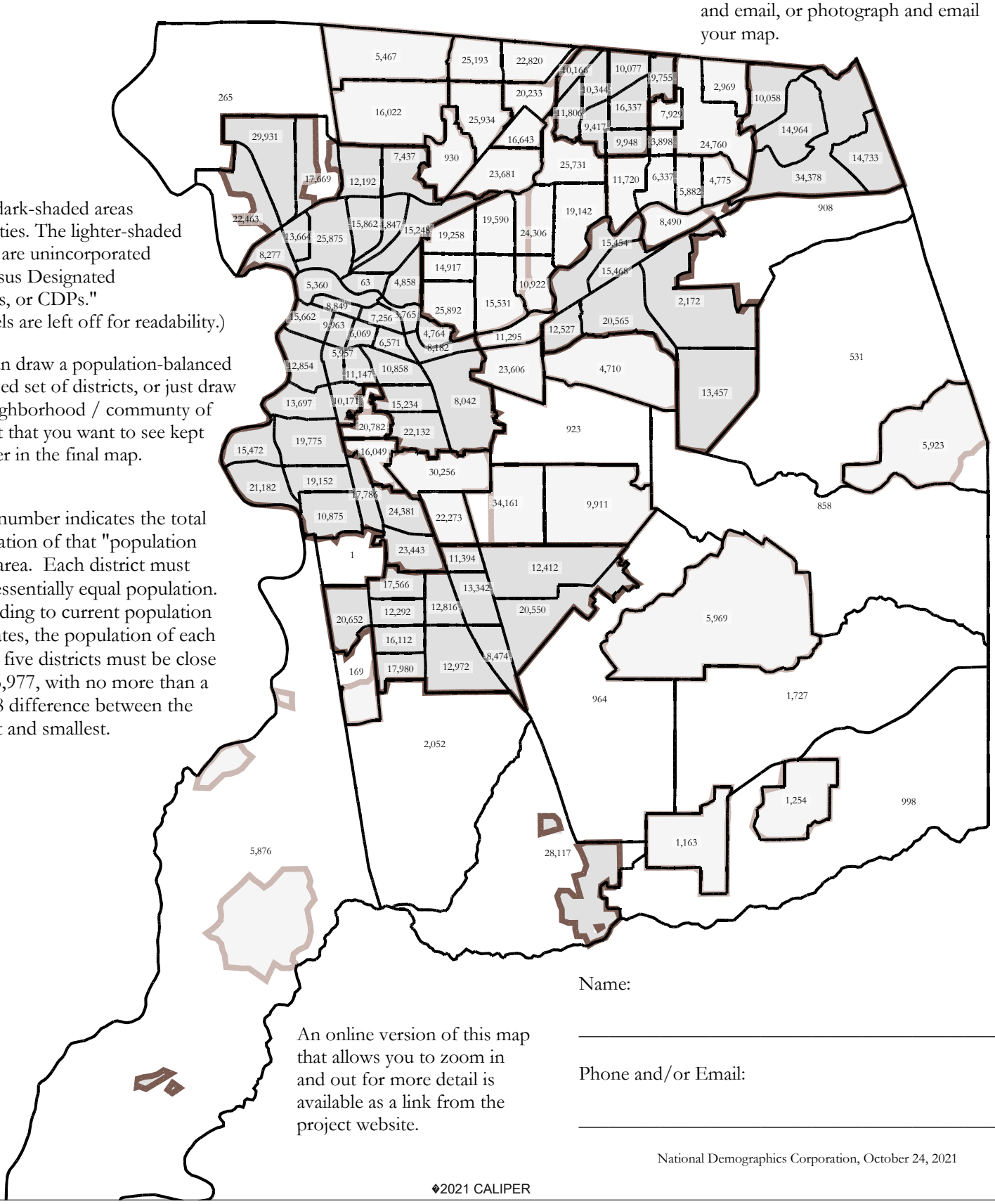
Total Population Numbers by Population Unit

Please use a thick dark-colored pen to draw your map, then submit it at the County Administrative Center or by email to Redistricting@saccounty.net. You can hand-deliver, mail, fax, scan and email, or photograph and email your map.

