

CITY OF RANCHO CORDOVA



CITY COUNCIL MEETING

Monday, February 5, 2024

3:30 PM – Special Meeting

5:30 PM – Regular Meeting

David B. Roberts Council Chambers

City Hall

2729 Prospect Park Drive, Rancho Cordova

Join the Meeting Via Zoom Link:

https://cityofranchocordova.zoom.us/j/89125316748?pwd=zcKYBgwVmEhr6DxMS4qQCXt6hG4Smw.p8mSCcsfQl_ZOzSl

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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 written comments to CityClerk@cityofranchocordova.org no later than 2:00 p.m. on Monday, February 5, 2024. Written comments received no later than 2:00 p.m. will be distributed to the Council, filed in the record, and will not be read aloud. All comments submitted later than 2:00 p.m. will be distributed to the Council.

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 before Monday, February 5, 2024, at 2:00 p.m.

AGENDA

1. SPECIAL MEETING - CALL TO ORDER/ROLL CALL

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

2. PUBLIC COMMENT

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

3. SPECIAL MEETING ITEMS

3.1. Subject: Sister Cities Discussion.

Recommendation: Receive presentation and provide direction to staff on the request to explore the establishment of a new sister city partnership between a city or district in South Korea and the City of Rancho Cordova.

3.2. Subject: Discussion Regarding a Possible Ordinance Amending Title 2, Chapter 2.08, Section 2.08.030 "Council Salaries."

Recommendation: Discuss and provide direction on a possible Ordinance amending Title 2, Chapter 2.08 "City Council," Section 2.08.030 "Council Salaries."

4. ADJOURNMENT TO CLOSED SESSION

Mayor Sander will adjourn the meeting to closed session.

5. CLOSED SESSION - CALL TO ORDER/ROLL CALL

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

6. CLOSED SESSION ITEM

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

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

7. OPEN SESSION - REPORT FROM CLOSED SESSION

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

8. ADJOURN TO REGULAR MEETING

Mayor Sander will adjourn closed session to the Regular meeting.

9. REGULAR MEETING - CALL TO ORDER/ROLL CALL

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

10. METRO CABLE TV TELEVISION ANNOUNCEMENT

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

11. PLEDGE OF ALLEGIANCE

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

12. INVOCATION

Pastor Elizabeth Brick with the United Methodist Church of Rancho Cordova will give the invocation.

13. PRESENTATIONS

- 13.1. Council Member Donald Terry's Birthday on February 8, 2024.

14. 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.

15. COUNCIL REPORTS

16. CITY MANAGER'S REPORT

17. CONSENT CALENDAR ITEMS - ROLL CALL VOTE

- 17.1. **Subject:** Meeting Minutes from the Regular City Council Meeting of January 16, 2024, and the Special Meeting of January 23, 2024.

Recommendation: Adopt the minutes.

- 17.2. **Subject:** A Resolution Declaring the Results of the Mail Ballot Election for Rancho Cordova Transit-Related Services Special Tax Area Zone 8 for The Ranch Active Adult Project.

Recommendation: Adopt the Resolution.

- 17.3. **Subject:** A Resolution Authorizing the City Manager to Execute Contract No. 2024-20 with TIP Strategies, Inc in an Amount not to Exceed \$150,000 for Economic Development Strategic Plan Consulting Services.

Recommendation: Adopt the Resolution.

- 17.4. **Subject:** A Resolution Authorizing the City Manager to Execute Contract Amendment No. 2023-113-1 with Tetra Tech, Inc. to Increase the Contract Amount from \$99,995.41 to an Amount not to Exceed \$157,869.41 for the Soil Remediation Project at 10153-10179 Folsom Boulevard.

Recommendation: Adopt the Resolution.

18. CONSENT PUBLIC HEARING ITEMS - ROLL CALL VOTE

- 18.1. **Subject:** An Ordinance of the City Council of the City of Rancho Cordova Amending Title 2 Administration and Personnel, Chapter 2.30 Planning Commission to Incorporate Additional Qualifications to At-Large Members (CEQA Exempt pursuant to Section 15061(b)(3)).

Recommendation: Waive the first reading and introduce the Ordinance.

19. PUBLIC HEARING ITEMS

- 19.1. **Subject:** Mine Shaft Digital Signs Project - Conditional Use Permit, Design Review, and Operating Use Agreement (Mitigated Negative Declaration Prepared Pursuant to Article 6 of the California Environmental Quality Act) - Project PLND-0822-0047 - 2300 Mine Shaft Lane; APN: 072-0231-014-0000.

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 is adequate; adopt the Resolution for the Mine Shaft Digital Billboard Signs Conditional Use Permit and Minor Design Review; and approve the Mine Shaft Digital Billboard Signs Operating Agreement.

- 19.2. **Subject:** Public Hearing to Receive Protests to the Proposed Stormwater Utility 1 Fee Increase and a Resolution to Submit the Question to a Vote of the Property Owners for Approval of the Proposed Stormwater Utility 1 Fee Increase.

Recommendation: Hold a noticed public hearing to consider protests to the proposed Stormwater Utility 1 increase and, if a majority protest is not received at the Protest Hearing, adopt the Resolution to submit the question of the proposed Stormwater Utility 1 Fee increase to a vote of the owners of the property subject to the proposed fee increase for approval.

20. REGULAR CALENDAR ITEMS

- 20.1. **Subject:** Presentation of Best and Final Proposals from Atlas Disposal and Republic Services for the Residential Solid Waste and Street Sweeping Services Contract beginning January 1, 2025.

Recommendation: Receive the presentation and direct staff to prepare a final contract with either Atlas Disposal or Republic Services for Council approval at a later date.

21. COUNCIL REQUESTS FOR FUTURE AGENDA ITEMS

22. 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 p.m. will be continued to the next day at 5:30 p.m. or scheduled on the next regular meeting agenda of the Council.

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

February 20, 2024	5:30 PM Regular Meeting
February 27, 2024	5:30 PM Special Meeting/Work Session
March 4, 2024	4:00 PM Special Meeting/Regular Meeting
March 18, 2024	5:30 PM Regular Meeting
March 26, 2024	5:30 PM Special Meeting/Work Session
April 2, 2024	4:00 PM Special Meeting/Regular Meeting
April 23, 2024	5:30 PM Special Meeting/Work Session
May 6, 2024	4:00 PM Special Meeting/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 February 5, 2024 Regular Meeting of the Rancho Cordova City Council was posted and available for review on February 1, 2024, 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 February 1, 2024, at Rancho Cordova, California.



Stacy Leitner, CMC
City Clerk

MEMORANDUM



ITEM 3.1.

DATE: February 5, 2024
TO: Honorable Mayor and Council Members
FROM: Stacy Delaney, Senior Management Analyst
Amanda Norton, Economic Development Manager
SUBJECT: **SISTER CITIES DISCUSSION**

RECOMMENDATION

Receive presentation and provide direction to staff on the request to explore the establishment of a new sister city partnership between a city or district in South Korea and the City of Rancho Cordova.

RESULT OF RECOMMENDED ACTION

Staff would proceed with recommended direction and outreach necessary to establish a relationship between the two cities if a partnership is desired.

BACKGROUND

The City's quest for a sister city relationship began in 2006, with the appointment of a Sister Cities Committee comprised of eight residents and two City Council members to foster people-to-people diplomacy and cultural exchanges. The Committee launched into research and community outreach with the goal of having a mutually desirable arrangement with a city in another country that would become our first sister city. In December 2006, the Committee filed to become a non-profit organization called the Rancho Cordova Sister Cities (RCSC) Council and the original Sister Cities Committee was subsequently dissolved.

In the spring of 2007, The RCSC Council was approached by Turrialba, Costa Rica regarding our notice posted on the Sister Cities International website for "Cities Seeking Sister Cities." Over several months, the RCSC Council exchanged information and goals with the office of Mayor Perez of Turrialba, Costa Rica.

In January 2008, the City of Rancho Cordova and RCSC Council received a letter from Mayor Perez expressing his city's desire to enter into an agreement with the City of Rancho Cordova.

On March 17, 2008, the City Council of Rancho Cordova approved Resolution No. 25-2008 allowing the Mayor or delegate to sign the official Memorandum of Understanding that will signal the formal beginning of the first sister city to Rancho Cordova.

Corresponding with the City of Rancho Cordova's Fifth Anniversary festivities, on July 1, 2008, the official signing ceremony between our cities took place at Rancho Cordova City Hall. Later,

a delegation from Rancho Cordova traveled to Turrialba, Costa Rica to develop friendships and foster cultural, educational, and business exchanges to benefit both cities.

When considering a new sister city initiative, the City could go through a formal process through a United States-based organization or choose to form a relationship directly with another city. When considering a new relationship, the Council could consider looking for cities that have similarities in economic interests, cultural connections, and/or educational opportunities.

Recently, staff received a request to explore a potential partnership between the City of Rancho Cordova and a city or district in South Korea.

FISCAL IMPACT AND FUNDING SOURCE

There is no fiscal impact at this time.

ATTACHMENT(S)

1. Presentation

SISTER CITIES DISCUSSION

February 5, 2024



Establishing a sister city relationship holds great significance in today's interconnected world. Rooted in mutual respect and collaboration, these partnerships transcend geographical boundaries, enriching communities with diverse perspectives, traditions, and experiences.

BACKGROUND

2006

- A quest for a sister city relationship began
- Appointed a Sister Cities Committee
- Committee filed to become the Rancho Cordova Sister Cities (RCSC) Council

2007

- RCSC Council was approached by Turrialba, Costa Rica
- Exchange of information and establishment of goals ensued

2008

- RCSC Council received a letter from the Mayor of Turrialba to enter into an agreement with the City of Rancho Cordova
- March of 2008, City Council approved a resolution signaling the formal beginning of the first sister city
- Signing ceremony took place on July 1, 2008 - the 5th Anniversary of the City



SELECTING A SISTER CITY



Factors may include:

- Similarities in economic interests, cultural connections, and/or educational opportunities
- Opportunities to exchange expertise and experiences
- Promoting visits and joint initiatives by cities/citizens
- Demonstrated community interest and participation
- Ability to develop and implement beneficial activities
- Desired short-term and long-term goals

Process:

- Initiate a formal process through a U.S. based organization
- Work directly with another city to establish a relationship
- Or a combination of both

SISTER CITY CONSIDERATIONS



POPULATION



of Rancho
Cordova's
population identifies
as nonwhite



of Rancho
Cordova's
population is
foreign-born



of Rancho Cordova's
foreign-born
population is Korean



South Korea ranks
in the Top 10 of
Rancho Cordova's
foreign-born
population

CULTURAL CONNECTIONS

Services and Local Connections

- KP International Market is one of the largest grocery stores carrying Korean products in the Greater Sacramento Region.
- There are three (3) Korean churches in Rancho Cordova that offer a wide variety of programming.
- Korean Language and Cultural Center of Sacramento (KLCCSac) offers Korean language education and cultural activities.
- International Youth Fellowship (IYF) Korean Class hosts community programs such as Taste of Korea.

BUSINESS CONNECTIONS

Industry Connections

- **Semiconductors:** Two (2) South Korean-owned semiconductor manufacturers are in the city: Solidigm and SK Hynix.
- **Finance & Insurance:** The finance and insurance sector is growing in South Korea. Finance and Insurance services are top industries in Rancho Cordova.
- **Health Care:** SK Pharmteco, a South Korean-owned pharmaceutical manufacturer is located adjacent to the city.

POTENTIAL NEXT STEPS

- Explore a sister city partnership with a city/district in South Korea or another location
 - If asked to explore a partnership, should it be via a traditional method or explore alternative options
- Table the sister city initiative exploration

THANK YOU



MEMORANDUM



ITEM 3.2.

DATE: February 5, 2024

TO: Honorable Mayor and Council Members

FROM: Adam U. Lindgren, City Attorney

SUBJECT: **DISCUSSION REGARDING A POSSIBLE ORDINANCE AMENDING TITLE 2, CHAPTER 2.08, SECTION 2.08.030 "COUNCIL SALARIES"**

RECOMMENDATION

Discuss and provide direction on a possible ordinance amending Title 2, Chapter 2.08 "City Council," Section 2.08.030 "Council salaries".

BACKGROUND

Rancho Cordova currently pays members of the City Council \$500 each month. That amount has not increased since the City incorporated in 2003. Council members also receive certain retirement, health, technology and other benefits. State law provides Council Members may receive such retirement, health, and other benefits without counting towards "salary" for the purposes of the discussion below.

California Government Code Section 36516 provides that a city council may enact an ordinance providing that each member of the city council shall receive a salary based on the population of the city. On June 29, 2023, the Legislature passed Senate Bill 329 (SB329) to address stagnant compensation for city council members in general law cities such as Rancho Cordova. The State Legislature explained that the compensation schedule under Government Code Section 36516(a)(1) has not been adjusted since 1984. SB 329 gives city councils the ability to adjust council salaries to keep pace with inflation and the rising cost of living. The bill also aims to support diversity in city councils because increased compensation can help individuals from across different income levels "receive sufficient income from their service to help ensure that they can continue to serve the public and support their families."

SB329 amended the compensation schedule under Section 36516(a)(2) to allow councilmember salaries for cities with populations over 75,000, and up to 150,000, such as Rancho Cordova, to be up to and including one thousand, nine hundred dollars (\$1,900) per month.

SB329 also amended Section 36516(a)(4) to allow for a city council to increase the salary of council members beyond the amounts provided for in subparagraph (a)(2), but not to exceed the greater of either:

(1) an amount equal to five percent (5%) for each calendar year from the operative date of the last adjustment of the salary, or

(2) an amount equal to inflation since January 1, 2024, based on the California Consumer Price Index, not to exceed ten percent (10%) per calendar year.

SB329 added subparagraphs (g)(1)-(3) to section 36516, which creates specific procedures for a salary increase ordinance under SB329: “a city council shall consider the adoption of an ordinance to increase compensation in open session during at least two regular meetings of the city council ... At the first meeting, the city council shall present the proposed ordinance, which shall include findings demonstrating the need for the increased compensation. The ordinance shall not be adopted at the first meeting. At least seven days after the first meeting, the city council shall hold a second meeting to consider whether to adopt the ordinance.”

Government Code Section 36516.5 provides that “[a] change in compensation does not apply to a council[person] during his term of office; however, the prohibition herein expressed shall not prevent the adjustment of the compensation of all members of a council serving staggered terms whenever one or more members of such council becomes eligible for a salary increase by virtue of his beginning a new term of office.” Thus, **any salary change approved will be effective at the commencement of the next Councilmember term in December 2024.**

DISCUSSION

The current City Municipal Code section 2.08.030, most recently amended in 2003, set the Council monthly salary at \$500 per month. The City Municipal Code section 2.08.030 currently reads:

Pursuant to Section 36516 of the Government Code, which provides that a city council may enact an ordinance providing that each member of the city council shall receive a salary which shall be determined by a schedule of population for cities, the members of the city council of the city of Rancho Cordova shall receive a salary of \$500.00 per month.

The three alternatives available to the City Council are:

A) Amend section 2.08.030 in early 2024, effective at the end of 2024, to increase salaries to the current maximum allowed by law:

The members of the city council of the city of Rancho Cordova shall receive a salary of one thousand nine hundred dollars (\$1,900.00) per month.

B) Amend section 2.08.030 in early 2024, effective at the end of 2024, to increase salaries by less than the maximum allowed by law:

The members of the city council of the city of Rancho Cordova shall receive a salary of _____ dollars (\$_____.00) per month.

C) Make no change and keep Council salaries at \$500 per month.

OPTION A:	Increase Council salaries to \$1900 per month, the full amount allowed by state law.	Authorized by Section 36516(a)(1)-(2)(D) based on Rancho Cordova population of approximately 85,000.
OPTION B:	Increase Council salaries above current rate of \$500 per month to an amount less than \$1900 per month, with possibility of future ordinances to increase salaries further up to statutory maximums.	Section 36516(a)(1)-(2) authorizes increases “up to” maximums specified in the statute, permitting a smaller increase.
OPTION C	No Change.	Current Municipal Code Section 2.08.030 would remain in effect.

The law does not allow a fourth option of increasing salaries with a single ordinance to less than \$1900 and to then have automatic increases, such as increasing to \$1,000 in 2024, \$1,500 in 2025 and \$1,900 in 2026. (Section 36516(a)(5) “No ordinance shall be enacted or amended to provide automatic future increases in salary.”) Increases like these would require additional ordinances.

Currently City Council compensation in area cities is:

City	Compensation
Citrus Heights	\$600/month
Davis	\$1366/month
Elk Grove	\$800/month
Folsom	Mayor: \$730/month Council Member: \$630/month
Rancho Cordova	\$500/month
Rocklin	\$685/month
Roseville	Mayor: \$650/month Council Member: \$600/month
Sacramento	Mayor: \$164,205/year Council Member: \$102,793/year
West Sacramento	\$300/month
Woodland	\$250/month
County of Sacramento	\$173,398/year

The City Clerk's office contacted the City Clerk's office of each of these cities to inquire about whether their respective city councils had given any direction to staff to work on ordinances to adjust these current salaries. Based upon the limited number of responses we received, the City of Citrus Heights and the City of Roseville are considering discussions on this topic, and it is not yet clear what the other cities plan to do.

A fourth option would be for the Rancho Cordova City Council to direct that this item come back in a few months, after additional area agencies have taken action or provided direction on council salary increases.

Any decision to adopt an ordinance increasing salaries would have to be initiated and completed before the November 2024 election to become effective in December 2024. If the Council were to further defer an increase until after the November 2024 election, the increase would only become effective following the November 2026 election. For this to occur the City Council would need to provide the City Attorney with direction on this topic no later than the end of August.

FISCAL IMPACT

There is minor fiscal impact associated with this recommendation. If the City Council adopts an ordinance for the maximum amount provided by law, the estimated cost is \$8,000 per month once the new salary takes effect in December of 2024.

ATTACHMENT(S)

None.

CITY OF RANCHO CORDOVA



CITY COUNCIL MEETING

Tuesday, January 16, 2024

5:30 PM – Regular Meeting

David B. Roberts Council Chambers

City Hall

2729 Prospect Park Drive, Rancho Cordova

DRAFT MINUTES

1. REGULAR MEETING - CALL TO ORDER/ROLL CALL

Council Member Gatewood called the Regular meeting to order in the David B. Roberts Council Chambers at 5:39 p.m.

Council Members Present: Linda Budge, Donald Terry, and Garrett Gatewood

Council Members Absent: Vice Mayor Siri Pulipati and Mayor David Sander

Staff Members Present: Stacy Leitner, Adam Lindgren, Persephonie Riley, and Micah Runner

2. METRO CABLE TV TELEVISION ANNOUNCEMENT

The City Clerk read the meetings recordings and playback schedule.

3. PLEDGE OF ALLEGIANCE

Rachel Zillner led the pledge.

4. INVOCATION

Isabella Eulie, student with St. John Vianney Catholic School, gave the invocation.

5. PRESENTATIONS

5.1. Introduction of New Professional Services Company to the City of Rancho Cordova.

5.2. Overview of the Community Enhancement & Investment Fund's New Software and the Fiscal Year 2024-2025 Grant Timeline.

5.3. New Employee Introductions: Austin Miller, Assistant Civil Engineer by Drew Hart,

ITEM 17.1.

Rancho Cordova City Council - DRAFT MINUTES
Meeting of Tuesday, January 16, 2024

ATTACHMENT 1

Senior Transportation Planner.

6. PUBLIC COMMENT

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

1. James Garcia
2. Jim Garcia
3. Valerie Knippschild
4. Jim Garcia

Council Member Gatewood closed the public comment period.

7. COUNCIL REPORTS

Council reported on events since the last meeting.

8. CITY MANAGER'S REPORT

City Manager Micah Runner gave his report.

9. CONSENT CALENDAR ITEMS - ROLL CALL VOTE

Council Member Gatewood opened the public comment period. Seeing no speakers, Council Member Gatewood closed the public comment period.

ACTION: Motion to approve items 9.1. through 9.5. by Budge second by Terry;
Motion passed with a 3:0 vote.

AYES: Budge, Terry, and Gatewood

NOES: None

ABSENT: Pulipati and Sander

ABSTAIN: None

- 9.1. **Subject:** Meeting Minutes from the Regular City Council Meeting of December 18, 2023.
Recommendation: Adopt the minutes.
- 9.2. **Subject:** A Resolution Authorizing the City Manager to Execute Contract No. 2023-263 with Mark Thomas & Company, Inc. in an Amount not to Exceed \$580,500 for Planning and Preliminary Design of the Rossmoor Bar Trail Enhancements Planning Project.
Recommendation: Adopt the Resolution.
- 9.3. **Subject:** A Resolution Authorizing the City Manager to Approve the Final Map of The Ranch Village 1, Subdivision No. FM-2021-002-14 and Execute Subdivision Improvement Agreement Contract No. 2023-255 with K. Hovnanian at Jaeger Ranch, LLC.
Recommendation: Adopt the Resolution.
- 9.4. **Subject:** A Resolution Authorizing the City Manager to Execute Contract Amendment No. 2021-299-03 to Increase the Contract Amount by \$30,928.00 to an Amount not to Exceed \$395,178.00 with Wood Rodgers Inc. for the Engineering Design and Right of Way Acquisition Support Services for the White Rock Road Phase 3 - Macal Drive to City Limits Project.
Recommendation: Adopt the Resolution.
- 9.5. **Subject:** A Resolution Authorizing the City Manager to Execute Contract Amendment No. 2021-336-02 to Increase the Contract Amount by \$29,970.39 to an Amount not to

ITEM 17.1.