The dark-shaded areas are cities. The lighter-shaded areas are unincorporated "Census Designated Places, or CDPs." (Labels are left off for readability.)

You can draw a population-balanced proposed set of districts, or just draw the neighborhood / community of interest that you want to see kept together in the final map.

Each number indicates the total population of that "population unit" area. Each district must have essentially equal population. According to current population estimates, the population of each of the five districts must be close to 316,977, with no more than a 31,698 difference between the largest and smallest.



An online version of this map that allows you to zoom in and out for more detail is available as a link from the project website.

Name: _____

Phone and/or Email: _____

National Demographics Corporation, October 24, 2021

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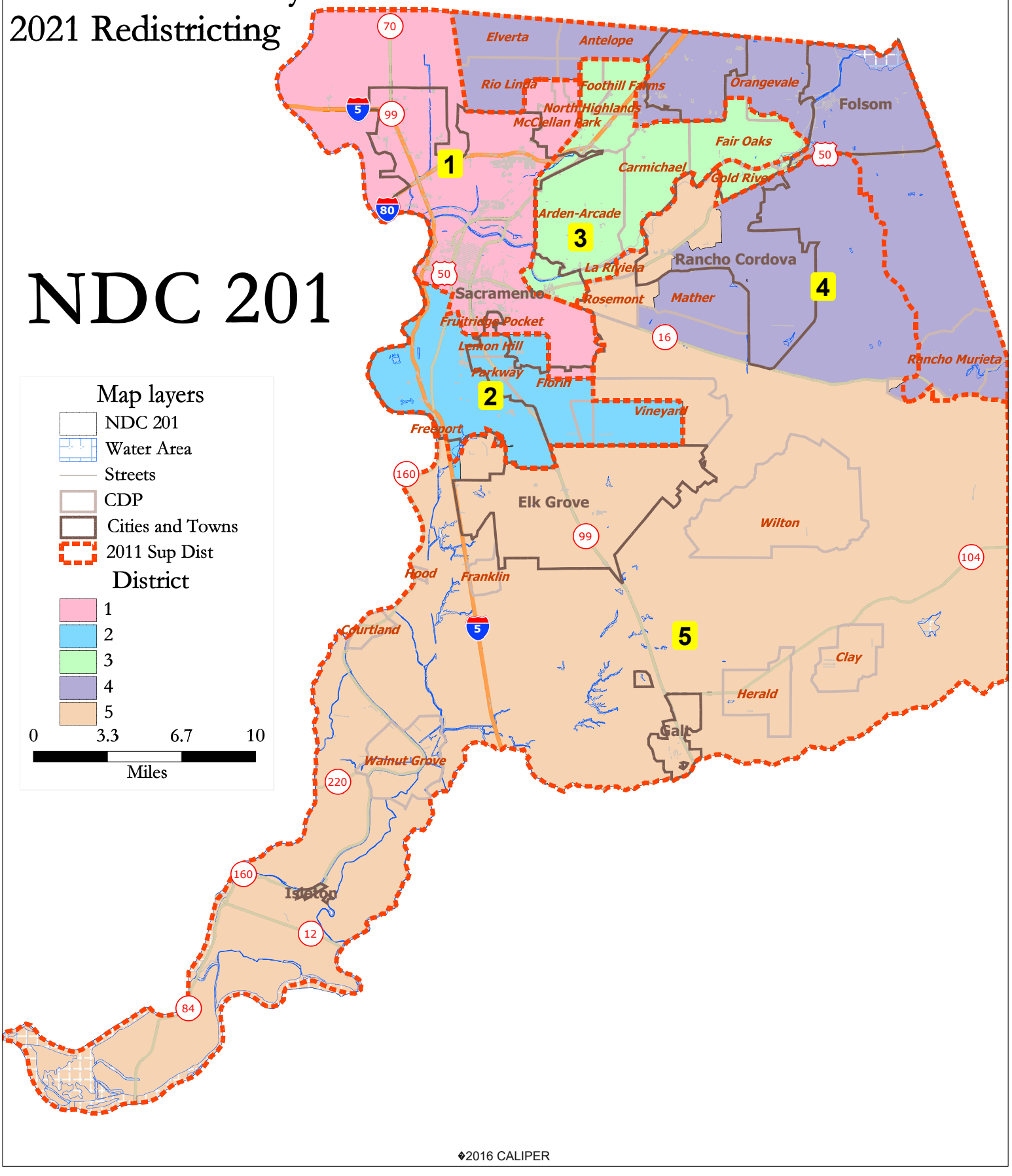
Sacramento County 2021 Redistricting

NDC 201



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NDC 201

District		1	2	3	4	5	Total
	Total Pop	321,735	316,094	319,561	315,907	311,589	1,584,886
	Deviation from ideal	4,758	-883	2,584	-1,070	-5,388	10,146
	% Deviation	1.50%	-0.28%	0.82%	-0.34%	-1.70%	3.20%
Total Pop	% Hisp	29.4%	29%	20%	16%	23%	24%
	% NH White	35%	19%	55%	60%	37%	41%
	% NH Black	13%	15%	9%	5%	10%	10%
	% Asian-American	17%	30%	11%	13%	25%	19%
Citizen Voting Age Pop	Total	205,365	194,619	213,272	215,042	207,191	1,035,487
	% Hisp	23%	21%	15%	12%	18%	18%
	% NH White	45%	29%	66%	71%	47%	52%
	% NH Black	14%	17%	9%	5%	11%	11%
	% Asian/Pac.Isl.	15%	30%	8%	10%	21%	17%
Voter Registration (Nov 2020)	Total	176,317	160,648	181,450	190,975	183,105	892,495
	% Latino est.	21%	22%	12%	11%	19%	17%
	% Spanish-Surnamed	20%	20%	12%	10%	17%	16%
	% Asian-Surnamed	7%	16%	3%	5%	12%	8%
	% Filipino-Surnamed	2%	2%	1%	1%	3%	2%
	% NH White est.	54%	38%	75%	78%	55%	61%
	% NH Black	16%	22%	9%	5%	12%	12%
Voter Turnout (Nov 2020)	Total	139,724	121,660	149,184	160,428	150,658	721,654
	% Latino est.	20%	21%	11%	10%	18%	16%
	% Spanish-Surnamed	19%	20%	11%	10%	17%	15%
	% Asian-Surnamed	7%	16%	3%	5%	11%	8%
	% Filipino-Surnamed	2%	2%	1%	1%	3%	2%
	% NH White est.	56%	40%	76%	78%	56%	63%
	% NH Black	15%	20%	8%	5%	12%	11%
Voter Turnout (Nov 2018)	Total	95,878	83,126	109,956	110,907	103,365	503,232
	% Latino est.	18%	19%	9%	9%	16%	14%
	% Spanish-Surnamed	17%	18%	9%	8%	15%	13%
	% Asian-Surnamed	6%	13%	3%	4%	9%	7%
	% Filipino-Surnamed	1%	2%	1%	1%	2%	1%
	% NH White est.	60%	44%	79%	81%	60%	66%
	% NH Black est.	13%	20%	7%	4%	12%	11%
ACS Pop. Est.	Total	300,026	304,872	305,902	307,293	301,492	1,519,585
Age	age0-19	25%	28%	25%	26%	27%	26%
	age20-60	58%	53%	53%	54%	54%	54%
	age60plus	17%	19%	23%	20%	19%	20%
Immigration	immigrants	20%	28%	18%	17%	22%	21%
	naturalized	52%	59%	47%	62%	66%	58%
Language spoken at home	english	65%	54%	74%	76%	67%	67%
	spanish	19%	19%	11%	8%	13%	14%
	asian-lang	8%	20%	4%	6%	12%	10%
	other lang	8%	7%	11%	11%	8%	9%
Language Fluency	Speaks Eng. "Less than Very Well"	12%	22%	10%	8%	13%	13%
Education (among those age 25+)	hs-grad	43%	48%	48%	50%	48%	47%
	bachelor	22%	16%	21%	22%	22%	21%
	graduatedegree	13%	7%	12%	11%	9%	10%
Child in Household	child-under18	30%	38%	29%	35%	39%	34%
Pct of Pop. Age 16+	employed	66%	60%	61%	66%	63%	63%
Household Income	income 0-25k	21%	21%	21%	13%	13%	18%
	income 25-50k	20%	23%	22%	17%	17%	20%
	income 50-75k	17%	18%	17%	17%	17%	17%
	income 75-200k	36%	33%	32%	44%	45%	38%
	income 200k-plus	7%	5%	8%	9%	8%	7%
Housing Stats	single family	65%	79%	65%	79%	86%	74%
	multi-family	35%	21%	35%	21%	14%	26%
	rented	55%	44%	49%	35%	32%	44%
	owned	45%	56%	51%	65%	68%	56%