Rancho Cordova City Council - DRAFT MINUTES
Meeting of Tuesday, January 16, 2024

ATTACHMENT 1

Exceed \$109,862.75 with Dewberry Engineers Inc. for Design Services for the Mather Field Road Enhancements Project.

Recommendation: Adopt the Resolution.

10. CONSENT PUBLIC HEARING ITEMS - ROLL CALL VOTE

None.

11. PUBLIC HEARING ITEMS

- 11.1. **Subject:** Mine Shaft Digital Billboard Signs - Conditional Use Permit, Minor Design Review, and Operating Agreement (Mitigated Negative Declaration Prepared Pursuant to Article 6 of the California Environmental Quality Act) - Project PLND-0822-0047 - 2300 Mine Shaft Lane; APN: 072-0231-014-0000.

Recommendation: Continue the proposed project to the February 5, 2024, City Council Meeting.

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

1. James Garcia

ACTION: Motion to continue item 11.1 to the February 5, 2024, City Council Meeting by Budge second by Terry;
Motion passed with a 3:0 vote.

AYES: Budge, Terry, and Gatewood

NOES: None

ABSENT: Pulipati and Sander

ABSTAIN: None

- 11.2. **Subject:** A Resolution Approving the City of Rancho Cordova's Adjusted Storm Drainage Impact Fee Schedule for 2024, which is Paid by Developers to Mitigate for their Project Impacts on the City's Drainage System.

Recommendation: Adopt the Resolution.

Council Member Gatewood opened the public comment period. Seeing no speakers, Council Member Gatewood closed the public comment period.

ACTION: Motion to approve item 11.2 by Budge second by Terry;
Motion passed with a 3:0 vote.

AYES: Budge, Terry, and Gatewood

NOES: None

ABSENT: Pulipati and Sander

ABSTAIN: None

12. REGULAR CALENDAR ITEMS

- 12.1. **Subject:** Presentation on the Proposed Renaming of Poopenaut Court in the Sunridge Park Community.

Recommendation: Receive direction from City Council on the preferred street name.

Council Member Gatewood opened the public comment period. Seeing no speakers, Council Member Gatewood closed the public comment period.

ITEM 17.1.

Rancho Cordova City Council - DRAFT MINUTES
Meeting of Tuesday, January 16, 2024

ATTACHMENT 1

ACTION: Motion to move forward with renaming Poopenaut Court as Artist Point Court in the Sunridge Park Community by Terry second by Gatewood;
Motion passed with a 3:0 vote.

AYES: Budge, Terry, and Gatewood

NOES: None

ABSENT: Pulipati and Sander

ABSTAIN: None

- 12.2. **Subject:** Presentation Regarding the Citywide Roundabout Feasibility Study and Implementation Plan.

Recommendation: Receive presentation and provide feedback on the Citywide Roundabout Feasibility Study and Implementation Plan.

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

1. Jim Garcia
2. David Crozier
3. Jim Garcia
4. Valerie Knippschild

Council Member Gatewood closed the public comment period.

ACTION: Input was received regarding the Citywide Roundabout Feasibility Study and Implementation Plan.

- 12.3. **Subject:** A Resolution Approving an Incentive Payment for 2023 Performance and a Salary Increase for Micah Runner for Service as City Manager, and Adjusting the Full Time Employee Salary Schedule for the Position of City Manager.

Recommendation: Adopt the Resolution.

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

1. Mark Berry
2. Brenda Gustin

Council Member Gatewood closed the public comment period.

ACTION: Motion to approve item 12.3 by Budge second by Terry;
Motion passed with a 3:0 vote.

AYES: Budge, Terry, and Gatewood

NOES: None

ABSENT: Pulipati and Sander

ABSTAIN: None

13. **COUNCIL REQUESTS FOR FUTURE AGENDA ITEMS**

None.

ITEM 17.1.

Rancho Cordova City Council - DRAFT MINUTES
Meeting of Tuesday, January 16, 2024

ATTACHMENT 1

14. ADJOURNMENT

Council Member Gatewood adjourned the meeting at 7:45 p.m.

Stacy Leitner, CMC
City Clerk

CITY OF RANCHO CORDOVA



CITY COUNCIL MEETING
Tuesday, January 23, 2024

5:30 PM – Special Meeting/Work Session
American River Room

City Hall
2729 Prospect Park Drive, Rancho Cordova

The Padre Hotel – Lobby
1702 18th St, Bakersfield, California, 93301

DRAFT MINUTES

1. SPECIAL MEETING - CALL TO ORDER/ROLL CALL

Mayor Sander called the Special meeting to order in the American River Room at 5:34 p.m.

Council Members Present: Linda Budge, Garrett Gatewood, Siri Pulipati, Donald Terry (via Teleconference), and Mayor David Sander

Council Members Absent: None

Staff Members Present: Haley Arata, Adam Lindgren, Persephonie Riley, and Micah Runner

2. PUBLIC COMMENT

Mayor Sander opened the public comment period. Seeing no speakers, Mayor Sander closed the public comment period.

3. SPECIAL MEETING ITEMS

3.1. Subject: 2024 Legislative Update.

Recommendation: Receive presentations by Covino Smith & Simon and Joe A. Gonsalves & Son regarding key 2023 legislation affecting the City, as well as staff update regarding 2024 legislative priorities. Receive presentations and updates; provide direction and/or approval to staff on the City's 2024 legislative priorities.

Mayor Sander opened the public comment period. Seeing no speakers, Mayor Sander

ITEM 17.1.

Rancho Cordova City Council - DRAFT MINUTES
Meeting of Tuesday, January 23, 2024

ATTACHMENT 2

closed the public comment period.

ACTION: Input was received regarding 2024 Legislative Update.

3.2. **Subject:** Little League Project Update.

Recommendation: Receive staff presentation on the progress of the Little League Project and provide direction.

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

1. Michele Elkins-Buttner
2. Cassie Reyes
3. Jason Harper
4. Brian Danzl

Mayor Sander closed the public comment period.

ACTION: Motion to look for an alternate location for the Little League Project by Budge second by Gatewood;
Motion passed with a 5:0 vote.

4. **ADJOURNMENT**

Mayor Sander adjourned the meeting at 8:25 p.m.

Stacy Leitner, CMC
City Clerk

MEMORANDUM



ITEM 17.2.

DATE: February 5, 2024
TO: Honorable Mayor and Council Members
FROM: Dalia Fadl, Principal Engineer
SUBJECT: **A RESOLUTION DECLARING THE RESULTS OF THE MAIL BALLOT ELECTION FOR RANCHO CORDOVA TRANSIT-RELATED SERVICES SPECIAL TAX AREA ZONE 8 FOR THE RANCH ACTIVE ADULT PROJECT**

RECOMMENDATION

Adopt the Resolution.

RESULT OF RECOMMENDED ACTION

Adoption of the Resolution would declare the results of the mail ballot election concerning Transit-Related Services Special Tax Area Zone 8 establishing a special tax for transit services for The Ranch Active Adult project.

BACKGROUND

On November 6, 2023, the City Council adopted a Resolution that established Special Tax Zone No. 8, the boundaries of which will be contiguous to the boundaries of The Ranch Active Adult project. On December 4, 2023, the Council adopted Ordinance No. 14-2023 that established the special tax for transit-related services subject to land-owner voter confirmation.

For the transit-related services special tax to go into effect, the Ordinance must be approved by two-thirds of the affected property owners voting in a mail-ballot election to be held by the City. If the tax in Zone 8 is approved by at least two-thirds of the property owners voting, the tax will first be collected hereunder for the tax year beginning July 1, 2024.

ELECTION RESULTS

A ballot was mailed out to the property owner of The Ranch Active Adult project following approval of the Ordinance. The mail-ballot election has been completed and the ballot tabulated by the City Clerk ([Attachment 3](#)). The property owner has approved the Ordinance and the tax will be applied to Zone 8.

FISCAL IMPACT AND FUNDING SOURCE

There is no fiscal impact to the General Fund. Funds collected by this tax will be used to fund transit-related services.

ATTACHMENT(S)

1. Resolution
2. Exhibit A to the Resolution - Ballot
3. Exhibit B to the Resolution - Certified Ballot Results

CITY OF RANCHO CORDOVA

RESOLUTION NO. XX-2024

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA, STATE OF CALIFORNIA, DECLARING THE RESULTS OF THE ELECTION FOR RANCHO CORDOVA TRANSIT-RELATED SERVICES SPECIAL TAX AREA ZONE 8 FOR THE RANCH ACTIVE ADULT PROJECT

WHEREAS, on November 6, 2023, the City adopted a Resolution creating Special Tax Area Zone 8 within the Transit-Related Services Special Tax Area. Pursuant to the Resolution, the City Council directed the City Clerk to conduct a transit-related services tax election, to be conducted by mail ballot, pursuant to Elections Code section 4000; and

WHEREAS, the property owner within Zone 8 waived the timing requirements of Elections Code section 4000 in order to conduct the election on a date earlier provided under the Elections Code; and

WHEREAS, on December 4, 2023, the City adopted Ordinance No. 14-2023, which established a special tax for transit-related services in Zone 8, subject to landowner-voter confirmation; and

WHEREAS, Ordinance No. 14-2023 takes effect immediately upon confirmation by two-thirds of the voters voting within the relevant zone, so that taxes will be first collected for the tax year beginning July 1, 2024; and

WHEREAS, a ballot was sent to the landowner of Zone 8, The Ranch Active Adult project, which asked them a single question in the form of: "Shall Ordinance No. 14-2023 of the City Council of the City of Rancho Cordova be approved so as to authorize a special tax on property located in Zone 8 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?"; and

WHEREAS, the owner of the real property subject to the Transit-Related Services Special Tax Area Zone 8 has voted on the issue of whether to approve Ordinance No. 14-2023 and the City now wishes to declare the results of this transit-related services tax election for Zone 8.

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

1. The foregoing recitals are true and correct.
2. The City Clerk has tabulated the transit-related services special tax ballot and the following are the responses to the question on the ballot asking whether the landowner approves of Ordinance No. 14-2023 authorizing a special tax in the portion of Transit-Related Services Special Tax Zone 8 that encompasses the landowner's property, in order to maintain the present level of transit-related services and provide additional funding for increased transit-related services:

Special Tax Area Zone: 1 "yes"; 0 "no".

ITEM 17.2.

ATTACHMENT 1

3. In accordance with Ordinance No. 14-2023, the transit-related services special tax for Zone 8 shall take effect immediately, so that taxes will first be collected hereunder for the tax year beginning July 1, 2024.

PASSED AND ADOPTED by the City Council of the City of Rancho Cordova on the 5th day of February 2024 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST:

David Sander, Mayor

Stacy Leitner, CMC
City Clerk

ITEM 17.2.**ATTACHMENT 2
Exhibit A to the Resolution**

**RANCHO CORDOVA TRANSIT-RELATED SERVICES SPECIAL TAX AREA ZONE 8
THE RANCH ACTIVE ADULT PROJECT
CITY OF RANCHO CORDOVA
COUNTY OF SACRAMENTO, STATE OF CALIFORNIA**

OFFICIAL SPECIAL TAX BALLOT (ELECTIONS CODE §4000)

The person completing and submitting this Property Owner Ballot must be the owner of the property identified above or the representative of the owner of such property who is legally authorized to complete and submit this ballot for and on behalf of the owner. The enclosed "Summary of Property Owner Ballot Procedures" has been provided to assist you in filling out the ballot. If there are two or more property owners, only one needs to sign and return the ballot.

Assessor's Parcel Numbers: **067-2420
018,019,020,021,022,023,024,025,026,027,028,029,030,031,032,033,034,001**
Property Address: East of Rancho Cordova Parkway between Douglas Road and Kiefer Boulevards
Designation: Vacant Land
Total Parcel(s) Area (acres): 530

Assessor's Parcel Numbers: **067-2420-018,019,020,021,022,023,024,025,026,027,028,029,030,031,032,033,034,001**

Owner Name: K.HOVNANIAN AT JAEGER RANCH, LLC, a California limited liability company

SPECIAL TAX BALLOT MEASURE

Shall Ordinance No. 14-2023 of the City Council of the City of Rancho Cordova be approved so as to authorize a special tax on property located in Zone 8 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?

☒ **YES**

☐ **NO**

I hereby declare, under penalty of perjury under the laws of the State of California, that I am the owner, or the authorized representative of the owner, of the parcel identified above. Your ballot will not be counted if you do not sign below.

1-10-24
Date

John Baylow
Printed Name

[Signature]
Signature

Please mark your ballot in ink and return the entire page.

Upon completion, fold the ballot, place it in the addressed, return envelope and seal the envelope. Pursuant to the enclosed instructions, mail the ballot to the address shown on the return envelope, or deliver it to the City Clerk at City Hall located at 1:30 p.m. Tuesday, January 2, 2024.

Return to:

**City of Rancho Cordova
Attn: City Clerk
2729 Prospect Park Drive
Rancho Cordova, CA 95670**

This special tax ballot is for the use of the property owner of the parcel identified below, which parcel is located within the proposed Rancho Cordova Transit-Related Services Special Tax Area Zone 8, City of Rancho Cordova, County of Sacramento, State of California. Contact the City Clerk, at (916) 851-8700, if the name set forth below is incorrect or if you are no longer the owner representative of this parcel. This special tax ballot may be used to express either support for, or opposition to, the proposed special tax. In order to be counted, this special tax ballot must be signed below by the owner or, if the owner is not an individual, by an authorized representative of the owner. The ballot must then be delivered to the City Clerk, either by mail or in person.

SUMMARY OF PROPERTY OWNER BALLOT PROCEDURES

1. Mark your vote on the enclosed Property Owner Ballot by placing an "X" in the appropriate box.
2. Mark, sign and date your Property Owner Ballot in ink. Property Owner Ballots received without a signature will not be counted. Do not use pencil.
3. Place your ballot in an envelope and seal the envelope.
4. Property Owner Ballots may be mailed or hand delivered to the City Clerk's office at 2729 Prospect Park Drive, Rancho Cordova, CA 95670.
5. The City **MUST** receive all Property Owner Ballots before by 1:30 p.m. Tuesday, January 2, 2024. Any Property Owner Ballot received after this time cannot legally be counted. **Postmarks will not be accepted, and ballots received after the deadline will not be counted.** (Property Owner Ballots may be delivered to the City Clerk prior to this date and time during normal business hours.)
6. The tabulation of Property Owner Ballots will be performed by the City Clerk after 1:30 p.m. on Tuesday, January 2, 2024.
7. The City Clerk shall not disclose the contents of any ballot in such a way as to identify how a property owner voted until the ballots become public record.
8. The City Council may establish the Rancho Cordova Transit-Related Services Special Tax Area Zone 8 only if a majority of the Property Owner Ballots returned are in favor of the Fee.

The City of Rancho Cordova complies with the Americans with Disabilities Act. If you are a qualified individual with a disability and need assistance with completing or returning the enclosed ballot, please contact the City Clerk's office at (916) 851-8720.

CERTIFICATE OF THE CITY CLERK AS TO
THE RESULTS OF THE CANVASS OF THE MAIL BALLOT ELECTION RETURN
FOR TRANSIT-RELATED SERVICES SPECIAL TAX AREA ZONE 8
IN THE CITY OF RANCHO CORDOVA

I, Stacy Leitner, City Clerk of the City of Rancho Cordova, hereby certify that I canvassed the returns of the election of the Transit-Related Services Special Tax Area Zone 8, on the day for the return of mailed ballot, January 18, 2024. The election was concluded on that date and that the total number of ballots cast in said election and the total number of votes cast for and against the ballot measure, as specified below, are full, true and correct.

Total of Ballots Received: 1

Total "Yes" Ballots: 1

Total "No" Ballots: 0



Stacy Leitner, CMC
City Clerk

MEMORANDUM



ITEM 17.3.

DATE: February 5, 2024
TO: Honorable Mayor and Council Members
FROM: Amanda Norton, Economic Development Manager
SUBJECT: **A RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE CONTRACT NO. 2024-20 WITH TIP STRATEGIES, INC IN AN AMOUNT NOT TO EXCEED \$150,000 FOR ECONOMIC DEVELOPMENT STRATEGIC PLAN CONSULTING SERVICES**

RECOMMENDATION

Adopt the Resolution.

RESULT OF RECOMMENDED ACTION

Adoption of the Resolution would authorize the City Manager to execute Contract No. 2024-20 with TIP Strategies, Inc. in an amount not to exceed \$150,000 to produce an Economic Development Strategic Plan and Implementation Plan for the City.

BACKGROUND

The City of Rancho Cordova Economic Development Department has undertaken a rigorous process to select a consulting firm to assist in the development of the Economic Development Strategic Plan (EDSP). A total of 13 proposals were received from qualified consulting firms. The 13 proposals were reviewed and evaluated by an EDSP Review Committee, and after a thorough assessment, four (4) consulting firms were shortlisted for consideration. On Tuesday, December 12, 2023, the four (4) firms attended the City Council Work Session to present their qualifications and proposed approaches. City Council provided the Economic Development Department with their recommendations on top firms to move forward in the process. The Economic Development team interviewed the top applicants and made their final selection.

The EDSP is a year-long process that will provide significance to the city and its residents, community members, and businesses. The EDSP is a critical document that will guide the City of Rancho Cordova's economic development efforts for the next three (3) years. The EDSP would define a clear vision and set of strategies to enhance the City's economic prosperity, promote job growth, attract businesses, and ensure a vibrant and sustainable local economy.

Consultant Selection Process:

1. Request for Proposals (RFP): The City of Rancho Cordova issued an RFP on September 8, 2023, seeking qualified consulting firms to support the development of the EDSP. The RFP outlined the project's scope, objectives, and evaluation criteria.
2. Proposal Evaluation Committee: A committee comprised of City Economic Development staff, City staff members from the Planning Department and Housing Department, and two external Economic Development professionals was formed to evaluate the received proposals. Each proposal was thoroughly reviewed and assessed based on predefined criteria, including the firm's experience, qualifications, relevant past work, approach, and proposed project team.
3. Shortlisting: After a comprehensive review process, the Proposal Evaluation Committee identified four (4) top consulting firms that excelled in the evaluation criteria and demonstrated the capability to undertake this significant project effectively.
4. Invitation to Present: The four (4) shortlisted consulting firms were invited to present their qualifications, methodology, and approach to the City Council on December 12, 2023. These presentations offered an opportunity for City Council members to gain a deeper understanding of each firm's potential contributions to the EDSP. City Council provided their recommendations on which firms the Economic Development Team should proceed with for interviews.
5. Interview with Economic Development Team: The Economic Development Department interviewed the top three (3) consulting firms to further discuss methodologies, best practices, and the proposed scope of work.
6. Final Selection: The Economic Development Department determined their top consulting firm after a thorough evaluation.

The purpose of the Economic Development Strategic Plan will be to produce a written report and actionable strategy that meets the needs of the City for the next three (3) years.

FISCAL IMPACT AND FUNDING SOURCE

This project has been budgeted for from the Economic Development Measure R Budget.

ATTACHMENT(S)

1. Resolution
2. Contract No. 2024-20

CITY OF RANCHO CORDOVA

RESOLUTION NO. XX-2024

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA,
STATE OF CALIFORNIA, AUTHORIZING THE CITY MANAGER TO EXECUTE CONTRACT
NO. 2024-20 IN AN AMOUNT NOT TO EXCEED \$150,000 WITH TIP STRATEGIES, INC.
FOR ECONOMIC DEVELOPMENT STRATEGIC PLAN CONSULTING SERVICES**

WHEREAS, the City of Rancho Cordova will undertake a three (3) year city-wide Economic Development Strategic Plan; and

WHEREAS, the Economic Development Strategic Plan will define a clear vision and set of strategies to enhance the City's economic prosperity, promote job growth, attract businesses, and ensure a vibrant and sustainable local economy; and

WHEREAS, after a thorough consultant selection process, the City has identified TIP Strategies, Inc. as the consultancy firm to produce the Economic Development Strategic Plan and Implementation Plan; and

WHEREAS, the City will execute Contract No. 2024-20 with TIP Strategies, Inc. in an amount not to exceed \$150,000 to produce an Economic Development Strategic Plan and Implementation Plan; and

WHEREAS, there are sufficient funds under the Economic Development General Fund budgeted to cover the costs of the contract.

NOW, THEREFORE, BE IT HEREBY RESOLVED THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA: does hereby authorize the City Manager to execute Contract No. 2024-20 with TIP Strategies, Inc. in an amount not to exceed \$150,000 for Economic Development Strategic Plan consulting services in a form approved by the City Attorney.

PASSED AND ADOPTED by the City Council of the City of Rancho Cordova on the 5th day of February 2024 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

David Sander, Mayor

ATTEST:

Stacy Leitner, CMC
City Clerk

**PROFESSIONAL SERVICES AGREEMENT BETWEEN
THE CITY OF RANCHO CORDOVA AND
TIP STRATEGIES, INC.**

THIS AGREEMENT for professional services is made by and between the City of Rancho Cordova, a California municipal corporation ("City"), and TIP Strategies, Inc., a Texas Corporation ("Professional"), as of March 1, 2024.

Section 1. SERVICES. Subject to the terms and conditions set forth in this Agreement, Professional shall provide to City the services described in the Scope of Work attached as Exhibit A at the time and place and in the manner specified therein. In the event of a conflict or inconsistency between the terms of this Agreement and Exhibit A, the Agreement shall prevail.