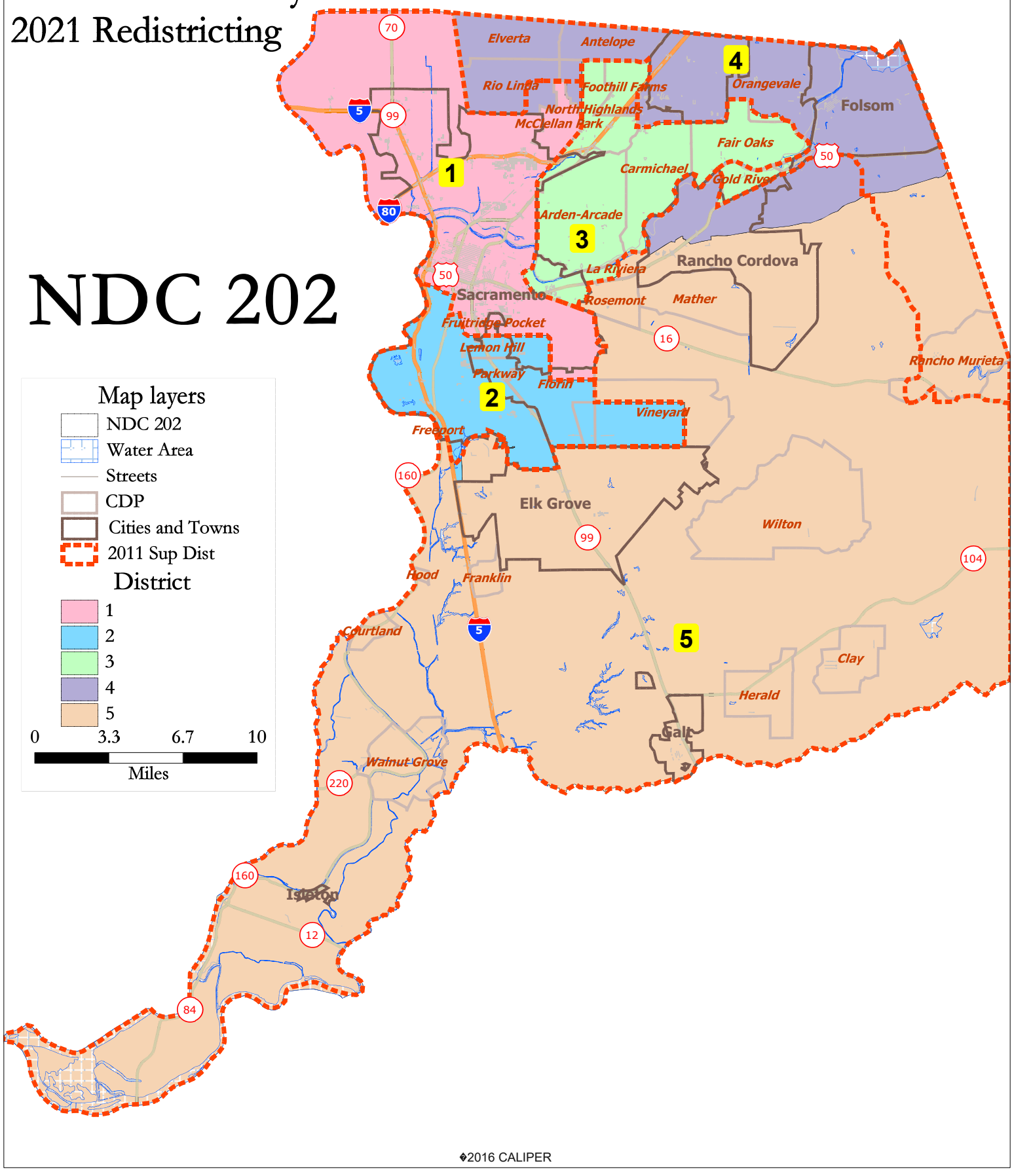
Total population data from the 2020 Decennial Census.

Surname-based Voter Registration and Turnout data from the California Statewide Database.

Latino voter registration and turnout data are Spanish-surname counts adjusted using Census Population Department undercount estimates. NH White and NH Black registration and turnout counts estimated by NDC. Citizen Voting Age Pop., Age, Immigration, and other demographics from the 2015-2019 American Community Survey and Special Tabulation 5-year data.

Sacramento County 2021 Redistricting

NDC 202



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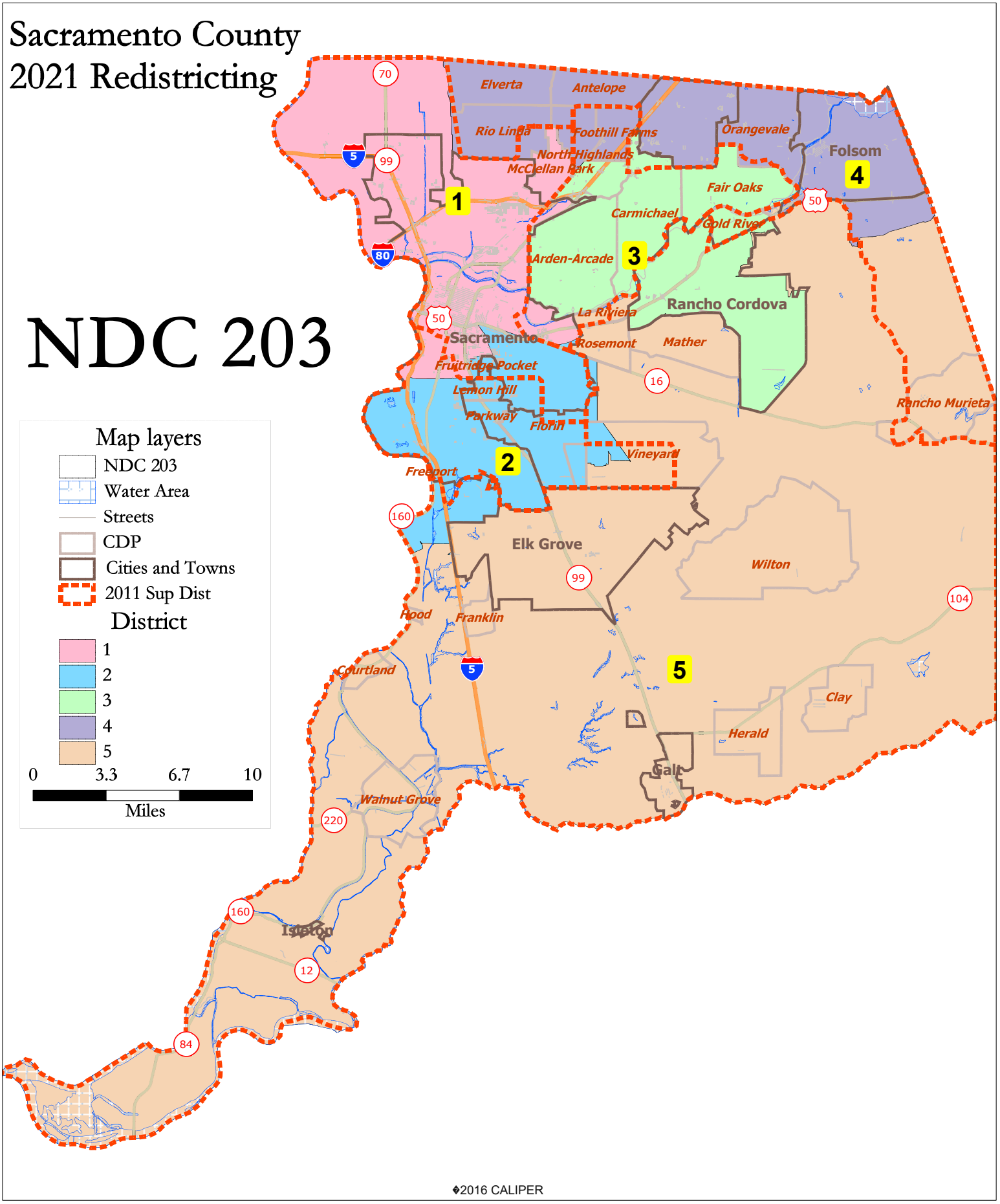
NDC 202