- 1.1 Term of Services.** The term of this Agreement shall begin on the date first noted above and shall end on March 31, 2025, the date of completion specified in Exhibit A. 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 for in Section 8. The time provided to Professional to complete the services required by this Agreement shall not affect the City's right to terminate the Agreement, as provided for in Section 8.
- 1.2 Standard of Performance.** Professional shall perform all services required pursuant to this Agreement in the manner and according to the standards observed by a competent practitioner of the profession in which Professional is engaged in the geographical area in which Professional practices its profession. Professional shall prepare all work products required by this Agreement in a substantial, first-class manner and shall conform to the standards of quality normally observed by a person practicing in Professional's profession.
- 1.3 Assignment of Personnel.** Professional shall assign only competent personnel to perform services pursuant to this Agreement. In the event that City, in its sole discretion, at any time during the term of this Agreement, desires the reassignment of any such persons, Professional shall, immediately upon receiving notice from City of such desire of City, reassign such person or persons.
- 1.4 Time.** Professional shall devote such time to the performance of services pursuant to this Agreement as may be reasonably necessary to meet the standard of performance provided in Section 1.2 above and to satisfy Professional's obligations hereunder.

Section 2. COMPENSATION. City hereby agrees to pay Professional a sum not to exceed one-hundred and fifty thousand dollars (\$150,000), notwithstanding any contrary indications that may be contained in Professional's proposal, for services to be performed and reimbursable costs incurred under this Agreement. In the event of a conflict between this Agreement and Professional's proposal, attached as Exhibit B, regarding the amount of compensation, the Agreement shall prevail. City shall pay Professional for services rendered pursuant to this Agreement at the time and in the manner set forth herein. The payments specified below shall be the only payments from City to Professional for services rendered

pursuant to this Agreement. Professional shall submit all invoices to City in the manner specified herein. Except as specifically authorized by City, Professional shall not bill City for duplicate services performed by more than one person.

Professional and City acknowledge and agree that compensation paid by City to Professional under this Agreement is based upon Professional's estimated costs of providing the services required hereunder, including salaries and benefits of employees and subcontractors of Professional. Consequently, the parties further agree that compensation hereunder is intended to include the costs of contributions to any pensions and/or annuities to which Professional and its employees, agents, and subcontractors may be eligible. City therefore has no responsibility for such contributions beyond compensation required under this Agreement.

2.1 Invoices. Professional shall submit invoices, not more often than once a month during the term of this Agreement, based on the cost for services performed and reimbursable costs incurred prior to the invoice date. Invoices shall contain the following information:

- Serial identifications of progress bills; i.e., Progress Bill No. 1 for the first invoice, etc.;
- The beginning and ending dates of the billing period;
- A Task Summary containing the original contract amount, the amount of prior billings, the total due this period, the balance available under the Agreement, and the percentage of completion;
- At City's option, for each work item in each task, a copy of the applicable time entries or time sheets shall be submitted showing the name of the person doing the work, the hours spent by each person, a brief description of the work, and each reimbursable expense;
- The total number of hours of work performed under the Agreement by Professional and each employee, agent, and subcontractor of Professional performing services hereunder, as well as a separate notice when the total number of hours of work by Professional and any individual employee, agent, or subcontractor of Professional reaches or exceeds 800 hours, which shall include an estimate of the time necessary to complete the work described in Exhibit A;
- The Professional's signature.

2.2 Monthly Payment. City shall make monthly payments, based on invoices received, for services satisfactorily performed, and for authorized reimbursable costs incurred. City shall have thirty (30) days from the receipt of an invoice that complies with all of the requirements above to pay Professional.

2.3 Final Payment. City shall make the final payment within sixty (60) days after completion of the services and submittal to City of a final invoice, if all services required have been satisfactorily performed.

2.4 Total Payment. City shall pay for the services to be rendered by Professional pursuant to this Agreement. City shall not pay any additional sum for any expense or cost whatsoever

incurred by Professional in rendering services pursuant to this Agreement. City shall make no payment for any extra, further, or additional service pursuant to this Agreement.

In no event shall Professional submit any invoice for an amount in excess of the maximum amount of compensation provided above either for a task or for the entire Agreement, unless the Agreement is modified prior to the submission of such an invoice by a properly executed change order or amendment.

- 2.5 **Hourly Fees.** Fees for work performed by Professional on an hourly basis shall not exceed the amounts shown on the fee schedule set forth in Exhibit B.
- 2.6 **Reimbursable Expenses.** Reimbursable expenses, if any, are set forth in Exhibit B, and shall not exceed ten-thousand dollars (\$10,000). Expenses not listed in Exhibit B are not chargeable to City. Reimbursable expenses are included in the total amount of compensation provided under this Agreement that shall not be exceeded.
- 2.7 **Payment of Taxes.** Professional is solely responsible for the payment of employment taxes incurred under this Agreement and any similar federal or state taxes.
- 2.8 **Payment upon Termination.** In the event that the City or Professional terminates this Agreement pursuant to Section 8, the City shall compensate the Professional for all outstanding costs and reimbursable expenses incurred for work satisfactorily completed as of the date of written notice of termination. Professional shall maintain adequate logs and timesheets in order to verify costs incurred to that date.
- 2.9 **Authorization to Perform Services.** The Professional is not authorized to perform any services or incur any costs whatsoever under the terms of this Agreement until receipt of authorization from the Contract Administrator.

Section 3. FACILITIES AND EQUIPMENT. Except as set forth herein, Professional shall, at its sole cost and expense, provide all facilities and equipment that may be necessary to perform the services required by this Agreement. City shall make available to Professional only the facilities and equipment listed in this section, and only under the terms and conditions set forth herein.

City shall furnish physical facilities such as desks, filing cabinets, and conference space, as may be reasonably necessary for Professional's use while consulting with City employees and reviewing records and the information in possession of the City. The location, quantity, and time of furnishing those facilities shall be in the sole discretion of City. In no event shall City be obligated to furnish any facility that may involve incurring any direct expense, including but not limited to computer, long-distance telephone or other communication charges, vehicles, and reproduction facilities.

Section 4. INSURANCE REQUIREMENTS. Before beginning any work under this Agreement, Professional, at its own cost and expense, shall procure "occurrence coverage" insurance against claims for injuries to persons or damages to property that may arise from or in connection with the performance of the work hereunder by the Professional and its agents, representatives, employees, and subcontractors. Professional shall provide proof satisfactory to City of such insurance that meets the requirements of this section and under forms of insurance satisfactory in all respects to the City. Professional shall maintain the insurance policies required by this section throughout the term of this Agreement. The cost of such insurance shall be included in the Professional's bid. Professional shall not allow any subcontractor to commence work on any subcontract until Professional has obtained all insurance required herein for the subcontractor(s) and provided evidence thereof to City. Verification of the required insurance shall be submitted and made part of this Agreement prior to execution. Professional shall maintain all required insurance listed herein for the duration of this Agreement.

- 4.1 Workers' Compensation.** Professional shall, at its sole cost and expense, maintain Statutory Workers' Compensation Insurance and Employer's Liability Insurance for any and all persons employed directly or indirectly by Professional. The Statutory Workers' Compensation Insurance and Employer's Liability Insurance shall be provided with limits of not less than ONE MILLION DOLLARS (\$1,000,000.00) per accident. In the alternative, Professional may rely on a self-insurance program to meet those requirements, but only if the program of self-insurance complies fully with the provisions of the California Labor Code. Determination of whether a self-insurance program meets the standards of the Labor Code shall be solely in the discretion of the Contract Administrator. The insurer, if insurance is provided, or the Professional, if a program of self-insurance is provided, shall waive all rights of subrogation against the City and its officers, officials, employees, and volunteers for loss arising from work performed under this Agreement.

An endorsement shall state that coverage shall not be canceled except after thirty (30) days' prior written notice by certified mail, return receipt requested, has been given to the City. Professional shall notify City within fourteen (14) days of notification from Professional's insurer if such coverage is suspended, voided or reduced in coverage or in limits.

The requirement to maintain Statutory Worker's Compensation and Employer's Liability Insurance may be waived by the City upon written verification that Professional does not have any employees.

4.2 Commercial General and Automobile Liability Insurance.

- 4.2.1 General requirements.** Professional, at its own cost and expense, shall maintain commercial general liability insurance for the term of this Agreement in an amount not less than TWO MILLION DOLLARS (\$2,000,000.00) and automobile liability insurance for the term of this Agreement in an amount not less than ONE MILLION DOLLARS (\$1,000,000.00). The commercial general liability and automobile

liability insurance shall be per occurrence, combined single limit coverage for risks associated with the work contemplated by this Agreement. If a commercial general liability insurance or an automobile liability form or other form with a general aggregate limit is used, either the general aggregate limit shall apply separately to the work to be performed under this Agreement or the general aggregate limit shall be at least twice the required occurrence limit. Such coverage shall include but shall not be limited to, protection against claims arising from bodily and personal injury, including death resulting therefrom, and damage to property resulting from activities contemplated under this Agreement, including the use of owned and non-owned automobiles.

4.2.2 Minimum scope of coverage. Commercial general liability coverage shall be at least as broad as Insurance Services Office Commercial General Liability occurrence form CG 0001 (most recent edition) covering comprehensive General Liability on an "occurrence" basis. Automobile coverage shall be at least as broad as Insurance Services Office Automobile Liability form CA 0001 (most recent edition), Code 1 (any auto). No endorsement shall be attached limiting the coverage.

4.2.3 Additional requirements. Each of the following shall be included in the insurance coverage or added as an endorsement to the policy:

- a. City and its officers, employees, agents, and volunteers shall be covered as additional insureds with respect to each of the following: liability arising out of activities performed by or on behalf of Professional, including the insured's general supervision of Professional; products and completed operations of Professional; premises owned, occupied, or used by Professional; and automobiles owned, leased, or used by the Professional. The coverage shall contain no special limitations on the scope of protection afforded to City or its officers, employees, agents, or volunteers.
- b. The insurance shall cover on an occurrence or an accident basis, and not on a claims-made basis.
- c. An endorsement must state that coverage is primary insurance with respect to the City and its officers, officials, employees and volunteers, and that no insurance or self-insurance maintained by the City shall be called upon to contribute to a loss under the coverage.
- d. Any failure of Professional to comply with reporting provisions of the policy shall not affect coverage provided to City and its officers, employees, agents, and volunteers.

- e. An endorsement shall state that coverage shall not be canceled except after thirty (30) days' prior written notice by certified mail, return receipt requested, has been given to the City. Professional shall notify City within fourteen (14) days of notification from Professional's insurer if such coverage is suspended, voided or reduced in coverage or in limits.

4.3 Professional Liability Insurance. Professional, at its own cost and expense, shall maintain for the period covered by this Agreement professional liability insurance for licensed professionals performing work pursuant to this Agreement in an amount not less than TWO MILLION DOLLARS (\$2,000,000) covering the licensed professionals' errors and omissions.

4.3.1 Any deductible or self-insured retention shall not exceed \$150,000 per claim.

4.3.2 An endorsement shall state that coverage shall not be suspended, voided, canceled by either party, or reduced in coverage or in limits, except after thirty (30) days' prior written notice by certified mail, return receipt requested, has been given to the City.

4.3.3 The following provisions shall apply if the professional liability coverages are written on a claims-made form:

- a. The retroactive date of the policy must be shown and must be before the date of the Agreement.
- b. Insurance must be maintained and evidence of insurance must be provided for at least five (5) years after completion of the Agreement or the work, so long as commercially available at reasonable rates.
- c. If coverage is canceled or not renewed and it is not replaced with another claims-made policy form with a retroactive date that precedes the date of this Agreement, Professional must provide extended reporting coverage for a minimum of five (5) years after completion of the Agreement or the work. The City shall have the right to exercise, at the Professional's sole cost and expense, any extended reporting provisions of the policy, if the Professional cancels or does not renew the coverage.
- d. A copy of the claim reporting requirements must be submitted to the City prior to the commencement of any work under this Agreement.

4.4 All Policies Requirements.

4.4.1 Acceptability of insurers. All insurance required by this section is to be placed with insurers with a Bests' rating of no less than A:VII.

4.4.2 Verification of coverage. Prior to beginning any work under this Agreement, Professional shall furnish City with certificates of insurance and with original endorsements effecting coverage required herein. The certificates and endorsements for each insurance policy are to be signed by a person authorized by that insurer to bind coverage on its behalf. The City reserves the right to require complete, certified copies of all required insurance policies, at any time.

4.4.3 Subcontractors. Professional shall include all subcontractors as insureds under its policies or shall furnish separate certificates and endorsements for each subcontractor. All coverages for subcontractors shall be subject to all of the requirements stated herein.

4.4.4 Deductibles and Self-Insured Retentions. Professional shall disclose to and obtain the approval of City for the self-insured retentions and deductibles before beginning any of the services or work called for by any term of this Agreement.

During the period covered by this Agreement, only upon the prior express written authorization of Contract Administrator, Professional may increase such deductibles or self-insured retentions with respect to City, its officers, employees, agents, and volunteers. The Contract Administrator may condition approval of an increase in deductible or self-insured retention levels with a requirement that Professional procure a bond, guaranteeing payment of losses and related investigations, claim administration, and defense expenses that is satisfactory in all respects to each of them.

4.4.5 Waiver of Subrogation. Professional hereby agrees to waive subrogation which any insurer or contractor may require from vendor by virtue of the payment of any loss. Consultant agrees to obtain any endorsements that may be necessary to effect this waiver of subrogation. The Workers' Compensation policy shall be endorsed with a waiver of subrogation in favor of the entity for all work performed by the Professional, its employees, agents, and subcontractors.

4.4.6 Notice of Reduction in Coverage. In the event that any coverage required by this section is reduced, limited, or materially affected in any other manner, Professional shall provide written notice to City at Professional's earliest possible opportunity and in no case later than five (5) days after Professional is notified of the change in coverage.

4.5 Remedies. In addition to any other remedies City may have if Professional fails to provide or maintain any insurance policies or policy endorsements to the extent and within the time herein required, City may, at its sole option exercise any of the following remedies, which are alternatives to other remedies City may have and are not the exclusive remedy for Professional's breach:

- Obtain such insurance and deduct and retain the amount of the premiums for such insurance from any sums due under the Agreement;
- Order Professional to stop work under this Agreement or withhold any payment that becomes due to Professional hereunder, or both stop work and withhold any payment, until Professional demonstrates compliance with the requirements hereof; and/or
- Terminate this Agreement.

Section 5. INDEMNIFICATION AND PROFESSIONAL'S RESPONSIBILITIES.

5.1 General Requirement. Professional shall indemnify, defend with counsel selected by the City, and hold harmless the City and its officials, officers, employees, agents, and volunteers from and against any and all losses, liability, claims, suits, actions, damages, and causes of action arising out of any personal injury, bodily injury, loss of life, or damage to property, or any violation of any federal, state, or municipal law or ordinance, to the extent caused, in whole or in part, by the willful misconduct or negligent acts or omissions of Professional or its employees, subcontractors, or agents, by acts for which they could be held strictly liable, or by the quality or character of their work. The foregoing obligation of Professional shall not apply when (1) the injury, loss of life, damage to property, or violation of law arises wholly from the negligence or willful misconduct of the City or its officers, employees, agents, or volunteers and (2) the actions of Professional or its employees, subcontractor, or agents have contributed in no part to the injury, loss of life, damage to property, or violation of law. It is understood that the duty of Professional to indemnify and hold harmless includes the duty to defend as set forth in Section 2778 of the California Civil Code. Acceptance by City of insurance certificates and endorsements required under this Agreement does not relieve Professional from liability under this indemnification and hold harmless clause. This indemnification and hold harmless clause shall apply to any damages or claims for damages whether or not such insurance policies shall have been determined to apply. By execution of this Agreement, Professional acknowledges and agrees to the provisions of this Section and that it is a material element of consideration.

5.2 PERS Indemnification. In the event that Professional or any employee, agent, or subcontractor of Professional providing services under this Agreement is determined by a court of competent jurisdiction or the California Public Employees Retirement System ("PERS") to be eligible for enrollment in PERS as an employee of City, Professional shall indemnify, defend, and hold harmless City for the payment of any and all employee and/or employer contributions for PERS benefits on behalf of Professional or its employees, agents, or subcontractors, as well as for the payment of any penalties and interest on such contributions, which would otherwise be the responsibility of City, and any attorneys' fees and costs incurred by the City to enforce this Section.

- 5.3 **Design Professionals.** To the extent that the services under this Agreement include design professional services subject to California Civil Code Section 2782.8, as may be amended from time to time, Professional's duty to indemnify under Sections 5.1 and 5.2 shall only be to the maximum extent permitted by California Civil Code Section 2782.8.

Section 6. **STATUS OF PROFESSIONAL.**

- 6.1 **Independent Contractor.** At all times during the term of this Agreement, Professional shall be an independent contractor as defined in Labor Code Section 3353, and shall not be an employee of City. Nothing contained in this Agreement shall be construed to be inconsistent with the foregoing relationship or status. City shall have the right to control Professional only insofar as the results of Professional's services rendered pursuant to this Agreement and assignment of personnel pursuant to Subparagraph 1.3; however, otherwise City shall not have the right to control the means and methods by which Professional accomplishes services rendered pursuant to this Agreement. Professional shall have no power or authority by this Agreement to bind the City in any respect. All employees and agents hired or retained by Professional are employees and agents of Professional and not of the City. The City shall not be obligated in any way to pay any wage claims or other claims made against Professional by any such employees or agents, or any other person resulting from performance of this Agreement.

Notwithstanding any other City, state, or federal policy, rule, regulation, law, or ordinance to the contrary, Professional and any of its employees, agents, and subcontractors providing services under this Agreement shall not qualify for or become entitled to, and hereby agree to waive any and all claims to, any compensation, benefit, or any incident of employment by City, including but not limited to eligibility to enroll in PERS as an employee of City and entitlement to any contribution to be paid by City for employer contributions and/or employee contributions for PERS benefits. Professional shall not allow any employee, agent or subcontractor to become eligible for a claim for PERS benefits.

- 6.2 **Professional Not an Agent.** Except as City may specify in writing, Professional shall have no authority, express or implied, to act on behalf of City in any capacity whatsoever as an agent. Professional shall have no authority, express or implied, pursuant to this Agreement to bind City to any obligation whatsoever.

Section 7. **LEGAL REQUIREMENTS.**

- 7.1 **Governing Law.** The laws of the State of California shall govern this Agreement.
- 7.2 **Compliance with Applicable Laws.** Professional and any subcontractors shall comply with all laws and regulations applicable to the performance of the work hereunder, including but not limited to, the California Building Code, the Americans with Disabilities Act, and any copyright, patent or trademark law. Professional's

failure to comply with any law(s) or regulation(s) applicable to the performance of the work hereunder shall constitute a breach of contract.

- 7.3 Other Governmental Regulations.** To the extent that this Agreement may be funded by fiscal assistance from another governmental entity, Professional and any subcontractors shall comply with all applicable rules and regulations to which City is bound by the terms of such fiscal assistance program.
- 7.4 Licenses and Permits.** Professional represents and warrants to City that Professional and its employees, agents, and any subcontractors have all licenses, permits, qualifications, and approvals of whatsoever nature that are legally required to practice their respective professions. Professional represents and warrants to City that Professional and its employees, agents, any subcontractors shall, at their sole cost and expense, keep in effect at all times during the term of this Agreement any licenses, permits, and approvals that are legally required to practice their respective professions. In addition to the foregoing, Professional and any subcontractors shall obtain and maintain valid Business Licenses from City during the term of this Agreement.
- 7.5 Nondiscrimination and Equal Opportunity.** Professional shall not discriminate, on the basis of a person's race, religion, color, national origin, age, physical or mental handicap or disability, medical condition, marital status, sex, or sexual orientation, against any employee, applicant for employment, subcontractor, bidder for a subcontract, or participant in, recipient of, or applicant for any services or programs provided by Professional under this Agreement. Professional shall comply with all applicable federal, state, and local laws, policies, rules, and requirements related to equal opportunity and nondiscrimination in employment, contracting, and the provision of any services that are the subject of this Agreement, including but not limited to the satisfaction of any positive obligations required of Professional thereby.

Professional shall include the provisions of this Subsection in any subcontract approved by the Contract Administrator or this Agreement.

Section 8. TERMINATION AND MODIFICATION.

- 8.1 Termination.** City may cancel this Agreement at any time and without cause upon written notification to Professional.

Professional may cancel this Agreement upon thirty (30) days' written notice to City and shall include in such notice the reasons for cancellation.

In the event of termination, Professional shall be entitled to compensation for services performed to the effective date of termination; City, however, may condition payment of such compensation upon Professional delivering to City any or all documents, photographs, computer software, video and audio tapes, and other materials provided to

Professional or prepared by or for Professional or the City in connection with this Agreement.