District		1	2	3	4	5	Total
	Total Pop	318,970	316,094	316,474	316,070	317,278	1,584,886
	Deviation from ideal	1,993	-883	-503	-907	301	2,900
	% Deviation	0.63%	-0.28%	-0.16%	-0.29%	0.09%	0.91%
Total Pop	% Hisp	29.4%	29%	20%	17%	22%	24%
	% NH White	35%	19%	55%	60%	36%	41%
	% NH Black	13%	15%	9%	5%	10%	10%
	% Asian-American	17%	30%	11%	12%	26%	19%
Citizen Voting Age Pop	Total	203,356	194,619	210,939	217,976	208,597	1,035,487
	% Hisp	23%	21%	15%	13%	18%	18%
	% NH White	45%	29%	66%	72%	46%	52%
	% NH Black	14%	17%	9%	5%	12%	11%
	% Asian/Pac.Isl.	15%	30%	8%	9%	23%	17%
Voter Registration (Nov 2020)	Total	174,915	160,648	179,779	188,447	188,706	892,495
	% Latino est.	21%	22%	12%	11%	18%	17%
	% Spanish-Surnamed	20%	20%	12%	10%	17%	16%
	% Asian-Surnamed	7%	16%	3%	4%	12%	8%
	% Filipino-Surnamed	2%	2%	1%	1%	3%	2%
	% NH White est.	54%	38%	75%	79%	54%	61%
	% NH Black	16%	22%	9%	4%	12%	12%
Voter Turnout (Nov 2020)	Total	138,712	121,660	147,838	156,917	156,527	721,654
	% Latino est.	20%	21%	11%	10%	17%	16%
	% Spanish-Surnamed	19%	20%	11%	10%	16%	15%
	% Asian-Surnamed	7%	16%	3%	4%	12%	8%
	% Filipino-Surnamed	2%	2%	1%	1%	3%	2%
	% NH White est.	56%	40%	76%	80%	56%	63%
	% NH Black	15%	20%	8%	4%	12%	11%
Voter Turnout (Nov 2018)	Total	95,242	83,126	109,053	109,281	106,530	503,232
	% Latino est.	18%	19%	9%	9%	16%	14%
	% Spanish-Surnamed	17%	18%	9%	8%	15%	13%
	% Asian-Surnamed	6%	13%	3%	3%	9%	7%
	% Filipino-Surnamed	1%	2%	1%	1%	2%	1%
	% NH White est.	60%	44%	79%	82%	60%	66%
	% NH Black est.	13%	20%	7%	4%	12%	11%
ACS Pop. Est.	Total	297,183	304,872	302,567	312,646	302,316	1,519,585
Age	age0-19	25%	28%	25%	26%	27%	26%
	age20-60	58%	53%	53%	54%	54%	54%
	age60plus	17%	19%	23%	20%	19%	20%
Immigration	immigrants	20%	28%	18%	17%	22%	21%
	naturalized	52%	59%	47%	58%	69%	58%
Language spoken at home	english	65%	54%	74%	76%	67%	67%
	spanish	19%	19%	11%	9%	12%	14%
	asian-lang	8%	20%	4%	5%	13%	10%
	other lang	8%	7%	11%	11%	8%	9%
Language Fluency	Speaks Eng. "Less than Very Well"	12%	22%	10%	9%	13%	13%
Education (among those age 25+)	hs-grad	43%	48%	48%	51%	47%	47%
	bachelor	23%	16%	21%	21%	23%	21%
	graduatedegree	13%	7%	12%	10%	10%	10%
Child in Household	child-under18	30%	38%	29%	34%	39%	34%
Pct of Pop. Age 16+	employed	66%	60%	61%	65%	64%	63%
Household Income	income 0-25k	21%	21%	21%	13%	12%	18%
	income 25-50k	20%	23%	22%	18%	16%	20%
	income 50-75k	17%	18%	17%	18%	16%	17%
	income 75-200k	36%	33%	32%	42%	47%	38%
	income 200k-plus	7%	5%	8%	8%	9%	7%
Housing Stats	single family	64%	79%	65%	78%	87%	74%
	multi-family	36%	21%	35%	22%	13%	26%
	rented	55%	44%	49%	37%	29%	44%
	owned	45%	56%	51%	63%	71%	56%

Total population data from the 2020 Decennial Census.

Surname-based Voter Registration and Turnout data from the California Statewide Database.

Latino voter registration and turnout data are Spanish-surname counts adjusted using Census Population Department undercount estimates. NH White and NH Black registration and turnout counts estimated by NDC. Citizen Voting Age Pop., Age, Immigration, and other demographics from the 2015-2019 American Community Survey and Special Tabulation 5-year data.


Sacramento County
2021 Redistricting
NDC 203
Map layers
NDC 203
Water Area
Streets
CDP
Cities and Towns
2011 Sup Dist
District
1
2
3
4
5
0
3.3
6.7
10
Miles
Elverta
Antelope
Rio Linda
Foothill Farms
North Highlands
McClellan Park
Orangevale
Folsom
Fair Oaks
Carmichael
Gold River
Arden-Arcade
Rancho Cordova
La Riviera
Sacramento
Rosemont
Mather
Fruitridge Pocket
Lemon Hill
Parkway
Florin
Vineyard
Rancho Murieta
Freeport
Elk Grove
Wilton
Hood
Franklin
Courtland
Clay
Herald
Galt
Walnut Grove
Isleton
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80
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160
104
220
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84
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4
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NDC 203

District		1	2	3	4	5	Total
	Total Pop	316,981	316,982	319,792	330,893	300,238	1,584,886
	Deviation from ideal	4	5	2,815	13,916	-16,739	30,655
	% Deviation	0.00%	0.00%	0.89%	4.39%	-5.28%	9.67%
Total Pop	% Hisp	27.5%	31%	18%	19%	22%	24%
	% NH White	37%	19%	54%	59%	35%	41%
	% NH Black	13%	15%	9%	6%	10%	10%
	% Asian-American	17%	28%	13%	12%	27%	19%
Citizen Voting Age Pop	Total	204,616	195,533	208,508	225,279	201,552	1,035,487
	% Hisp	22%	23%	13%	13%	18%	18%
	% NH White	47%	29%	66%	70%	46%	52%
	% NH Black	14%	17%	9%	6%	11%	11%
	% Asian/Pac.Isl.	15%	28%	9%	8%	23%	17%
Voter Registration (Nov 2020)	Total	177,261	157,225	183,650	193,178	181,181	892,495
	% Latino est.	20%	23%	12%	12%	18%	17%