- 8.2 Extension.** City may, in its sole and exclusive discretion, extend the end date of this Agreement beyond that provided for in Subsection 1.1. Any such extension shall require a written amendment to this Agreement, as provided for herein. Professional understands and agrees that, if City grants such an extension, City shall have no obligation to provide Professional with compensation beyond the maximum amount provided for in this Agreement. Similarly, unless authorized by the Contract Administrator, City shall have no obligation to reimburse Professional for any otherwise reimbursable expenses incurred during the extension period.
- 8.3 Amendments.** The Parties may amend this Agreement only by a writing signed by all the Parties.
- 8.4 Assignment and Subcontracting.** City and Professional recognize and agree that this Agreement contemplates personal performance by Professional and is based upon a determination of Professional's unique personal competence, experience, and specialized personal knowledge. Moreover, a substantial inducement to City for entering into this Agreement was and is the professional reputation and competence of Professional. Professional may not assign this Agreement or any interest therein without the prior written approval of the Contract Administrator. Professional shall not subcontract any portion of the performance contemplated and provided for herein, other than to the subcontractors noted in the proposal, without prior written approval of the Contract Administrator.
- 8.5 Survival.** All obligations arising prior to the termination of this Agreement and all provisions of this Agreement allocating liability between City and Professional shall survive the termination of this Agreement.
- 8.6 Options upon Breach by Professional.** If Professional materially breaches any of the terms of this Agreement, City's remedies shall include, but not be limited to, the following:
- 8.6.1** Immediately terminate the Agreement;
 - 8.6.2** Retain the plans, specifications, drawings, reports, design documents, and any other work product prepared by Professional pursuant to this Agreement;
 - 8.6.3** Retain a different Professional to complete the work described in Exhibit A not finished by Professional; or
 - 8.6.4** Charge Professional the difference between the cost to complete the work described in Exhibit A that is unfinished at the time of breach and the amount that City would have paid Professional pursuant to Section 2 if Professional had completed the work.

Section 9. KEEPING AND STATUS OF RECORDS.

- 9.1 **Records Created as Part of Professional's Performance.** All reports, data, maps, models, charts, studies, surveys, photographs, memoranda, plans, studies, specifications, records, files, or any other documents or materials, in electronic or any other form, that Professional prepares or obtains pursuant to this Agreement and that relate to the matters covered hereunder shall be the property of the City. Professional hereby agrees to deliver those documents to the City upon termination of the Agreement. It is understood and agreed that the documents and other materials, including but not limited to those described above, prepared pursuant to this Agreement are prepared specifically for the City and are not necessarily suitable for any future or other use. City and Professional agree that, until final approval by City, all data, plans, specifications, reports and other documents are confidential and will not be released to third parties without prior written consent of both parties.
- 9.2 **Professional's Books and Records.** Professional shall maintain any and all ledgers, books of account, invoices, vouchers, canceled checks, and other records or documents evidencing or relating to charges for services or expenditures and disbursements charged to the City under this Agreement for a minimum of three (3) years, or for any longer period required by law, from the date of final payment to the Professional pursuant to this Agreement.
- 9.3 **Inspection and Audit of Records.** Any records or documents that Section 9.2 of this Agreement requires Professional to maintain shall be made available for inspection, audit, and/or copying at any time during regular business hours, upon oral or written request of the City. Under California Government Code Section 8546.7, if the amount of public funds expended under this Agreement exceeds TEN THOUSAND DOLLARS (\$10,000.00), the Agreement shall be subject to the examination and audit of the State Auditor, at the request of City or as part of any audit of the City, for a period of three (3) years after final payment under the Agreement.

Section 10 MISCELLANEOUS PROVISIONS.

- 10.1 **Attorneys' Fees.** If a Party to this Agreement brings any action, including an action for declaratory relief, to enforce or interpret the provision of this Agreement, the prevailing Party shall be entitled to reasonable attorneys' fees in addition to any other relief to which that Party may be entitled. The court may set such fees in the same action or in a separate action brought for that purpose.
- 10.2 **Venue.** In the event that either Party brings any action against the other under this Agreement, the Parties agree that trial of such action shall be vested exclusively in the state courts of California in the County of Sacramento or in the United States District Court for the Eastern District of California.

- 10.3 **Severability.** If a court of competent jurisdiction finds or rules that any provision of this Agreement is invalid, void, or unenforceable, the provisions of this Agreement not so adjudged shall remain in full force and effect. The invalidity in whole or in part of any provision of this Agreement shall not void or affect the validity of any other provision of this Agreement.
- 10.4 **No Implied Waiver of Breach.** The waiver of any breach of a specific provision of this Agreement does not constitute a waiver of any other breach of that term or any other term of this Agreement.
- 10.5 **Successors and Assigns.** The provisions of this Agreement shall inure to the benefit of and shall apply to and bind the successors and assigns of the Parties.
- 10.6 **Use of Recycled Products.** Professional shall prepare and submit all reports, written studies and other printed material on recycled paper to the extent it is available at equal or less cost than virgin paper.
- 10.7 **Conflict of Interest.** Professional may serve other clients, but none whose activities within the corporate limits of City or whose business, regardless of location, would place Professional in a "conflict of interest," as that term is defined in the Political Reform Act, codified at California Government Code Section 81000 *et seq.*

Professional shall not employ any City official in the work performed pursuant to this Agreement. No officer or employee of City shall have any financial interest in this Agreement that would violate California Government Code Sections 1090 *et seq.*

Professional hereby warrants that it is not now, nor has it been in the previous twelve (12) months, an employee, agent, appointee, or official of the City. If Professional was an employee, agent, appointee, or official of the City in the previous twelve months, Professional warrants that it did not participate in any manner in the forming of this Agreement. Professional understands that, if this Agreement is made in violation of Government Code §1090 *et seq.*, the entire Agreement is void and Professional will not be entitled to any compensation for services performed pursuant to this Agreement, including reimbursement of expenses, and Professional will be required to reimburse the City for any sums paid to the Professional. Professional understands that, in addition to the foregoing, it may be subject to criminal prosecution for a violation of Government Code § 1090 and, if applicable, will be disqualified from holding public office in the State of California.

- 10.8 **Solicitation.** Professional agrees not to solicit business at any meeting, focus group, or interview related to this Agreement, either orally or through any written materials.

10.9 Contract Administration. This Agreement shall be administered by Amanda Norton ("Contract Administrator"). All correspondence shall be directed to or through the Contract Administrator or his or her designee.

10.10 Notices. Any written notice to Professional shall be sent to:
Tom Stellman, CEO/Founder
TIP Strategies, Inc,
13492 N Hwy 183, Suite 120-254
Austin, TX 78750

Email Address (for Insurance Update Requests)
Jeff Marcell, Senior Partner: jeff@tipstrategies.com

Any written notice to City shall be sent to:
Amanda Norton
City of Rancho Cordova
2729 Prospect Park Drive
Rancho Cordova, CA 95670
anorton@cityofranchocordova.org

10.11 Professional Seal. Where applicable in the determination of the Contract Administrator or when required by law, the first page of a technical report, first page of design specifications, and each page of construction drawings shall be stamped/sealed and signed by the licensed professional responsible for the report/design preparation. The stamp/seal shall be in a block entitled "Seal and Signature of Registered Professional with report/design responsibility," as in the following example.

Seal and Signature of Registered Professional with
report/design responsibility.

10.12 Integration. This Agreement, including the scope of work attached hereto and incorporated herein as Exhibit A, and the compensation schedule attached hereto and incorporated herein as Exhibit B, represents the entire and integrated agreement between City and Professional and supersedes all prior negotiations, representations, or agreements, either written or oral.

10.13 IRS Form W-9. Professional shall complete and submit Internal Revenue Service Form W-9 to the City before execution of this Agreement. The City's Finance Director shall have authority to waive this requirement.

IN WITNESS WHEREOF, the Parties 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

PROFESSIONAL

Micah Runner, City Manager

Date: _____

Attest:

Stacy Leitner, CMC, City Clerk

Date: _____

Approved as to Form:

Adam U. Lindgren, City Attorney

Date: _____

EXHIBIT A

SCOPE OF SERVICES

1. DISCOVERY

Professional will begin by reviewing available materials, visiting with knowledgeable sources, and conducting a targeted analysis of relevant trends to create a common foundation for the planning process.

- 1.1. PROJECT LAUNCH.** At the outset of the engagement, Professional focuses on establishing clear expectations and effective communication, which is the cornerstone of a successful project.
 - **Kickoff meeting.** The meeting provides the opportunity to discuss objectives, define success, identify stakeholders and partners, formalize the outreach strategy, and review expectations.
 - **Council work session.** Professional will facilitate a Council work session to define the scope of project, recommendations, and intended outcomes.
 - **Team meetings.** Professional will collaborate and coordinate with appropriate staff and leadership during the engagement. The timing of meetings and reporting updates will be decided upon during the launch.
 - **Steering committee.** If an oversight group is not already in place, Professional can assist with forming a steering committee that is representative of current economic development efforts. Members are responsible for attending meetings, providing input, and reviewing deliverables.
- 1.2. ORGANIZATIONAL ANALYSIS.** Professional will work with the City to ensure that Professional has a foundational understanding of the network, policies, priorities, and benchmarks that will influence the planning process. Findings will be expanded upon in later tasks and help inform recommendations.
 - **Policies.** Examining current federal, statewide, and regional economic development strategies, initiatives, and programs (e.g., Sacramento Region Community Economic Resilience Fund, Greater Sacramento Region Prosperity Strategy, Greater Sacramento Economic Council) will ensure Professional builds on existing knowledge.
 - **Relationships.** A scan of the partner network will help define existing relationships within the regional market and identify potential partnerships.
 - **Priorities.** Discussions with the appropriate staff will ensure Professional has a full picture of the City's economic development initiatives and core functions. This will likely include interviews with Economic Development and other key City departments.
 - **Benchmarks.** To ascertain Rancho Cordova's competitive position, Professional will benchmark the City against an agreed upon number of local, national, and international programs that serve similar communities. Professional will compile available organizational and programmatic information.
- 1.3. CITYWIDE BASELINE ANALYSIS.** Professional's analysts will prepare a targeted assessment of factors (e.g., demographic, socioeconomic, labor and workforce, educational and employment development) that define the City's competitiveness. The analysis will be tailored to meet project objectives and take advantage of available data resources. This task will consider the City's current economic position and identify broader economic trends that may impact its economic future. Focus will be placed on the understanding of differential performance across Rancho Cordova's underserved communities. Where possible, Professional will look at data disaggregated by ethnicity and race.
- 1.4. STAKEHOLDER ENGAGEMENT.** Professional will design a custom input process that engages the diverse voices, provides meaningful information, raises awareness of economic issues, and builds support

for the outcome of the planning process. Professional will encourage inclusive participation by holding a combination of in-person and virtual events and employing tools like Mentimeter, Zoho, and Zoom.

- **Roundtables & interviews.** While the final list of stakeholders will be determined in coordination with the City, Professional anticipates 8 to 10 roundtables that include nonprofits, government agencies, business leaders, major real estate brokers, developers, educational institutions, and utility providers. The goal will be to have productive discussions that generate information about trends, barriers, opportunities, and assets. Where appropriate, sessions will be supplemented by interviews to solicit feedback on issues that may not surface in a collective setting.
- **Public townhalls.** Professional will facilitate three (3) townhalls to engage a larger group of stakeholders. These sessions will provide additional insight into issues affecting communities. Townhalls can be conducted in English and Spanish, as agreed upon during the project launch.
- **Interactive tools.** To expand participation, Professional can facilitate the use of social media, online surveys, and other interactive tools that will help gather anecdotal information about assets and challenges and increase buy-in among the broader community.
- **Public workshop.** Professional will analyze findings from engagement actions, outlining concerns, opportunities, and future needs. Professional's consultants will then conduct a public workshop with the City Council to present and discuss findings from the analysis. The work session will provide the Council and the community a chance to engage and offer feedback.

Professional will prepare materials and facilitate discussion. Logistics (e.g., arranging locations, advertising sessions, and providing translation services) would be addressed in partnership with the client.

- 1.5. COMPETITIVE POSITION.** Professional will use qualitative and quantitative findings to summarize the City's national and regional competitive position. In addition to strengths, weaknesses, opportunities, and threats that emerge, Professional's analysis will highlight factors that differentiate the area from the competition, particularly in the context of future trends. The results will suggest opportunities, highlight trends impacting underserved communities, and help drive subsequent tasks.

2. OPPORTUNITY

Building on the Discovery phase findings and a review of best practices, Professional identifies which opportunities are likely to have the greatest potential for success.

- 2.1. STRATEGIC DIRECTION.** Working closely with the client, Professional will ensure the City's vision and mission statements align with the strategic direction that emerges from Discovery. In addition, Professional will help craft guiding principles that embody the goals and objectives of the planning process. This step will provide a framework that points to recommended actions and establishes priorities.
- 2.2. TARGET INDUSTRY ANALYSIS.** Professional's analysts will provide a current industry snapshot that will help the City prioritize key sectors for growth and expansion.
- **Occupational structure.** Professional will use employment data by occupation to analyze the regional workforce, review growth trends, and identify regional strengths. A review of current job postings in the region will be used to identify the positions existing employers are currently trying to fill and to capture data on the skills and certifications required.
 - **Posting analytics.** For each target, Professional then analyzes US job postings from the most recent 12-month period. This approach differs from an industry-occupation staffing matrix, which can be dated and unclear as to where hiring demands are tightest. Carefully selected samples of recent job postings allow us to identify a target's most sought-after occupations and specialized skills in (near) real-time. Professional then analyzes the region's workforce readiness for targeted

investments and pose strategic questions about the alignment of the talent pipeline with employer needs.

- **Industry alignment.** Professional will explore the alignment of identified occupational strengths with the needs of target industries and major employers in the region. Using an equity lens, Professional's analysis also documents patterns of occupational participation by race, ethnicity, gender, and age. Living wage thresholds are considered for a mix of family household situations. This approach equips communities with the information they need to plan for an inclusive, target-ready workforce.

2.3. COMMERCIAL PROPERTY ANALYSIS. The analysis will cover supply and demand trends to identify market opportunities for the City's real estate product. Professional will review key real estate market indicators, including rents, vacancies, and construction deliveries, as well as the underlying drivers of demand in the key property types. Professional's analysts will examine the extent to which available sites and redevelopment opportunities align with target industries, workforce capacity, business trends, utilities, and equitable economic development for underserved and underinvested communities. This task will help identify development opportunities and inform strategies to establish the City as a leading destination for relocations and expansions for identified key sectors.

2.4. BUSINESS ATTRACTION, RETENTION, AND EXPANSION. Based on the target sector and development opportunities identified in Tasks 2.2 and 2.3, Professional's consultants will examine the City's current marketing, branding, and incentives/related policies to inform business attraction, retention, and expansion recommendations.

- **Incentives.** Building on the work in Task 1.2, Professional will conduct a review of the City's current recruitment and retention efforts, particularly incentives and related policies. This work will suggest how to better align future business development with market opportunities.
- **Marketing.** How an area is perceived—by the public, visitors, the media, corporations, and site selectors—is crucial to its economic health. Professional's team will seek to answer: What image is Rancho Cordova projecting? Professional will consider the approach used by the City and other local partners, as well as marketing and branding campaigns that are recruitment-and retention-driven. This will suggest opportunities for marketing practices/tools, branding, and programs that are aligned with business attraction, retention, and expansion efforts in identified key sectors.

2.5. OPPORTUNITY WORKSHOP. This is a facilitated discussion of potential strategies and opportunities for consideration in the Implementation phase. By building consensus on economic development priorities for Rancho Cordova, the result will be a set of prioritized strategies and focus areas, along with a collaborative framework for aligning available resources to accomplish them.

3. IMPLEMENTATION

Professional provides a transparent, actionable plan for achieving the identified goals and objectives.

3.1. INTERACTIVE DATA DELIVERABLE. As a companion to the strategic plan, Professional will provide all quantitative data findings (Tasks 1.3, 2.2, 2.3) in an interactive format. Many of Professional's clients make their Tableau data visualizations available online to the public.

3.2. STRATEGIC PLAN. Using findings from prior phases, coupled with the experience of the consulting team, Professional will prepare a three-year strategic plan that furthers sustainable and inclusive economic growth. In addition to outlining specific goals and strategies, the plan will highlight key findings from the quantitative analyses and stakeholder input. Together with the implementation plan (see Task 3.3), the resulting document will provide specific recommendations and tools needed to implement a long-term

economic strategy. Professional anticipates the plan would address a number of topics, including the following.

- Pinpointing the City's market position, as well as primary opportunities/challenges.
- Positioning the City with identified key sectors.
- Prioritizing development projects aligned with growth areas and equity goals.
- Aligning incentives with economic development goals and objectives.
- Improving marketing practices and tools, brand development, and programs.
- Proposing innovative initiatives to attract new businesses and investments to the City.

3.3. IMPLEMENTATION PLAN. Professional will prepare a matrix that identifies responsible parties and potential partnership opportunities, establishes timelines and levels of effort, sets priorities, includes budget estimates (where applicable), identifies potential funding sources, and defines meaningful and realistic performance metrics over the next three years of implementation.

3.4. PRESENTATION. Professional will prepare a PowerPoint presentation and present the proposed strategic and implementation plans for Council Members' consideration and approval at a public meeting.

3.5. IMPLEMENTATION WORKSHOP. To build momentum, Professional will also facilitate an Implementation workshop focused on near-term tasks (60 to 90 days) in conjunction with the final presentation. This step capitalizes on the energy that is present at rollout and helps to jump start the process.

DELIVERABLES

To execute the preceding scope, Professional will provide the following deliverables in the formats indicated in parentheses. All deliverables will be in an electronic format in Professional's color scheme and fonts. Requests for custom branding must be agreed upon in advance and may be subject to an additional fee.

- Facilitation of project meetings, such as team meetings, steering committee meetings, and workshops, including electronic versions of any presentations (PowerPoint) or other materials.
- Facilitation of input sessions, such as roundtables, interviews, public forums, and stakeholder workshops, including electronic versions of any presentations (PowerPoint) or other materials.
- Interactive data visualizations (Tableau Public) of the analyses outlined in the scope of work.
- Narrative deliverable (PDF of Word document) highlighting findings and recommendations, including selected graphics as applicable.
- Implementation plan (Excel) with goals, strategies, and actions for use assigning roles/ timeframes.

CLIENT ROLE

To execute the scope, Professional will work closely with the City and seek assistance in several areas.

- Designating a point person responsible for assisting with scheduling project meetings, helping with stakeholder input (logistics, advertising, translation services), and coordinating deliverables review.
- Providing economic development plans, budget and staffing for economic development, major employer list, recent surveys, a list of partners/initiatives, and information on special districts and recent prospects.
- Identifying key stakeholders and helping to bring them to the table.
- Providing information on current economic conditions, as well as historical and future trends.
- Providing input and feedback on deliverables throughout the process.

EXHIBIT B
COMPENSATION SCHEDULE

The fee for this work is \$140,000, plus expenses, with total costs not to exceed \$150,000.

FEES

Professional's contracts are typically structured as a flat fee, payable in monthly installments based on the length of the engagement. This breakdown is an estimate that reflects anticipated level of effort. Adjustments may be made between phases to reflect changing priorities and assignments during the engagement.

Hourly Rate

Principal	\$275
SVP/VP/Senior	\$200
Professional	\$150
Associate	\$125

Task Breakdown

Discovery	\$50,375
Opportunity	\$45,500
Implementation	\$44,125
<i>Total:</i>	\$140,000

EXPENSES

Expenses are subject to approval and are billed at cost. Professional anticipates a combination of virtual and in-person meetings. The not-to-exceed amount of one-hundred and fifty thousand dollars (\$150,000) assumes three (3) to four (4) in-person trips. Actual trips may include a mix of travel modes and varying levels of staffing, travel days, etc. The timing and number of trips would be discussed as part of the development of a project work plan.

Form W-9 (Rev. October 2018) Department of the Treasury Internal Revenue Service	Request for Taxpayer Identification Number and Certification ▶ Go to www.irs.gov/FormW9 for instructions and the latest information.	Give Form to the requester. Do not send to the IRS.										
Print or type. See <i>Specific Instructions</i> on page 3.	1 Name (as shown on your income tax return). Name is required on this line; do not leave this line blank.											
	2 Business name/disregarded entity name, if different from above											
	3 Check appropriate box for federal tax classification of the person whose name is entered on line 1. Check only one of the following seven boxes. ☐ Individual/sole proprietor or single-member LLC ☐ C Corporation ☐ S Corporation ☐ Partnership ☐ Trust/estate ☐ Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=Partnership) ▶ _____ Note: Check the appropriate box in the line above for the tax classification of the single-member owner. Do not check LLC if the LLC is classified as a single-member LLC that is disregarded from the owner unless the owner of the LLC is another LLC that is not disregarded from the owner for U.S. federal tax purposes. Otherwise, a single-member LLC that is disregarded from the owner should check the appropriate box for the tax classification of its owner. ☐ Other (see instructions) ▶ _____											
	4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3): Exempt payee code (if any) _____ Exemption from FATCA reporting code (if any) _____ (Applies to accounts maintained outside the U.S.)											
	5 Address (number, street, and apt. or suite no.) See instructions.											
6 City, state, and ZIP code												
7 List account number(s) here (optional)												
Part I Taxpayer Identification Number (TIN)												
Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see <i>How to get a TIN</i>, later. Note: If the account is in more than one name, see the instructions for line 1. Also see <i>What Name and Number To Give the Requester</i> for guidelines on whose number to enter.												
<table border="1" style="width: 100%; border-collapse: collapse;"><tr><td colspan="2" style="text-align: center;">Social security number</td></tr><tr><td style="width: 25%; text-align: center;">[] [] [] [] [] [] [] [] [] []</td><td style="width: 25%; text-align: center;">[] [] [] [] [] [] [] [] [] []</td></tr><tr><td colspan="2" style="text-align: center;">or</td></tr><tr><td colspan="2" style="text-align: center;">Employer identification number</td></tr><tr><td style="width: 25%; text-align: center;">[] [] [] [] [] [] [] [] [] []</td><td style="width: 25%; text-align: center;">[] [] [] [] [] [] [] [] [] []</td></tr></table>			Social security number		[] [] [] [] [] [] [] [] [] []	[] [] [] [] [] [] [] [] [] []	or		Employer identification number		[] [] [] [] [] [] [] [] [] []	[] [] [] [] [] [] [] [] [] []
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Part II Certification												
Under penalties of perjury, I certify that: - The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and - I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and - I am a U.S. citizen or other U.S. person (defined below); and - The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct. Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.												
Sign Here	Signature of U.S. person ▶	Date ▶										
General Instructions												
Section references are to the Internal Revenue Code unless otherwise noted. Future developments. For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to www.irs.gov/FormW9. Purpose of Form An individual or entity (Form W-9 requester) who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) which may be your social security number (SSN), individual taxpayer identification number (ITIN), adoption taxpayer identification number (ATIN), or employer identification number (EIN), to report on an information return the amount paid to you, or other amount reportable on an information return. Examples of information returns include, but are not limited to, the following. - Form 1099-INT (interest earned or paid) - Form 1099-DIV (dividends, including those from stocks or mutual funds) - Form 1099-MISC (various types of income, prizes, awards, or gross proceeds) - Form 1099-B (stock or mutual fund sales and certain other transactions by brokers) - Form 1099-S (proceeds from real estate transactions) - Form 1099-K (merchant card and third party network transactions) - Form 1098 (home mortgage interest), 1098-E (student loan interest), 1098-T (tuition) - Form 1099-C (canceled debt) - Form 1099-A (acquisition or abandonment of secured property) Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN. If you do not return Form W-9 to the requester with a TIN, you might be subject to backup withholding. See <i>What is backup withholding</i>, later.												
Cat. No. 10231X												
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By signing the filled-out form, you:

1. Certify that the TIN you are giving is correct (or you are waiting for a number to be issued),
2. Certify that you are not subject to backup withholding, or
3. Claim exemption from backup withholding if you are a U.S. exempt payee. If applicable, you are also certifying that as a U.S. person, your allocable share of any partnership income from a U.S. trade or business is not subject to the withholding tax on foreign partners' share of effectively connected income, and
4. Certify that FATCA code(s) entered on this form (if any) indicating that you are exempt from the FATCA reporting, is correct. See *What is FATCA reporting*, later, for further information.

Note: If you are a U.S. person and a requester gives you a form other than Form W-9 to request your TIN, you must use the requester's form if it is substantially similar to this Form W-9.

Definition of a U.S. person. For federal tax purposes, you are considered a U.S. person if you are:

- An individual who is a U.S. citizen or U.S. resident alien;
- A partnership, corporation, company, or association created or organized in the United States or under the laws of the United States;
- An estate (other than a foreign estate); or
- A domestic trust (as defined in Regulations section 301.7701-7).

Special rules for partnerships. Partnerships that conduct a trade or business in the United States are generally required to pay a withholding tax under section 1446 on any foreign partners' share of effectively connected taxable income from such business. Further, in certain cases where a Form W-9 has not been received, the rules under section 1446 require a partnership to presume that a partner is a foreign person, and pay the section 1446 withholding tax. Therefore, if you are a U.S. person that is a partner in a partnership conducting a trade or business in the United States, provide Form W-9 to the partnership to establish your U.S. status and avoid section 1446 withholding on your share of partnership income.

In the cases below, the following person must give Form W-9 to the partnership for purposes of establishing its U.S. status and avoiding withholding on its allocable share of net income from the partnership conducting a trade or business in the United States.

- In the case of a disregarded entity with a U.S. owner, the U.S. owner of the disregarded entity and not the entity;
- In the case of a grantor trust with a U.S. grantor or other U.S. owner, generally, the U.S. grantor or other U.S. owner of the grantor trust and not the trust; and
- In the case of a U.S. trust (other than a grantor trust), the U.S. trust (other than a grantor trust) and not the beneficiaries of the trust.

Foreign person. If you are a foreign person or the U.S. branch of a foreign bank that has elected to be treated as a U.S. person, do not use Form W-9. Instead, use the appropriate Form W-8 or Form 8233 (see Pub. 515, Withholding of Tax on Nonresident Aliens and Foreign Entities).

Nonresident alien who becomes a resident alien. Generally, only a nonresident alien individual may use the terms of a tax treaty to reduce or eliminate U.S. tax on certain types of income. However, most tax treaties contain a provision known as a "saving clause." Exceptions specified in the saving clause may permit an exemption from tax to continue for certain types of income even after the payee has otherwise become a U.S. resident alien for tax purposes.

If you are a U.S. resident alien who is relying on an exception contained in the saving clause of a tax treaty to claim an exemption from U.S. tax on certain types of income, you must attach a statement to Form W-9 that specifies the following five items.

1. The treaty country. Generally, this must be the same treaty under which you claimed exemption from tax as a nonresident alien.
2. The treaty article addressing the income.
3. The article number (or location) in the tax treaty that contains the saving clause and its exceptions.
4. The type and amount of income that qualifies for the exemption from tax.
5. Sufficient facts to justify the exemption from tax under the terms of the treaty article.

Example. Article 20 of the U.S.-China income tax treaty allows an exemption from tax for scholarship income received by a Chinese student temporarily present in the United States. Under U.S. law, this student will become a resident alien for tax purposes if his or her stay in the United States exceeds 5 calendar years. However, paragraph 2 of the first Protocol to the U.S.-China treaty (dated April 30, 1984) allows the provisions of Article 20 to continue to apply even after the Chinese student becomes a resident alien of the United States. A Chinese student who qualifies for this exception (under paragraph 2 of the first protocol) and is relying on this exception to claim an exemption from tax on his or her scholarship or fellowship income would attach to Form W-9 a statement that includes the information described above to support that exemption.

If you are a nonresident alien or a foreign entity, give the requester the appropriate completed Form W-8 or Form 8233.

Backup Withholding

What is backup withholding? Persons making certain payments to you must under certain conditions withhold and pay to the IRS 24% of such payments. This is called "backup withholding." Payments that may be subject to backup withholding include interest, tax-exempt interest, dividends, broker and barter exchange transactions, rents, royalties, nonemployee pay, payments made in settlement of payment card and third party network transactions, and certain payments from fishing boat operators. Real estate transactions are not subject to backup withholding.

You will not be subject to backup withholding on payments you receive if you give the requester your correct TIN, make the proper certifications, and report all your taxable interest and dividends on your tax return.

Payments you receive will be subject to backup withholding if:

1. You do not furnish your TIN to the requester,
2. You do not certify your TIN when required (see the instructions for Part II for details),
3. The IRS tells the requester that you furnished an incorrect TIN,
4. The IRS tells you that you are subject to backup withholding because you did not report all your interest and dividends on your tax return (for reportable interest and dividends only), or
5. You do not certify to the requester that you are not subject to backup withholding under 4 above (for reportable interest and dividend accounts opened after 1983 only).

Certain payees and payments are exempt from backup withholding. See *Exempt payee code*, later, and the separate Instructions for the Requester of Form W-9 for more information.

Also see *Special rules for partnerships*, earlier.

What is FATCA Reporting?

The Foreign Account Tax Compliance Act (FATCA) requires a participating foreign financial institution to report all United States account holders that are specified United States persons. Certain payees are exempt from FATCA reporting. See *Exemption from FATCA reporting code*, later, and the Instructions for the Requester of Form W-9 for more information.

Updating Your Information

You must provide updated information to any person to whom you claimed to be an exempt payee if you are no longer an exempt payee and anticipate receiving reportable payments in the future from this person. For example, you may need to provide updated information if you are a C corporation that elects to be an S corporation, or if you no longer are tax exempt. In addition, you must furnish a new Form W-9 if the name or TIN changes for the account; for example, if the grantor of a grantor trust dies.

Penalties

Failure to furnish TIN. If you fail to furnish your correct TIN to a requester, you are subject to a penalty of \$50 for each such failure unless your failure is due to reasonable cause and not to willful neglect.

Civil penalty for false information with respect to withholding. If you make a false statement with no reasonable basis that results in no backup withholding, you are subject to a \$500 penalty.

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Criminal penalty for falsifying information. Willfully falsifying certifications or affirmations may subject you to criminal penalties including fines and/or imprisonment.

Misuse of TINs. If the requester discloses or uses TINs in violation of federal law, the requester may be subject to civil and criminal penalties.

Specific Instructions

Line 1

You must enter one of the following on this line; **do not** leave this line blank. The name should match the name on your tax return.

If this Form W-9 is for a joint account (other than an account maintained by a foreign financial institution (FFI)), list first, and then circle, the name of the person or entity whose number you entered in Part I of Form W-9. If you are providing Form W-9 to an FFI to document a joint account, each holder of the account that is a U.S. person must provide a Form W-9.

a. **Individual.** Generally, enter the name shown on your tax return. If you have changed your last name without informing the Social Security Administration (SSA) of the name change, enter your first name, the last name as shown on your social security card, and your new last name.

Note: ITIN applicant: Enter your individual name as it was entered on your Form W-7 application, line 1a. This should also be the same as the name you entered on the Form 1040/1040A/1040EZ you filed with your application.

b. **Sole proprietor or single-member LLC.** Enter your individual name as shown on your 1040/1040A/1040EZ on line 1. You may enter your business, trade, or "doing business as" (DBA) name on line 2.

c. **Partnership, LLC that is not a single-member LLC, C corporation, or S corporation.** Enter the entity's name as shown on the entity's tax return on line 1 and any business, trade, or DBA name on line 2.

d. **Other entities.** Enter your name as shown on required U.S. federal tax documents on line 1. This name should match the name shown on the charter or other legal document creating the entity. You may enter any business, trade, or DBA name on line 2.

e. **Disregarded entity.** For U.S. federal tax purposes, an entity that is disregarded as an entity separate from its owner is treated as a "disregarded entity." See Regulations section 301.7701-2(c)(2)(iii). Enter the owner's name on line 1. The name of the entity entered on line 1 should never be a disregarded entity. The name on line 1 should be the name shown on the income tax return on which the income should be reported. For example, if a foreign LLC that is treated as a disregarded entity for U.S. federal tax purposes has a single owner that is a U.S. person, the U.S. owner's name is required to be provided on line 1. If the direct owner of the entity is also a disregarded entity, enter the first owner that is not disregarded for federal tax purposes. Enter the disregarded entity's name on line 2, "Business name/disregarded entity name." If the owner of the disregarded entity is a foreign person, the owner must complete an appropriate Form W-8 instead of a Form W-9. This is the case even if the foreign person has a U.S. TIN.

Line 2

If you have a business name, trade name, DBA name, or disregarded entity name, you may enter it on line 2.

Line 3

Check the appropriate box on line 3 for the U.S. federal tax classification of the person whose name is entered on line 1. Check only one box on line 3.

IF the entity/person on line 1 is a(n) . . .	THEN check the box for . . .
• Corporation	Corporation
• Individual	Individual/sole proprietor or single-member LLC
• Sole proprietorship, or	
• Single-member limited liability company (LLC) owned by an individual and disregarded for U.S. federal tax purposes.	
• LLC treated as a partnership for U.S. federal tax purposes,	Limited liability company and enter the appropriate tax classification. (P= Partnership; C= C corporation; or S= S corporation)
• LLC that has filed Form 8832 or 2553 to be taxed as a corporation, or	
• LLC that is disregarded as an entity separate from its owner but the owner is another LLC that is not disregarded for U.S. federal tax purposes.	
• Partnership	Partnership
• Trust/estate	Trust/estate

Line 4, Exemptions

If you are exempt from backup withholding and/or FATCA reporting, enter in the appropriate space on line 4 any code(s) that may apply to you.

Exempt payee code.

• Generally, individuals (including sole proprietors) are not exempt from backup withholding.

- Except as provided below, corporations are exempt from backup withholding for certain payments, including interest and dividends.
- Corporations are not exempt from backup withholding for payments made in settlement of payment card or third party network transactions.
- Corporations are not exempt from backup withholding with respect to attorneys' fees or gross proceeds paid to attorneys, and corporations that provide medical or health care services are not exempt with respect to payments reportable on Form 1099-MISC.

The following codes identify payees that are exempt from backup withholding. Enter the appropriate code in the space in line 4.

- 1—An organization exempt from tax under section 501(a), any IRA, or a custodial account under section 403(b)(7) if the account satisfies the requirements of section 401(f)(2)
- 2—The United States or any of its agencies or instrumentalities
- 3—A state, the District of Columbia, a U.S. commonwealth or possession, or any of their political subdivisions or instrumentalities
- 4—A foreign government or any of its political subdivisions, agencies, or instrumentalities
- 5—A corporation
- 6—A dealer in securities or commodities required to register in the United States, the District of Columbia, or a U.S. commonwealth or possession
- 7—A futures commission merchant registered with the Commodity Futures Trading Commission
- 8—A real estate investment trust
- 9—An entity registered at all times during the tax year under the Investment Company Act of 1940
- 10—A common trust fund operated by a bank under section 584(a)
- 11—A financial institution
- 12—A middleman known in the investment community as a nominee or custodian
- 13—A trust exempt from tax under section 664 or described in section 4947

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The following chart shows types of payments that may be exempt from backup withholding. The chart applies to the exempt payees listed above, 1 through 13.

IF the payment is for . . .	THEN the payment is exempt for . . .
Interest and dividend payments	All exempt payees except for 7
Broker transactions	Exempt payees 1 through 4 and 6 through 11 and all C corporations. S corporations must not enter an exempt payee code because they are exempt only for sales of noncovered securities acquired prior to 2012.
Barter exchange transactions and patronage dividends	Exempt payees 1 through 4
Payments over \$600 required to be reported and direct sales over \$5,000 ¹	Generally, exempt payees 1 through 5 ²
Payments made in settlement of payment card or third party network transactions	Exempt payees 1 through 4

¹ See Form 1099-MISC, Miscellaneous Income, and its instructions.

² However, the following payments made to a corporation and reportable on Form 1099-MISC are not exempt from backup withholding: medical and health care payments, attorneys' fees, gross proceeds paid to an attorney reportable under section 6045(f), and payments for services paid by a federal executive agency.

Exemption from FATCA reporting code. The following codes identify payees that are exempt from reporting under FATCA. These codes apply to persons submitting this form for accounts maintained outside of the United States by certain foreign financial institutions. Therefore, if you are only submitting this form for an account you hold in the United States, you may leave this field blank. Consult with the person requesting this form if you are uncertain if the financial institution is subject to these requirements. A requester may indicate that a code is not required by providing you with a Form W-9 with "Not Applicable" (or any similar indication) written or printed on the line for a FATCA exemption code.

A—An organization exempt from tax under section 501(a) or any individual retirement plan as defined in section 7701(a)(37)

B—The United States or any of its agencies or instrumentalities

C—A state, the District of Columbia, a U.S. commonwealth or possession, or any of their political subdivisions or instrumentalities

D—A corporation the stock of which is regularly traded on one or more established securities markets, as described in Regulations section 1.1472-1(c)(1)(i)

E—A corporation that is a member of the same expanded affiliated group as a corporation described in Regulations section 1.1472-1(c)(1)(i)

F—A dealer in securities, commodities, or derivative financial instruments (including notional principal contracts, futures, forwards, and options) that is registered as such under the laws of the United States or any state

G—A real estate investment trust

H—A regulated investment company as defined in section 851 or an entity registered at all times during the tax year under the Investment Company Act of 1940

I—A common trust fund as defined in section 584(a)

J—A bank as defined in section 581

K—A broker

L—A trust exempt from tax under section 664 or described in section 4947(a)(1)

M—A tax exempt trust under a section 403(b) plan or section 457(g) plan

Note: You may wish to consult with the financial institution requesting this form to determine whether the FATCA code and/or exempt payee code should be completed.

Line 5

Enter your address (number, street, and apartment or suite number). This is where the requester of this Form W-9 will mail your information returns. If this address differs from the one the requester already has on file, write NEW at the top. If a new address is provided, there is still a chance the old address will be used until the payor changes your address in their records.

Line 6

Enter your city, state, and ZIP code.

Part I. Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. If you are a resident alien and you do not have and are not eligible to get an SSN, your TIN is your individual taxpayer identification number (ITIN). Enter it in the social security number box. If you do not have an ITIN, see *How to get a TIN* below.

If you are a sole proprietor and you have an EIN, you may enter either your SSN or EIN.

If you are a single-member LLC that is disregarded as an entity separate from its owner, enter the owner's SSN (or EIN, if the owner has one). Do not enter the disregarded entity's EIN. If the LLC is classified as a corporation or partnership, enter the entity's EIN.

Note: See *What Name and Number To Give the Requester*, later, for further clarification of name and TIN combinations.

How to get a TIN. If you do not have a TIN, apply for one immediately. To apply for an SSN, get Form SS-5, Application for a Social Security Card, from your local SSA office or get this form online at www.SSA.gov. You may also get this form by calling 1-800-772-1213. Use Form W-7, Application for IRS Individual Taxpayer Identification Number, to apply for an ITIN, or Form SS-4, Application for Employer Identification Number, to apply for an EIN. You can apply for an EIN online by accessing the IRS website at www.irs.gov/Businesses and clicking on Employer Identification Number (EIN) under Starting a Business. Go to www.irs.gov/Forms to view, download, or print Form W-7 and/or Form SS-4. Or, you can go to www.irs.gov/OrderForms to place an order and have Form W-7 and/or SS-4 mailed to you within 10 business days.

If you are asked to complete Form W-9 but do not have a TIN, apply for a TIN and write "Applied For" in the space for the TIN, sign and date the form, and give it to the requester. For interest and dividend payments, and certain payments made with respect to readily tradable instruments, generally you will have 60 days to get a TIN and give it to the requester before you are subject to backup withholding on payments. The 60-day rule does not apply to other types of payments. You will be subject to backup withholding on all such payments until you provide your TIN to the requester.

Note: Entering "Applied For" means that you have already applied for a TIN or that you intend to apply for one soon.

Caution: A disregarded U.S. entity that has a foreign owner must use the appropriate Form W-8.

Part II. Certification

To establish to the withholding agent that you are a U.S. person, or resident alien, sign Form W-9. You may be requested to sign by the withholding agent even if item 1, 4, or 5 below indicates otherwise.

For a joint account, only the person whose TIN is shown in Part I should sign (when required). In the case of a disregarded entity, the person identified on line 1 must sign. Exempt payees, see *Exempt payee code*, earlier.

Signature requirements. Complete the certification as indicated in items 1 through 5 below.

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1. Interest, dividend, and barter exchange accounts opened before 1984 and broker accounts considered active during 1983. You must give your correct TIN, but you do not have to sign the certification.

2. Interest, dividend, broker, and barter exchange accounts opened after 1983 and broker accounts considered inactive during 1983. You must sign the certification or backup withholding will apply. If you are subject to backup withholding and you are merely providing your correct TIN to the requester, you must cross out item 2 in the certification before signing the form.

3. Real estate transactions. You must sign the certification. You may cross out item 2 of the certification.

4. Other payments. You must give your correct TIN, but you do not have to sign the certification unless you have been notified that you have previously given an incorrect TIN. "Other payments" include payments made in the course of the requester's trade or business for rents, royalties, goods (other than bills for merchandise), medical and health care services (including payments to corporations), payments to a nonemployee for services, payments made in settlement of payment card and third party network transactions, payments to certain fishing boat crew members and fishermen, and gross proceeds paid to attorneys (including payments to corporations).

5. Mortgage interest paid by you, acquisition or abandonment of secured property, cancellation of debt, qualified tuition program payments (under section 529), ABLE accounts (under section 529A), IRA, Coverdell ESA, Archer MSA or HSA contributions or distributions, and pension distributions. You must give your correct TIN, but you do not have to sign the certification.

What Name and Number To Give the Requester

For this type of account:	Give name and SSN of:
1. Individual	The individual
2. Two or more individuals (joint account) other than an account maintained by an FFI	The actual owner of the account or, if combined funds, the first individual on the account ¹
3. Two or more U.S. persons (joint account maintained by an FFI)	Each holder of the account
4. Custodial account of a minor (Uniform Gift to Minors Act)	The minor ²
5. a. The usual revocable savings trust (grantor is also trustee)	The grantor-trustee ¹
b. So-called trust account that is not a legal or valid trust under state law	The actual owner ¹
6. Sole proprietorship or disregarded entity owned by an individual	The owner ³
7. Grantor trust filing under Optional Form 1099 Filing Method 1 (see Regulations section 1.671-4(b)(2)(i)(A))	The grantor ⁴
For this type of account:	Give name and EIN of:
8. Disregarded entity not owned by an individual	The owner
9. A valid trust, estate, or pension trust	Legal entity ⁴
10. Corporation or LLC electing corporate status on Form 8832 or Form 2553	The corporation
11. Association, club, religious, charitable, educational, or other tax-exempt organization	The organization
12. Partnership or multi-member LLC	The partnership
13. A broker or registered nominee	The broker or nominee

For this type of account:	Give name and EIN of:
14. Account with the Department of Agriculture in the name of a public entity (such as a state or local government, school district, or prison) that receives agricultural program payments	The public entity
15. Grantor trust filing under the Form 1041 Filing Method or the Optional Form 1099 Filing Method 2 (see Regulations section 1.671-4(b)(2)(i)(B))	The trust

¹ List first and circle the name of the person whose number you furnish. If only one person on a joint account has an SSN, that person's number must be furnished.

² Circle the minor's name and furnish the minor's SSN.

³ You must show your individual name and you may also enter your business or DBA name on the "Business name/disregarded entity" name line. You may use either your SSN or EIN (if you have one), but the IRS encourages you to use your SSN.

⁴ List first and circle the name of the trust, estate, or pension trust. (Do not furnish the TIN of the personal representative or trustee unless the legal entity itself is not designated in the account title.) Also see *Special rules for partnerships*, earlier.