	% Spanish-Surnamed	18%	22%	11%	11%	17%	16%
	% Asian-Surnamed	7%	14%	4%	4%	13%	8%
	% Filipino-Surnamed	2%	2%	1%	1%	3%	2%
	% NH White est.	55%	38%	75%	77%	54%	61%
	% NH Black	16%	23%	8%	6%	12%	12%
Voter Turnout (Nov 2020)	Total	142,752	117,195	151,586	159,412	150,709	721,654
	% Latino est.	18%	22%	11%	11%	18%	16%
	% Spanish-Surnamed	17%	21%	10%	10%	17%	15%
	% Asian-Surnamed	7%	14%	4%	4%	12%	8%
	% Filipino-Surnamed	2%	2%	1%	1%	3%	2%
	% NH White est.	58%	39%	76%	78%	55%	63%
	% NH Black	14%	21%	7%	5%	12%	11%
Voter Turnout (Nov 2018)	Total	99,902	78,939	110,848	109,314	104,229	503,232
	% Latino est.	16%	21%	9%	9%	16%	14%
	% Spanish-Surnamed	16%	20%	8%	9%	15%	13%
	% Asian-Surnamed	6%	12%	3%	3%	10%	7%
	% Filipino-Surnamed	1%	2%	1%	1%	2%	1%
	% NH White est.	62%	43%	79%	81%	59%	66%
	% NH Black est.	13%	20%	7%	5%	12%	11%
ACS Pop. Est.	Total	294,766	306,298	302,528	326,850	289,142	1,519,585
Age	age0-19	25%	28%	25%	27%	27%	26%
	age20-60	58%	53%	53%	54%	54%	54%
	age60plus	17%	19%	23%	19%	19%	20%
Immigration	immigrants	20%	27%	19%	17%	21%	21%
	naturalized	53%	57%	48%	58%	71%	58%
Language spoken at home	english	66%	54%	73%	75%	68%	67%
	spanish	18%	20%	10%	9%	11%	14%
	asian-lang	8%	19%	5%	5%	13%	10%
	other lang	8%	7%	11%	11%	8%	9%
Language Fluency	Speaks Eng. "Less than Very Well"	11%	22%	11%	9%	13%	13%
Education (among those age 25+)	hs-grad	41%	49%	47%	52%	46%	47%
	bachelor	24%	15%	22%	19%	23%	21%
	graduatedegree	15%	6%	12%	9%	10%	10%
Child in Household	child-under18	29%	37%	30%	36%	39%	34%
Pct of Pop. Age 16+	employed	66%	59%	63%	64%	63%	63%
Household Income	income 0-25k	20%	23%	20%	14%	11%	18%
	income 25-50k	19%	24%	22%	19%	15%	20%
	income 50-75k	16%	19%	17%	18%	16%	17%
	income 75-200k	37%	31%	34%	41%	48%	38%
	income 200k-plus	8%	4%	8%	7%	9%	7%
Housing Stats	single family	63%	79%	65%	79%	89%	74%
	multi-family	37%	21%	35%	21%	11%	26%
	rented	55%	47%	49%	37%	28%	44%
	owned	45%	53%	51%	63%	72%	56%

Total population data from the 2020 Decennial Census.

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