***Note:** The grantor also must provide a Form W-9 to trustee of trust.

Note: If no name is circled when more than one name is listed, the number will be considered to be that of the first name listed.

Secure Your Tax Records From Identity Theft

Identity theft occurs when someone uses your personal information such as your name, SSN, or other identifying information, without your permission, to commit fraud or other crimes. An identity thief may use your SSN to get a job or may file a tax return using your SSN to receive a refund.

To reduce your risk:

- Protect your SSN,
- Ensure your employer is protecting your SSN, and
- Be careful when choosing a tax preparer.

If your tax records are affected by identity theft and you receive a notice from the IRS, respond right away to the name and phone number printed on the IRS notice or letter.

If your tax records are not currently affected by identity theft but you think you are at risk due to a lost or stolen purse or wallet, questionable credit card activity or credit report, contact the IRS Identity Theft Hotline at 1-800-908-4490 or submit Form 14039.

For more information, see Pub. 5027, Identity Theft Information for Taxpayers.

Victims of identity theft who are experiencing economic harm or a systemic problem, or are seeking help in resolving tax problems that have not been resolved through normal channels, may be eligible for Taxpayer Advocate Service (TAS) assistance. You can reach TAS by calling the TAS toll-free case intake line at 1-877-777-4778 or TTY/TDD 1-800-829-4059.

Protect yourself from suspicious emails or phishing schemes.

Phishing is the creation and use of email and websites designed to mimic legitimate business emails and websites. The most common act is sending an email to a user falsely claiming to be an established legitimate enterprise in an attempt to scam the user into surrendering private information that will be used for identity theft.

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The IRS does not initiate contacts with taxpayers via emails. Also, the IRS does not request personal detailed information through email or ask taxpayers for the PIN numbers, passwords, or similar secret access information for their credit card, bank, or other financial accounts.

If you receive an unsolicited email claiming to be from the IRS, forward this message to phishing@irs.gov. You may also report misuse of the IRS name, logo, or other IRS property to the Treasury Inspector General for Tax Administration (TIGTA) at 1-800-366-4484. You can forward suspicious emails to the Federal Trade Commission at spam@uce.gov or report them at www.ftc.gov/complaint. You can contact the FTC at www.ftc.gov/idtheft or 877-IDTHEFT (877-438-4338). If you have been the victim of identity theft, see www.IdentityTheft.gov and Pub. 5027.

Visit www.irs.gov/IdentityTheft to learn more about identity theft and how to reduce your risk.

Privacy Act Notice

Section 6109 of the Internal Revenue Code requires you to provide your correct TIN to persons (including federal agencies) who are required to file information returns with the IRS to report interest, dividends, or certain other income paid to you; mortgage interest you paid; the acquisition or abandonment of secured property; the cancellation of debt; or contributions you made to an IRA, Archer MSA, or HSA. The person collecting this form uses the information on the form to file information returns with the IRS, reporting the above information. Routine uses of this information include giving it to the Department of Justice for civil and criminal litigation and to cities, states, the District of Columbia, and U.S. commonwealths and possessions for use in administering their laws. The information also may be disclosed to other countries under a treaty, to federal and state agencies to enforce civil and criminal laws, or to federal law enforcement and intelligence agencies to combat terrorism. You must provide your TIN whether or not you are required to file a tax return. Under section 3406, payers must generally withhold a percentage of taxable interest, dividend, and certain other payments to a payee who does not give a TIN to the payer. Certain penalties may also apply for providing false or fraudulent information.

5396302.2

MEMORANDUM



ITEM 17.4.

DATE: February 5, 2024

TO: Honorable Mayor and Council Members

FROM: Albert Stricker, Public Works Director
Kristine Courdy, Senior Civil Engineer
Stefan Heisler, Housing Manager

SUBJECT: **A RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE CONTRACT AMENDMENT NO. 2023-113-1 WITH TETRA TECH, INC. TO INCREASE THE CONTRACT AMOUNT FROM \$99,995.41 TO AN AMOUNT NOT TO EXCEED \$157,869.41 FOR THE SOIL REMEDIATION PROJECT AT 10153-10179 FOLSOM BOULEVARD**

RECOMMENDATION

Adopt the Resolution.

RESULT OF RECOMMENDED ACTION

Adoption of the Resolution would authorize the City Manager to execute Contract Amendment 2023-113-1 with Tetra Tech, Inc. to increase the contract amount from \$99,995.41 to an amount not to exceed \$157,869.41 for the Soil Remediation Project at 10153-10179 Folsom Boulevard.

BACKGROUND

The Mills Crossing Project is a proposed mixed-use development located at 10153-10179 Folsom Boulevard. The major features of the approved concept plan include community facilities focused on arts, wellness, events, small business incubator and workforce training uses, open space, housing, and parking.

The City of Rancho Cordova received a \$3.1 Million Equitable Community Revitalization Grant (ECRG) from the State of California Department of Toxic Substances Control (DTSC) to perform site cleanup and soil remediation at the Project Site. Tetra Tech, Inc. is the environmental engineer who prepared the site cleanup plan approved by the Central Valley Regional Water Quality Control Board (RWQCB). This approved site cleanup plan was utilized to prepare and successfully receive the DTSC grant funding.

One of the grant requirements is to perform competitive procurement to ensure competitive pricing for the construction services awarded by the grant. Tetra Tech, Inc. as the environmental engineer for the project is preparing the bid plans and specifications to receive competitive construction bids. They have completed the first phase of the bid plans and specifications. The proposed contract amendment is to finalize the well abandonment

permitting and oversight required as part of the overall project.

The next steps are to receive the competitive bids for all the proposed work and the proposed construction services agreements will be brought back to City Council for review and approval. Soil remediation construction is planned to begin in the spring of 2024.

FISCAL IMPACT AND FUNDING SOURCE

These services are funded from the Mills Crossing Capital Improvement Project Budget.

ATTACHMENT(S)

1. Resolution
2. Contract Amendment

CITY OF RANCHO CORDOVA

RESOLUTION NO. XX-2024

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA, STATE OF CALIFORNIA, AUTHORIZING THE CITY MANAGER TO EXECUTE CONTRACT AMENDMENT NO. 2023-113-1 WITH TETRA TECH, INC. TO INCREASE THE CONTRACT AMOUNT FROM \$99,995.41 TO AN AMOUNT NOT TO EXCEED \$157,869.41 FOR THE SOIL REMEDIATION PROJECT AT 10153-10179 FOLSOM BOULEVARD

WHEREAS, the City entered into Contract No. 2023-113 with Tetra Tech, Inc. on June 6, 2023 in the amount of \$99,995.41 to provide environmental engineering and design services for the Soil Remediation Project at 10153-10179 Folsom Boulevard; and

WHEREAS, Tetra Tech, Inc. completed the first phase of the bid plans and specifications and the proposed contract amendment is for the well abandonment permitting and oversight required as part of the overall project; and

WHEREAS, the City wishes to increase the maximum compensation from \$99,995.41 to an amount not to exceed \$157,869.41 required to perform the well abandonment permitting and oversight required as part of the overall project; and

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

WHEREAS, there are sufficient funds budgeted to cover the cost of the contract.

NOW, THEREFORE, BE IT HEREBY RESOLVED THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA does authorize the City Manager or his designee to execute Contract Amendment No. 2023-113-1 with Tetra Tech, Inc. in a form approved by the City Attorney to increase the contract amount from \$99,995.41 to an amount not to exceed \$157,869.41 for the environmental engineering and design services for the Soil Remediation Project at 10153-10179 Folsom Boulevard.

PASSED AND ADOPTED by the City Council of the City of Rancho Cordova on the 5th day of February 2024 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST:

Stacy Leitner, CMC
City Clerk

David Sander, Mayor

**FIRST AMENDMENT TO THE PROFESSIONAL SERVICES AGREEMENT
BETWEEN THE CITY OF RANCHO CORDOVA AND
TETRA TECH, INC.**

This First Amendment to the Agreement for Professional Services ("Amendment") is made by and between the City of Rancho Cordova ("City") and Tetra Tech, Inc., a Delaware Corporation ("Professional") as of February 5, 2024. City and Professional are hereinafter collectively referred to as the "Parties."

RECITALS

WHEREAS, the Parties entered into a Professional Services Agreement ("PSA") dated June 6, 2023 for the purpose of providing professional services to develop soil remediation and technical specifications and plans for the public bidding process of the soil remediation project at 10153-10175 Folsom Boulevard funded by the California Department of Toxic Substance Control through the Equitable Communities Revitalization Grant ("Project"); and

WHEREAS, this Amendment will increase the compensation amount by fifty seven thousand eight hundred and seventy-four dollars (\$57,874.00) and expand the scope of work to include permitting and oversight for well abandonment professional services associated with the Project; 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. Section 2 of the PSA, "Compensation," provides for the City to pay Professional a sum not to exceed ninety-nine thousand nine hundred and ninety-five dollars and forty-one cents (\$99,995.41). 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 One Hundred Fifty-Seven Thousand Eight Hundred Sixty-Nine Dollars and Forty One Cents (\$157,869.41), notwithstanding any contrary indication that may be contained in Professional's proposal, for services to be performed and reimbursable costs incurred under this Agreement."

2. The document entitled "Amendment 1 Scope of Work," attached hereto as **Exhibit A**, shall be incorporated into the PSA's **Exhibit A**.
3. The document entitled "Amendment 1 Compensation Schedule," attached hereto as **Exhibit B**, shall be incorporated into the PSA's **Exhibit B**.
4. 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.

5. 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.
6. **Contract Administration.** This Agreement shall be administered by Kristine Courdy ("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:

Betty Li
3101 Zinfandel Dr, Suite 200
Rancho Cordova, CA 95670
Email Address (for Insurance Update Requests):
Natalie.Edwards@TetraTech.com

Any written notice to City shall be sent to:
Kristine Courdy
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

PROFESSIONAL

Micah Runner, City Manager

Roy Marroquin, West Coast Regional Manager

Date: _____

Date: _____

Attest:

Stacy Leitner, CMC, City Clerk

Date: _____

Approved as to Form:

Adam U. Lindgren, City Attorney

Date: _____

EXHIBIT A

ADDITIONAL SCOPE OF WORK SERVICES

Refer to the attached Proposal



Via Email: kcourdy@cityofranchocordova.org
sheisler@cityofranchocordova.org

January 22, 2024

City of Rancho Cordova
2729 Prospect Park Drive
Rancho Cordova, CA 95670
Attn: Ms. Kristine Courdy and Mr. Stefan Heisler

Re: Soil Remediation Support, 10153 - 10179 Folsom Blvd, Rancho Cordova, California

Dear Ms. Courdy and Mr. Heisler:

Tetra Tech, Inc. (Tetra Tech) is pleased to provide this proposal to the City of Rancho Cordova (the City) for conducting the scope detailed below in support of the initial step for the City's soil remediation project at the City's property located at 10153 through 10179 Folsom Blvd in Rancho Cordova, California (the Site).

Soil remediation will be conducted at the Site in accordance with a *Site Cleanup Plan* and a *Site Cleanup Plan Addendum* approved by the Central Valley Regional Water Quality Control Board (the RWQCB).

Scope of Work

Task 1 Permitting and Oversight for Well Abandonment

Based on historical documents for the Site, it is expected that there are 11 wells at the Site to be properly abandoned before soil excavation, including five soil vapor extraction (SVE) wells, five groundwater monitoring wells, and one groundwater extraction well. Tetra Tech will conduct the following to support the City on abandoning the 11 wells:

- Finalize specifications and plans for the subject City's soil remediation project.
- Collect well construction information for the 11 wells from historical documents to identify well abandonment method.
- Conduct a site reconnaissance to locate the 11 wells. Tetra Tech visually identified a portion of the 11 wells through previous work. A site reconnaissance will be conducted to locate all 11 wells.
- Support the City in preparing bid documents for procuring a California C-57 licensed driller for the well abandonment.
- Prepare well abandonment permit application to the Sacramento County Environmental Management Department (SacEMD).
- Provide field oversight for well abandonment by the City selected driller.
- Complete and submit well completion reports to the California Department of Water

Resources (DWR).

- Survey x, y, z coordinates for 21 previous soil vapor sampling locations.

Assumptions:

- The City will contract a driller directly for well abandonment.
- The City will sign permit application and pay permit fee to SacEMD.
- Tetra Tech will sample and analyze soil cuttings from well abandonment and compare to the San Francisco Bay RWQCB Environmental Screening Levels (ESLs) for soil direct exposure for residential use. If the concentrations are lower than the ESLs, the soil will be re-used at the Site. Otherwise, the soil will be handled in accordance with the soil treatment options in the *Site Cleanup Plan Addendum*. It is assumed that offsite disposal is not needed.
- Tetra Tech will sample and analyze liquid waste from well abandonment, if any. Liquid waste will be staged onsite and disposed later with condensate from future SVE operations. It is assumed the liquid waste is non-hazardous.
- The City will sign all waste manifests, if offsite disposal is needed.
- An allowance of \$9,800 is included for supporting the City in preparing bid documents for procuring a California C-57 licensed driller for the well abandonment. Billing will be based on the labor rates in the cost proposal and actual working hours.

Schedule

Work will start immediately following receipt of written approval of the proposal from the City. This task is expected to take approximately 2 months, depending on the City's bidding and procurement process for drilling work. Well abandonment permit application review by SacEMD is expected to take 2-3 weeks. Please note that permit application can only be submitted AFTER driller is selected.

Budget

Work will be performed on time-and-material basis with an estimated budget of **\$57,874**. Please see cost breakdown attached. The labor rates shown in the cost breakdown are for calendar year 2024.

Tetra Tech appreciates the opportunity of working for the City. If you have any questions on the proposal, please contact Betty Li at (916) 853-4525.

Sincerely,

Tetra Tech



Betty Li
Senior Environmental Engineer

EXHIBIT B

ADDITIONAL COMPENSATION SCHEDULE

Refer to the attached Proposal



ITEM 17.4 Project Cost Summary

ATTACHMENT 2 Exhibit B

Page 1 of 1

City of Rancho Cordova 10153-10179 Folsom Blvd Soil Remediation Support

City of Rancho Cordova

Attention: Ms. Kristine Courdy

Phases / Tasks		Project Total		Task 1 Permitting and Oversight for Well Abandonment	
		302 hrs	\$ 57,874.00		
Tetra Tech Labor		Hrly Rate	Tot Est. Hrs	Total Est. Cost	Hours Cost
Project Manager / B. Li		\$212.00	27.0	\$ 5,724.00	27.0 \$ 5,724.00
Construction Manager /K. Hoofard		\$185.00	100.0	\$ 18,500.00	100.0 \$ 18,500.00
Professional Geologist / G. Kuhl		\$185.00	68.0	\$ 12,580.00	68.0 \$ 12,580.00
Field Geologist		\$110.00	80.0	\$ 8,800.00	80.0 \$ 8,800.00
H&S Lead		\$239.00	4.0	\$ 956.00	4.0 \$ 956.00
QSP		\$165.00	0.0	\$ -	- \$ -
CADD/GIS		\$154.00	8.0	\$ 1,232.00	8.0 \$ 1,232.00
Admin		\$98.00	1.0	\$ 98.00	1.0 \$ 98.00
QSD		\$192.00	4.0	\$ 768.00	4.0 \$ 768.00
Scientist (Stormwater)		\$135.00	8.0	\$ 1,080.00	8.0 \$ 1,080.00
Principal Engineer, PE		\$218.00	2.0	\$ 436.00	2.0 \$ 436.00
Principal Remediation Engineer		\$294.00	0.0	\$ -	- \$ -
Subtotal Tetra Tech Labor			302.0 hrs	\$ 50,174.00	302.0 \$ 50,174.00
--Total Tetra Tech Labor				\$ 50,174.00	\$ 50,174.00
Subcontractors		Total Est. Cost		Cost	
Lab - Waste Profiling		\$ 1,360.00		\$ 1,360.00	
Sub - Surveyor		\$ 4,200.00		\$ 4,200.00	
Subtotal Subcontractors		\$ 5,560.00		\$ 5,560.00	
		Markup	\$ 556.00	10.00%	\$ 556.00
--Total Subcontractors			\$ 6,116.00		\$ 6,116.00
Other Direct Costs		Total Est. Cost		Cost	
Field Supplies		\$ 250.00		\$ 250.00	
Field Vehicle		\$ 1,190.00		\$ 1,190.00	
Subtotal Other Direct Costs		\$ 1,440.00		\$ 1,440.00	
		Markup	\$144.00	10.00%	\$144.00
--Total Other Direct Costs			\$ 1,584.00		\$ 1,584.00
Project/Task --Total			\$ 57,874.00		\$ 57,874.00
PROJECT Total			\$ 57,874.00		

MEMORANDUM



ITEM 18.1.

DATE: February 5, 2024
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, CHAPTER 2.30 PLANNING COMMISSION TO INCORPORATE ADDITIONAL QUALIFICATIONS TO AT-LARGE MEMBERS (CEQA EXEMPT PURSUANT TO SECTION 15061(B)(3))**

RECOMMENDATION

Waive the first reading and introduce the Ordinance.

RESULT OF RECOMMENDED ACTION

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.

BACKGROUND

At the December 18, 2023 City Council meeting, the Council had a discussion regarding the potential incorporation of professional experience in a development related field into the Municipal Code for the two at-large Planning Commission members. Upon conclusion of staff's presentation and discussion, the Council directed staff to bring back a code amendment addressing the desire to have professional experience for the two at-large members.

ANALYSIS

Chapter 2.30, Planning Commission, Section 2.30.040 Qualifications is proposed to be amended to include the following:

D. Professional experience in a field closely related to development such as land use or environmental planner, surveyor or engineer, designer, architect, building contractor or other closely related professions is desired for the two at-large members.

This language is proposed to be added based upon the Council's direction at the December 18, 2023, Regular City Council meeting. As of the date of this staff report, both at-large positions are vacant and recruitment to fill both positions will begin in early February of 2024. It's anticipated that Council will have applications to review and make selections to fill these two vacancies in March of 2024.

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 provide clarification of qualifications to become an at-large Planning Commissioner. Because no expansion of uses or activities is reasonably anticipated, no possibility exists that the ordinance will result in a significant effect on the environment. 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. 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. Ordinance
2. Exhibit A to the Ordinance
3. Track Changes

CITY OF RANCHO CORDOVA

ORDINANCE NO. XX-2024

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA
AMENDING TITLE 2 (ADMINISTRATION AND PERSONNEL), CHAPTER 2.30 PLANNING
COMMISSION****Section 1. Purpose and Declarations.**

WHEREAS, the City Council sees a benefit of incorporating desired professional qualifications related to development for the two at-large Planning Commission members;

WHEREAS, the Municipal Code needs to be amended to include language into the code as it relates to desires professional qualifications for the at-large members;

WHEREAS, on February 5, 2024 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, “[w]here 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 provide clarification of qualifications to become an at-large Planning Commissioner. Because no expansion of uses or activities is reasonably anticipated, no possibility exists that the ordinance will result in a significant effect on the environment. 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. 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. The establishment of the Planning Commission to fulfill Planning Agency obligations was established under

Section 65100 of the Government Code of the state of California. Specific qualifications 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

The City Council hereby adopts the amendments to Title 2 Administration and Personnel 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 ____ day of _____, 2024 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

David Sander, Mayor

ATTEST:

Stacy Leitner, CMC
City Clerk

ITEM 18.1.

ATTACHMENT 2 Exhibit A to the Resolution

Rancho Cordova Municipal Code
Chapter 2.30 PLANNING COMMISSION

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Chapter 2.30

PLANNING COMMISSION

Sections:

- 2.30.010 Establishment.
- 2.30.020 Membership.
- 2.30.030 Application, 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.

Prior legislation: Ord. 18-2003.

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; provided, however: from the effective date of the ordinance codified in this section until March 1, 2023 (Phase 1), the planning commission shall only have the power to take action on the following applications, projects, approvals, permits and appeals related to:

A. Processing, considering, and approving tentative and final parcel maps under Chapter 22.20 RCMC.

B. Processing, considering, and approving major design review for new residential projects under RCMC 23.104.030 and Table 23.104-1.

C. All other planning commission responsibilities regarding applications, projects, approvals, permits, and appeals in the Rancho Cordova Municipal Code are suspended from the effective date of the ordinance codified in this section until March 1, 2023. During this time, all appeals which would otherwise be heard by the planning commission shall be heard by the city council.

And further provided, from March 1, 2023, until June 1, 2023 (Phase 2), in addition to all powers granted during Phase 1, the planning commission shall also have the power to take action on the following applications, projects, approvals, permits and appeals related to:

D. Processing, considering, and approving tentative and subdivision maps under Chapter 22.20 RCMC.

E. Processing, considering, and approving major design review for commercial and industrial projects under RCMC 23.104.030 and Table 23.104-1. [Ord. 15-2022 § 3; Ord. 2-2022 § 3 (Exh. A); Ord. 22-2021 § 3 (Exh. A); Ord. 5-2011 § 1; Ord. 56-2004 § 3].

2.30.020 Membership.

The planning commission shall consist of seven commission officers. [Ord. 2-2022 § 3 (Exh. A); Ord. 22-2021 § 3 (Exh. A)].

2.30.030 Application, appointments, and terms of office.

Appointments to the planning commission shall be made by the city council as follows:

ITEM 18.1.

ATTACHMENT 2 Exhibit A to the Resolution

Rancho Cordova Municipal Code
Chapter 2.30 PLANNING COMMISSION

Page 2/3

A. An application period of three 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.

B. Five 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 years. After the conclusion of the initial two-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.

C. Two 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 of 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 years. [Ord. 2-2022 § 3 (Exh. A); Ord. 22-2021 § 3 (Exh. A)].

2.30.040 Qualifications.

Minimum qualifications for the position of planning commissioner are as follows:

A. Must be at least 18 years of age.

B. Shall not be an elected or appointed official of another public entity whose jurisdiction includes any part of the city.

C. Shall reside within the incorporated boundaries of the city of Rancho Cordova.

D. Professional experience in a field closely related to development such as land use or environmental planner, surveyor or engineer, designer, architect, building contractor or other closely related professions is desired for the two at-large members.

[Ord. 2-2022 § 3 (Exh. A); Ord. 22-2021 § 3 (Exh. A)].

2.30.050 Removal from office.

A planning commissioner may be removed from office by the city council without cause, notice or hearing. [Ord. 2-2022 § 3 (Exh. A); Ord. 22-2021 § 3 (Exh. A)].

2.30.060 Vacancies.

Vacancies which occur within the commission shall be filled for the unexpired portions of the terms pursuant to RCMC 2.30.030. [Ord. 2-2022 § 3 (Exh. A); Ord. 22-2021 § 3 (Exh. A)].

2.30.070 Duties and functions of the planning commission.

The planning commission shall have the duties and functions as specified below.

A. Serve as the approval authority as specified in Chapter 23.104 RCMC;

B. Promote public interest in, and understanding of, the general plan, specific plans, special planning areas, and regulations relating to such plans;

C. Consider and provide recommendations to the city council on amendments to the general plan, zoning code, specific plans and special planning areas;

D. Consider subdivision matters arising from the Subdivision Map Act and this code;

ITEM 18.1.

ATTACHMENT 2 Exhibit A to the Resolution

Rancho Cordova Municipal Code
Chapter 2.30 PLANNING COMMISSION

Page 3/3

E. Consider appeals of the community development director;

F. Perform other powers and duties as directed by the city council. [Ord. 2-2022 § 3 (Exh. A); Ord. 22-2021 § 3 (Exh. A)].

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 clerk's office. [Ord. 2-2022 § 3 (Exh. A); Ord. 22-2021 § 3 (Exh. A)].

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. [Ord. 2-2022 § 3 (Exh. A); Ord. 22-2021 § 3 (Exh. A)].

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. [Ord. 2-2022 § 3 (Exh. A); Ord. 22-2021 § 3 (Exh. A)].

2.30.110 Voting.

Four members of the seven-member planning commission shall constitute a quorum, and a quorum is required for the commission to take action on any item on its agenda. [Ord. 2-2022 § 3 (Exh. A); Ord. 22-2021 § 3 (Exh. A)].

2.30.120 Compensation.

A. Each member of the planning commission shall receive compensation for services as follows: Each member of the commission shall receive \$75.00 compensation for each planning commission meeting attended, including regularly scheduled or special meetings.

B. The city may, at the discretion of the city manager, approve payment to a member for necessary and actual expenses incurred by a member acting in an official capacity as a member of the planning commission. [Ord. 2-2022 § 3 (Exh. A); Ord. 22-2021 § 3 (Exh. A)].

Chapter 2.30**PLANNING COMMISSION**

Sections:

- 2.30.010 Establishment.
- 2.30.020 Membership.
- 2.30.030 Application, 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.

Prior legislation: Ord. 18-2003.

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; provided, however: from the effective date of the ordinance codified in this section until March 1, 2023 (Phase 1), the planning commission shall only have the power to take action on the following applications, projects, approvals, permits and appeals related to:

A. Processing, considering, and approving tentative and final parcel maps under Chapter 22.20 RCMC.

B. Processing, considering, and approving major design review for new residential projects under RCMC 23.104.030 and Table 23.104-1.

C. All other planning commission responsibilities regarding applications, projects, approvals, permits, and appeals in the Rancho Cordova Municipal Code are suspended from the effective date of the ordinance codified in this section until March 1, 2023. During this time, all appeals which would otherwise be heard by the planning commission shall be heard by the city council.

And further provided, from March 1, 2023, until June 1, 2023 (Phase 2), in addition to all powers granted during Phase 1, the planning commission shall also have the power to take action on the following applications, projects, approvals, permits and appeals related to:

D. Processing, considering, and approving tentative and subdivision maps under Chapter 22.20 RCMC.

E. Processing, considering, and approving major design review for commercial and industrial projects under RCMC 23.104.030 and Table 23.104-1. [Ord. 15-2022 § 3; Ord. 2-2022 § 3 (Exh. A); Ord. 22-2021 § 3 (Exh. A); Ord. 5-2011 § 1; Ord. 56-2004 § 3].

2.30.020 Membership.

The planning commission shall consist of seven commission officers. [Ord. 2-2022 § 3 (Exh. A); Ord. 22-2021 § 3 (Exh. A)].

2.30.030 Application, appointments, and terms of office.

Appointments to the planning commission shall be made by the city council as follows:

A. An application period of three 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.

B. Five 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 years. After the conclusion of the initial two-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.

C. Two 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 of 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 years. [Ord. 2-2022 § 3 (Exh. A); Ord. 22-2021 § 3 (Exh. A)].

2.30.040 Qualifications.

Minimum qualifications for the position of planning commissioner are as follows:

A. Must be at least 18 years of age.

B. Shall not be an elected or appointed official of another public entity whose jurisdiction includes any part of the city.

C. Shall reside within the incorporated boundaries of the city of Rancho Cordova.

D. Professional experience in a field closely related to development such as land use or environmental planner, surveyor or engineer, designer, architect, building contractor or other closely related professions is desired for the two at-large members.

[Ord. 2-2022 § 3 (Exh. A); Ord. 22-2021 § 3 (Exh. A)].

2.30.050 Removal from office.

A planning commissioner may be removed from office by the city council without cause, notice or hearing. [Ord. 2-2022 § 3 (Exh. A); Ord. 22-2021 § 3 (Exh. A)].

2.30.060 Vacancies.

Vacancies which occur within the commission shall be filled for the unexpired portions of the terms pursuant to RCMC 2.30.030. [Ord. 2-2022 § 3 (Exh. A); Ord. 22-2021 § 3 (Exh. A)].

2.30.070 Duties and functions of the planning commission.

The planning commission shall have the duties and functions as specified below.

A. Serve as the approval authority as specified in Chapter 23.104 RCMC;

B. Promote public interest in, and understanding of, the general plan, specific plans, special planning areas, and regulations relating to such plans;

C. Consider and provide recommendations to the city council on amendments to the general plan, zoning code, specific plans and special planning areas;

D. Consider subdivision matters arising from the Subdivision Map Act and this code;

E. Consider appeals of the community development director;

F. Perform other powers and duties as directed by the city council. [Ord. 2-2022 § 3 (Exh. A); Ord. 22-2021 § 3 (Exh. A)].

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 clerk's office. [Ord. 2-2022 § 3 (Exh. A); Ord. 22-2021 § 3 (Exh. A)].

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. [Ord. 2-2022 § 3 (Exh. A); Ord. 22-2021 § 3 (Exh. A)].

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. [Ord. 2-2022 § 3 (Exh. A); Ord. 22-2021 § 3 (Exh. A)].

2.30.110 Voting.

Four members of the seven-member planning commission shall constitute a quorum, and a quorum is required for the commission to take action on any item on its agenda. [Ord. 2-2022 § 3 (Exh. A); Ord. 22-2021 § 3 (Exh. A)].

2.30.120 Compensation.

A. Each member of the planning commission shall receive compensation for services as follows: Each member of the commission shall receive \$75.00 compensation for each planning commission meeting attended, including regularly scheduled or special meetings.

B. The city may, at the discretion of the city manager, approve payment to a member for necessary and actual expenses incurred by a member acting in an official capacity as a member of the planning commission. [Ord. 2-2022 § 3 (Exh. A); Ord. 22-2021 § 3 (Exh. A)].

MEMORANDUM

ITEM 19.1.



DATE: February 5, 2024

TO: Honorable Mayor and Council Members

FROM: Arlene Granadosin-Jones, AICP, Senior Planner

SUBJECT: **MINE SHAFT DIGITAL BILLBOARD SIGNS – CONDITIONAL USE PERMIT, MINOR DESIGN REVIEW, & OPERATING AGREEMENT (MITIGATED NEGATIVE DECLARATION PREPARED PURSUANT TO ARTICLE 6 OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT) – PROJECT PLND-0822-0047 – 2300 MINE SHAFT LANE; APN: 072-0231-014-0000**

PROPERTY OWNER:	APPLICANT:
Cordova Community Council Foundation	RSC Engineering, Inc.
2729 Prospect Park Drive, Suite 117	1420 Rocky Ridge Drive, Suite 150
Rancho Cordova, CA 95670	Roseville, CA 95661

PROJECT: The Applicant, Cordova Community Council, is seeking approval of a Conditional Use Permit, Minor Design Review, and Operating Agreement for two digital billboard signs along US Highway 50. Each sign has two sign area displays, each measuring 1,200 square feet. The digital signs are approximately 2,708 feet from each other. The east sign height is 60 feet, and the west sign height is 70 feet. The Applicant will enter into an Operating Agreement with the City to govern the operation of the digital signs.

FILE: PLND-0822-0047

LOCATION: 2300 Mine Shaft Lane

APN: 072-0231-014-0000

PLANNER: Arlene Granadosin-Jones, AICP, Senior Planner

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 is adequate; adopt the Resolution for the Mine Shaft Digital Billboard Signs Conditional Use Permit and Minor Design Review; and approve the Mine Shaft Digital Billboard Signs Operating Agreement.

RESULT OF RECOMMENDED ACTION

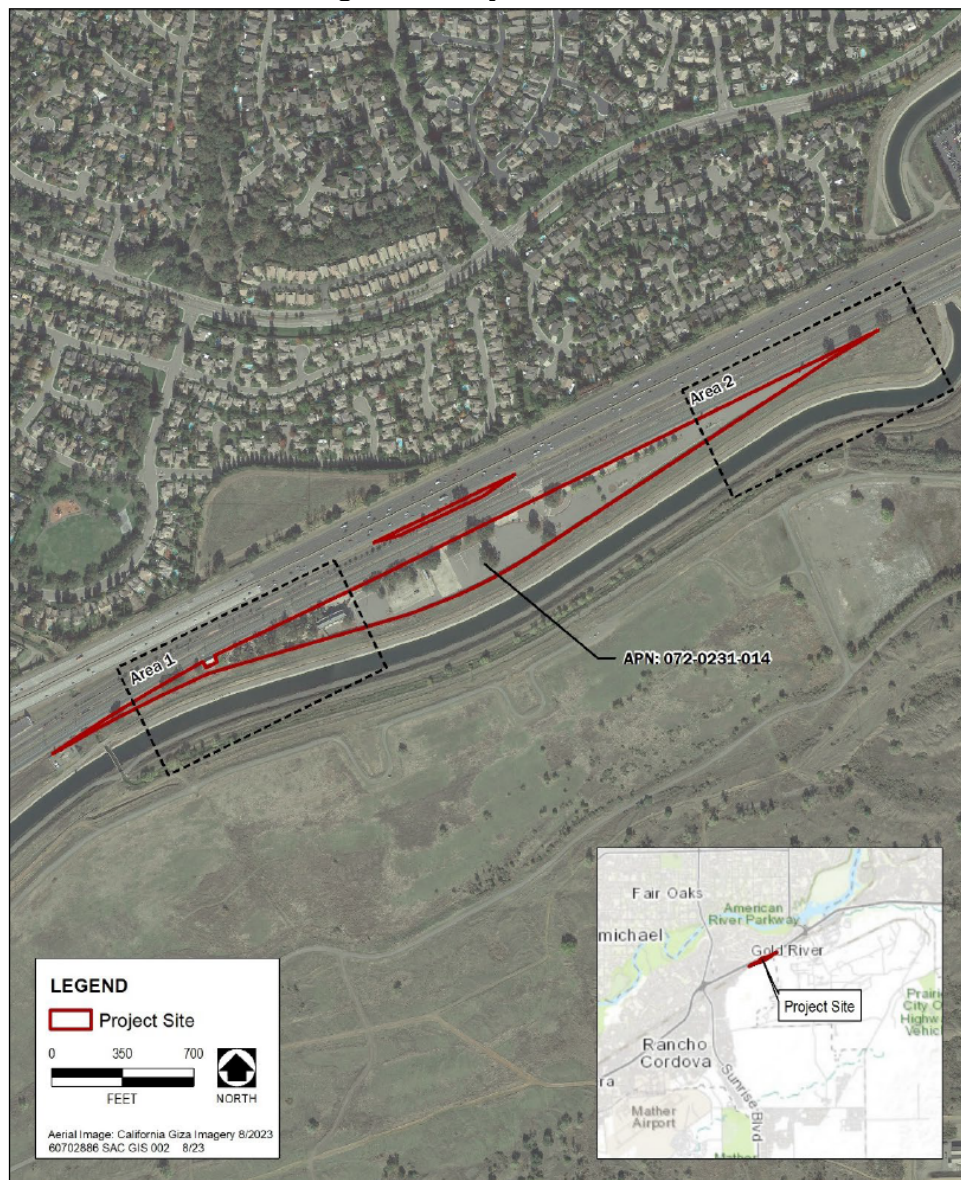
Adoption of the Resolution would find that the project was adequately analyzed in the Initial Study/Mitigated Negative Declaration and approve the Applicant's request to construct two

digital billboard signs along on the subject property US Highway 50. This would further allow the Applicant to move forward with building permit applications with the Building & Safety Department.

BACKGROUND

The Project site is located at 2300 Mine Shaft Lane along Folsom Boulevard, adjacent to US Highway 50, as shown in **Figure 1: Project Location**. The site encompasses approximately twelve acres of land designated as Folsom Boulevard Planning Area (FBPA) in the City's General Plan and zoned General Commercial (GC).

Figure 1: Project Location



Besides the highway and Folsom Boulevard to the north, the project site is surrounded by open space land for the Folsom South Canal and close to industrial uses to the south and west. The parcel is developed with a parking lot and building used for various community events, including the

Heartstoppers Haunted House. **Figure 2** and **Figure 3** show current site conditions from two viewpoints.

Figure 2: Existing Conditions (Looking East)



Figure 3: Existing Conditions (Looking West)



PROJECT DESCRIPTION

Cordova Community Council (CCC) is seeking approval of a Conditional Use Permit, Design Review, and Operating Agreement for two digital freeway signs. The development and long-term lease of two digital freeway billboards is a critical component of a strategy that would provide the CCC with long-term financial stability to carry out its mission. The project applicant understands that the marketplace for one or more digital freeway billboards along the US 50 corridor is limited. At some point in the near future, the City of Folsom, or Sacramento County may approve one or more digital billboards in this same corridor. If this happens before digital freeway billboards are approved for the Mine Shaft property, the moment of opportunity will be lost, market value for the proposed billboards will be diminished, and the Rancho Cordova community may lose the chance to have input into this advertising delivery system. As a non-profit organization serving the Rancho Cordova community, the Cordova Community Council has identified the following project objectives:

- Develop a revenue source for the Cordova Community Council from the ownership of two digital billboards.
- Provide productive use for a currently unused property located near US 50.
- Provide the City of Rancho Cordova and community groups with a medium for communicating to area residents.

The Digital Freeway Signs Overlay section of the City of Rancho Cordova Municipal Code regulates the installation and use of digital freeway signs within designated overlay zones. The overlay zones are established to protect residential areas from the negative impacts of digital freeway signs, such as excessive glare or light pollution. The project site is a former mini-golf

course with a building and associated parking lot. The site is level and mostly covered with hardscape surfaces, although it does contain ruderal grassland and trees, with the greatest extent west of the existing building. It is bordered by light rail tracks, Folsom Boulevard, and US 50 to the north. The site is bordered by Folsom South Canal on the south side. The unincorporated community of Gold River is located north of US 50, and to the south is open space and industrial uses.

The proposed project was presented to the Signs Ad Hoc Committee on January 18, 2023. Committee members discussed the proposal and provided comments on the proposed number of signs, size, and height. Following the feedback received from the Signs Ad Hoc Committee, the applicant reduced the height of the digital billboard signs from 100 feet for both signs to 60 feet for the eastern sign and 70 feet for the western sign. The project was also presented to the City Council on March 20, 2023, to provide an overview of the proposed project and receive any council feedback.

Conditional Use Permit

Each proposed digital freeway sign has two sign area displays measuring 20'x60' (1,200 square feet). The digital freeway signs are approximately 2,708 feet from each other at either end of the subject property as shown in **Figure 4–6**. The sign at the east end of the property has a maximum height of 60 feet and the sign at the west end has a maximum height of 70 feet as shown in **Figure 7** and **Figure 8**. The westernmost digital sign will be directly adjacent to the future Rancho Cordova Parkway/US 50 Interchange project. For comparison, **Figure 9** shows existing freeway signs in nearby areas. The full set of project plans is provided in Attachment 4.

Figure 4: Site Plan

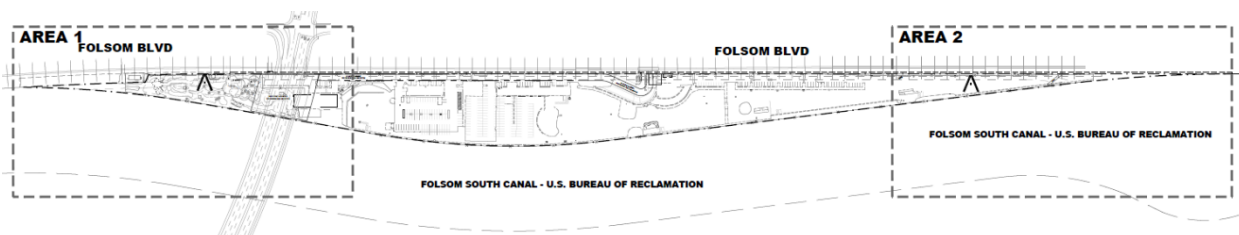


Figure 5: West Location

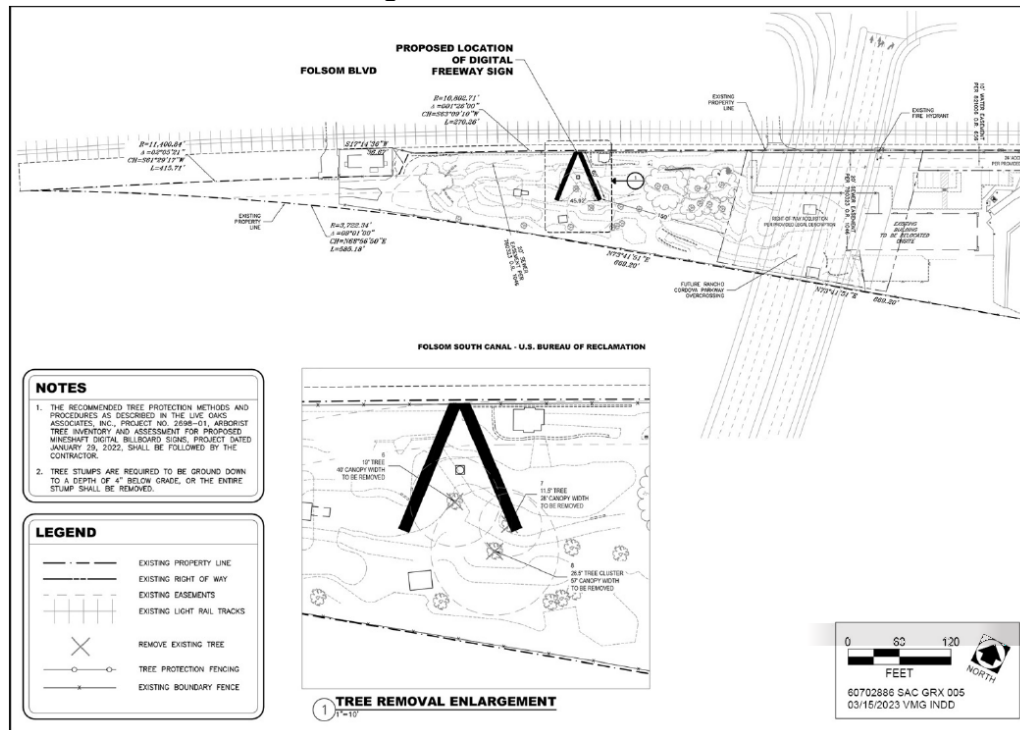


Figure 6: East Location

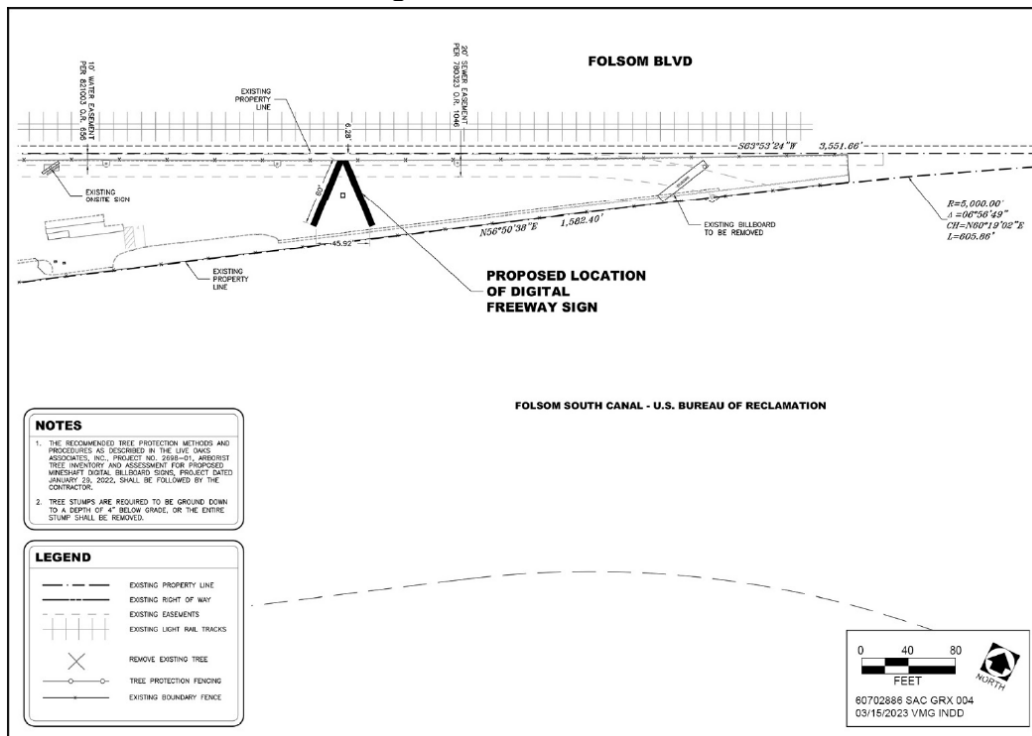


Figure 7: Elevation – West Location

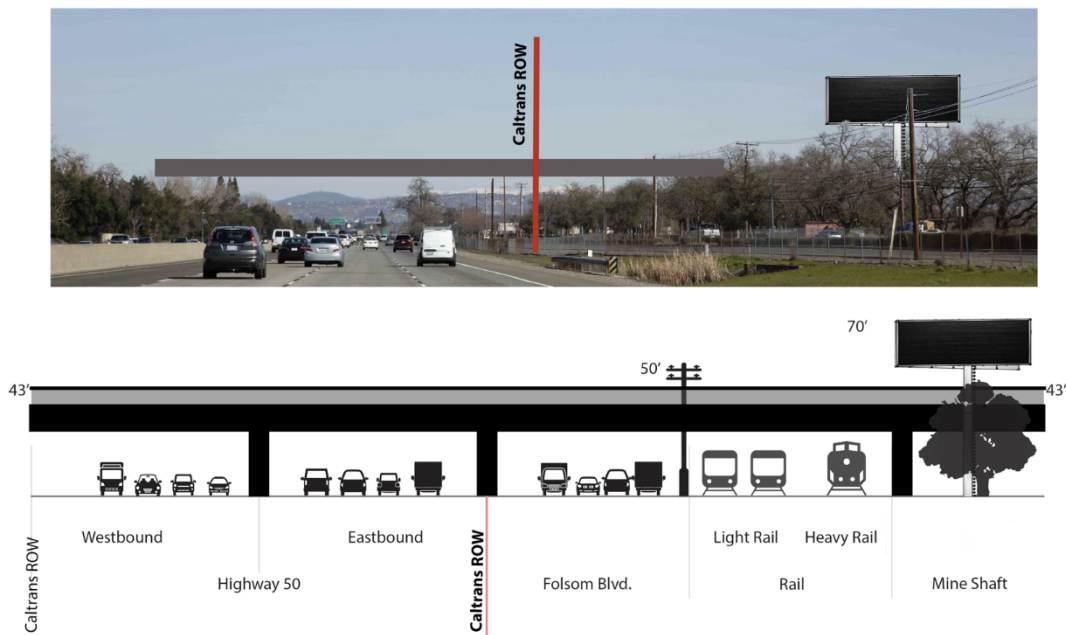


Figure 8: Elevation – East Location

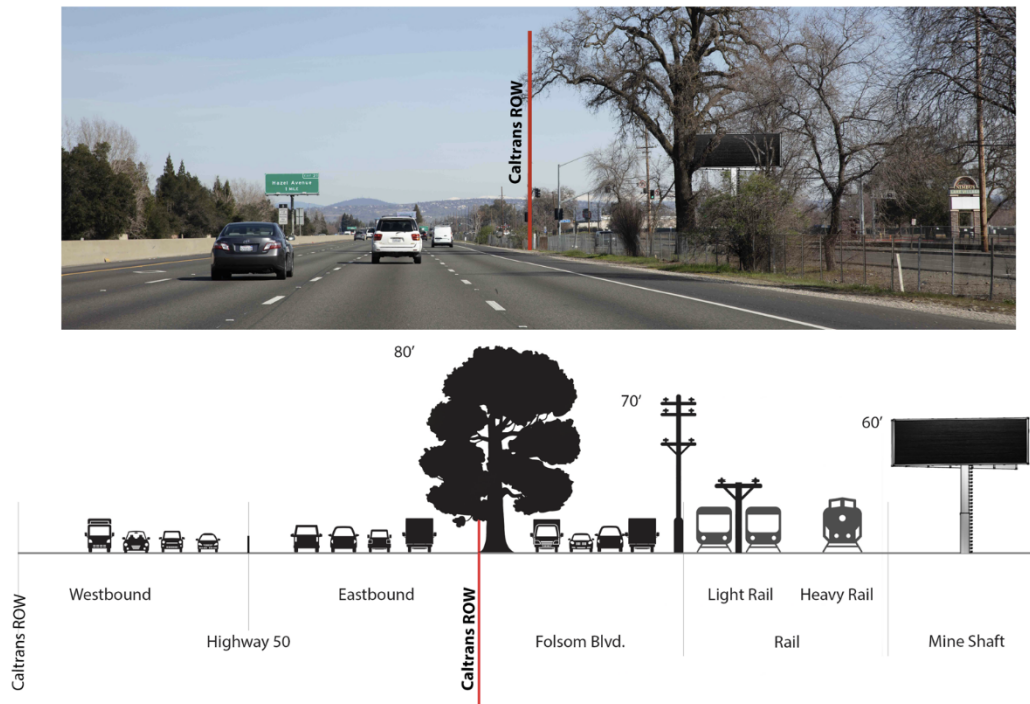


Figure 9: Existing Freeway Signs



The proposed digital freeway signs would not operate at brightness levels of more than 0.3 foot-candles above ambient light, automatically adjusting as ambient light conditions change. Construction at the west sign location would involve the removal of 3 trees for installation of the monopole. In addition, to improve visibility of this sign from US 50, 7 trees would be removed from a small area between Folsom Boulevard and the eastbound lane of US 50. As a condition of approval, the project will conform with the requirements of the City of Rancho Cordova Tree Preservation Ordinance.

Environmental impacts of the proposed digital freeway signs are identified and analyzed in the Draft Initial Study/Mitigated Negative Declaration (IS/MND). The IS/MND analyzed a number of environmental factors and identified less than significant impact in the following areas: air quality, biological resources, cultural resources, and hazards and hazardous materials. Subsequently, the IS/MND outlines mitigation measures to address these impacts in the Mitigation and Monitoring Program as shown in Attachment 7.

Per the Rancho Cordova Municipal Code Section 23.743.150, a digital freeway sign proposed within the digital freeway signs overlay area requires the approval of a Conditional Use Permit. Chapter 23.134 of the Rancho Cordova Municipal Code requires specific findings to approve a Conditional Use Permit. As shown in Attachment 3, all applicable findings have been met supporting the Conditional Use Permit.

Minor Design Review

The proposed project is also subject to design review per Section 23.140 of the Rancho Cordova Municipal Code and must adhere to specific design standards. Each sign would have a monopole that would support two electronic displays angled to provide line-of-sight for highway travelers. The proposed sign structures supporting and surrounding the digital display areas are as small as possible and avoid any unnecessary height or width to the sign. The structures also do not add stylistic or architectural detailing that would call additional attention to the sign. As shown in Attachment 3, all applicable findings have been met supporting the Minor Design Review.

Operating Agreement

Per Rancho Cordova Municipal Code Section 23.743.150, the City and applicant may enter into an operating agreement that outlines the requirements of installation, ownership, maintenance, standards, use rights, utilities, etc. for a digital freeway sign. The applicant may also use the operating agreement to deviate from the development standards for these types of signs.

As proposed, the project requests deviation from the maximum sign area and maximum height standards as outlined in **Table 1**. Through the operating agreement, the applicant also requests deviation from the billboard removal requirement. The proposed project will remove one existing Clear Channel billboard sign currently located on the Mine Shaft property. There are no other billboards located on the property. The proposed operating agreement is included as Attachment 6.

Table 1: Development Standards for Digital Freeway Signs

Standard	Requirement	Deviation Request
Number of Faces	Two display areas, each positioned to be visible only by opposing directions of traffic	None
Maximum Height	60 feet	70 feet (western sign only)
Maximum Area	672 square feet	1,200 square feet
Distance between Signs	Minimum 2,500 feet	None
Message Display	Static messages only	None
Billboard Removal	For every 1 digital freeway sign installed, the applicant	Removal of 1 sign on the subject property

	must remove at least 4 legally existing billboard structures	
--	--	--

The applicant, Cordova Community Council, requests the deviations from the requirements for sign height and size for the following reasons:

- Existing digital signs within and adjacent to Rancho Cordova are within 5 feet of Caltrans right-of-way with fully clear view corridors.
- The proposed Mine Shaft digital freeway signs will be over 180 feet from Caltrans right-of way.
- Between the proposed Mine Shaft digital freeway signs and the Caltrans right-of-way, there are the following impediments:
 - Future Rancho Cordova Parkway Interchange (approximately 47 feet in height),
 - Four-lane Folsom Boulevard with both center parkway landscaping that includes trees,
 - Fully mature oak trees between Folsom Boulevard and Caltrans right-of-way (approximately 45 feet in height),
 - Sacramento Regional Transit train tracks,
 - Heavy rail train tracks, and
 - Regional Sanitation 20-foot easement
- The requested deviation for height of the west sign (70 feet) is required in order to avoid visual impediments.
- The requested deviation for size of all sign displays (1200 square feet) is required because the signs are at a further distance from the viewers on the freeway.
- If a sign cannot be seen or read, then it will have no economic value.

The billboards would be operated 24 hours a day, seven days a week, 365 days a year. The electronic messages would be static, with no movement and the minimum display time for each message would be 8 seconds. As previously mentioned, brightness would be 0.3 foot-candles above ambient light and the brightness would automatically adjust up or down based on ambient light conditions.

The City of Rancho Cordova will be provided access to a portion of the total available display time to allow the City to present messages of community interest. This access will also include other appropriate agencies for the purpose of displaying public safety messages such as “Amber Alert” messages and emergency-disaster communications.

GENERAL PLAN/ZONING CODE

The proposed project is within the Folsom Boulevard Planning Area of the General Plan and zoned General Commercial (GC). The project is also within the Digital Freeway Signs Overlay area as outlined in Section 23.743.150 of the Zoning Code.

FISCAL IMPACT

Staff anticipates that the project will have no impact to the City’s General Fund.

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, from September 29, 2023, to November 13, 2023. Areas identified in the Draft IS/MND that required mitigation measures to avoid less than significant effects on the environment were Air Quality, Biological Resources, Cultural Resources, and Hazards and Hazardous Materials. Mitigation measures to address these impacts include emission controls and reduction during construction, bird surveys prior to ground disturbance, tree inventory and protection during construction, appropriate measures in the event any archaeological resources are exposed during construction, and monitoring of any evidence of hazardous materials during site preparation and construction.

The City sent out a Notice of Intent when the Mitigated Negative Declaration was released for the 30-day public comment period. A Public Hearing Notices was mailed out regarding the February 5, 2024, City Council meeting. The radius list notification for the meeting meets the minimum requirement of 500 feet from the project boundary, as required by Section 23.11.120 B.4. of the Rancho Cordova Municipal Code.

During the public review period, 122 email comments from residents of Gold River and four comment letters from outside agencies were received. As a result of comments received, there were no substantial revisions made to the Draft IS/MND that required recirculation of the document. The revisions proposed in the Final IS/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.

RECOMMENDED MOTIONS

Staff recommends that the City Council:

1. 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 is adequate;
2. Adopt the Resolution for the Mine Shaft Digital Billboard Signs Conditional Use Permit and Minor Design Review; and
3. Approve the Mine Shaft Digital Billboard Signs Operating Agreement

ATTACHMENT(S)

1. Final Mitigated Negative Declaration
2. MND Response to Comments
3. Resolution
4. Exhibit A to the Resolution - Project Plans
5. Exhibit B to the Resolution - Conditions of Approval
6. Exhibit C to the Resolution - Operating Agreement
7. Exhibit D to the Resolution - Mitigation Monitoring and Reporting Plan

Draft

Mine Shaft Digital Billboards Project
Initial Study/Mitigated Negative Declaration

Prepared for:



Prepared by:

AECOM

September 2023

Draft

Mine Shaft Digital Billboards Project
Initial Study/Mitigated Negative Declaration

Prepared for:

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

Contact:

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AECOM

September 2023

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Appendix C	Noise Model Inputs and Outputs

ACRONYMS AND ABBREVIATIONS

AB	Assembly Bill
amsl	above mean sea level
ANSI	American National Standards Institute
APN	Assessor's Parcel Number
BMPs	best management practices
BSA	biological study area
CAA	federal Clean Air Act
CAAQS	California ambient air quality standards
CAL FIRE	California Department of Forestry and Fire Protection
CalEEMod	California Emissions Estimator Model
Caltrans	California Department of Transportation
CARB	California Air Resources Board
CDFW	California Department of Fish and Wildlife
CEQA	California Environmental Quality Act
CEQA Guide	<i>Guide to Air Quality Assessment in Sacramento County</i>
CESA	California Environmental Species Act
CH ₄	methane
City	City of Rancho Cordova
CNDDDB	California Resources Agency Natural Diversity Database
CNPS	California Native Plant Society Rare Plant Inventory
CO	carbon monoxide
CO ₂	carbon dioxide
CO ₂ e	CO ₂ -equivalents
Council	Cordova Community Council
CRPD	Cordova Recreation and Park District
CWA	Clean Water Act
dB	decibels
dBA	A-weighted decibels
DDT	dichlorodiphenyltrichloroethane
DOC	California Department of Conservation
DPM	diesel PM
Draft CAAP	Draft Climate Action and Adaptation Plan
DTSC	Department of Toxic Substances Control
EIR	environmental impact report
EPA	U.S. Environmental Protection Agency
ESA	federal Environmental Species Act
EV	electric vehicle
fc	foot-candles
FCUSD	Folsom Cordova Unified School District
FEMA	Flood Emergency Management Agency
FHWA	Federal Highway Administration
FTA	Federal Transit Administration
GC	General Commercial

General Construction Permit	General Permit for Discharges of Storm Water Associated with Construction Activity
GHG	Construction General Permit Order 2009-0009-DWQ
GWP	greenhouse gas
HFCs	Global warming potential
Hz	hydrofluorocarbons
in/sec	hertz
IPaC	inches per second
IS	Information for Planning and Consultation
ISA	initial study
L _{dn}	International Society of Arboriculture
LED	Day-Night Noise Level
L _{eq}	light emitting diode
L _{max}	Equivalent sound level
L _n	Maximum sound level
LRA	Statistical Descriptor
MLD	Local Responsibility Areas
MND	Most Likely Descendent
mph	mitigated negative declaration
MRZ	miles per hour
MT	mineral resource zone
N ₂ O	metric tons
NAAQS	nitrous oxide
NAHC	national ambient air quality standards
NO _x	Native American Heritage Commission
NPDES	nitrogen oxides
NWIC	National Pollutant Discharge Elimination System
OEHHA	Northwest Information Center
PFCs	Office of Environmental Health Hazard Assessment
PM	perfluorocarbons
PM ₁₀	particulate matter
PM _{2.5}	PM equal to or less than 10 micrometers in diameter
PPV	particulate matter less than 2.5 microns in diameter
RCNM	peak particle velocity
RCPD	Roadway Construction Noise Model
RMS	Rancho Cordova Police Department
ROG	root-mean-square
SACRT	reactive organic gases
SB	Sacramento Regional Transit District
SCGA	Senate Bill
SF ₆	Sacramento Central Groundwater Authority
SFNA	sulfur hexafluoride
SMAQMD	Sacramento Federal Nonattainment Area
SMARA	Sacramento Metropolitan Air Quality Management District
SMFD	Surface Mining and Reclamation Act of 1975
SMUD	Sacramento Metropolitan Fire District
SR	Sacramento Municipal Utility District
	State Route

SSHCP	South Sacramento County Habitat Conservation Plan
State CEQA Guidelines	California Environmental Quality Act Guidelines
Superfund	Comprehensive Environmental Response, Compensation, and Liability Act
SVAB	Sacramento Valley Air Basin
SWPPP	Stormwater Pollution Prevention Plan
SWRCB	State Water Resources Control Board
TAC	toxic air contaminant
UDA	Urban Development Area
UL	Underwriters Laboratories
UL-E	Underwriters Laboratories Environmental
US 50	U.S. Highway 50
USACE	United States Army Corps of Engineers
USFWS	U.S. Fish and Wildlife Service
VdB	vibration decibel
VMT	vehicle miles traveled
µin/sec	microinch per second

1 INTRODUCTION

Section 21080(a) of the California Public Resources Code states that analysis of a project's environmental impact is required for any "discretionary projects proposed to be carried out or approved by public agencies..." In this case, the City of Rancho Cordova (City) has determined that an initial study (IS) is required to determine whether there is substantial evidence that implementing the Mine Shaft Digital Billboards project would result in significant environmental impacts.

Pursuant to Section 15063 of the California Environmental Quality Act Guidelines (CEQA Guidelines) (Title 14, California Code of Regulations, Section 15000 et seq.), an initial study is a preliminary environmental analysis that is used by the lead agency as a basis for determining whether an environmental impact report (EIR), a mitigated negative declaration (MND), or a negative declaration is required for a project. The CEQA Guidelines suggest that an initial study contain, in brief form, a project description; a description of the environmental setting; an identification of environmental effects by checklist or other similar form; an explanation of environmental effects; a discussion of mitigation for significant environmental effects; an evaluation of the project's consistency with existing, applicable land use controls; the names of persons who prepared the study; and identification of data sources used in the review of environmental impacts and the conclusions reached in the document.

Section 15070 of the CEQA Guidelines provides that a lead agency may prepare a mitigated negative declaration when (1) the initial study shows that there is no substantial evidence that the project may have a significant effect on the environment; or (2) the initial study identifies potentially significant effects, however incorporation of mitigation measures into the project would reduce all impacts to a less-than-significant level. Mitigation measures are identified to avoid, eliminate, or reduce potentially significant adverse impacts of the proposed project. Section 15064 specifies that, when an initial study identifies significant environmental impacts, the lead agency must prepare an EIR.

The analysis in this initial study concludes that the proposed project, with implementation of mitigation measures, would have no significant impacts. As such, further environmental review is not required by CEQA.

PROJECT REQUIRING ENVIRONMENTAL ANALYSIS

The Cordova Community Council (Council) is proposing to construct two advertising billboards with electronic displays on the south side of U.S. Highway 50 (US 50) and Folsom Boulevard between Sunrise Boulevard and Hazel Avenue in the City of Rancho Cordova. The signs would be located in two separate areas on an 11.4-acre parcel. Each sign would have a monopole that would support two electronic displays angled to provide line-of-sight for highway travelers. Each billboard would be 60 feet wide by 20 feet tall. The top of the east location sign would be 60 feet above ground surface. The top of the west location sign would be 70 feet above ground surface.

DOCUMENT ORGANIZATION

This initial study is organized into five chapters:

- **Chapter 1, "Introduction,"** provides summary information about the proposed project and describes the purpose and content of the initial study.

- ▶ **Chapter 2, “Project Description,”** provides the project location, project background, project objectives, detailed project description, and the needed permits and approvals.
- ▶ **Chapter 3, “Environmental Checklist,”** contains the completed initial study checklist. The checklist contains an assessment and discussion of impacts associated with each particular environmental issue. When the evaluation identifies potentially significant effects, as identified in the checklist, mitigation measures are provided to reduce such impacts to less-than-significant levels.
- ▶ **Chapter 4, “References,”** identifies the information sources used in preparing this initial study.
- ▶ **Chapter 5, “List of Preparers,”** identifies the individuals who contributed to this initial study.

Appendices contain technical information to supplement the mitigated negative declaration.

2 PROJECT DESCRIPTION

2.1 INTRODUCTION

The Cordova Community Council (Council) is proposing to construct two advertising billboards with electronic displays on the south side of US 50 and Folsom Boulevard between Sunrise Boulevard and Hazel Avenue in the city of Rancho Cordova. This section provides the project location, project objectives, project description, and the needed permits and approvals.

2.2 PROJECT LOCATION AND SETTING

As shown in Exhibit 2.4-1, the project site is located at 2300 Mine Shaft Lane in the city of Rancho Cordova. The total project site is approximately 11.40 acres in total land area and identified by the Sacramento County Assessor to include Assessor's Parcel Number (APN): 072-0231-014 (Exhibit 2.4-1). The current general plan land use designation is Folsom Boulevard Planning Area, and the current zoning is General Commercial (GC). The project site is a former mini-golf course with a building and associated parking lot. The site is level and mostly covered with hardscape surfaces, although it does contain ruderal grassland and trees, with the greatest extent west of the existing building. It is bordered by light rail tracks, Folsom Boulevard, and US 50 to the north. The site is bordered by Folsom South Canal on the south side. The unincorporated community of Gold River is located north of US 50, and to the south is open space and industrial uses.

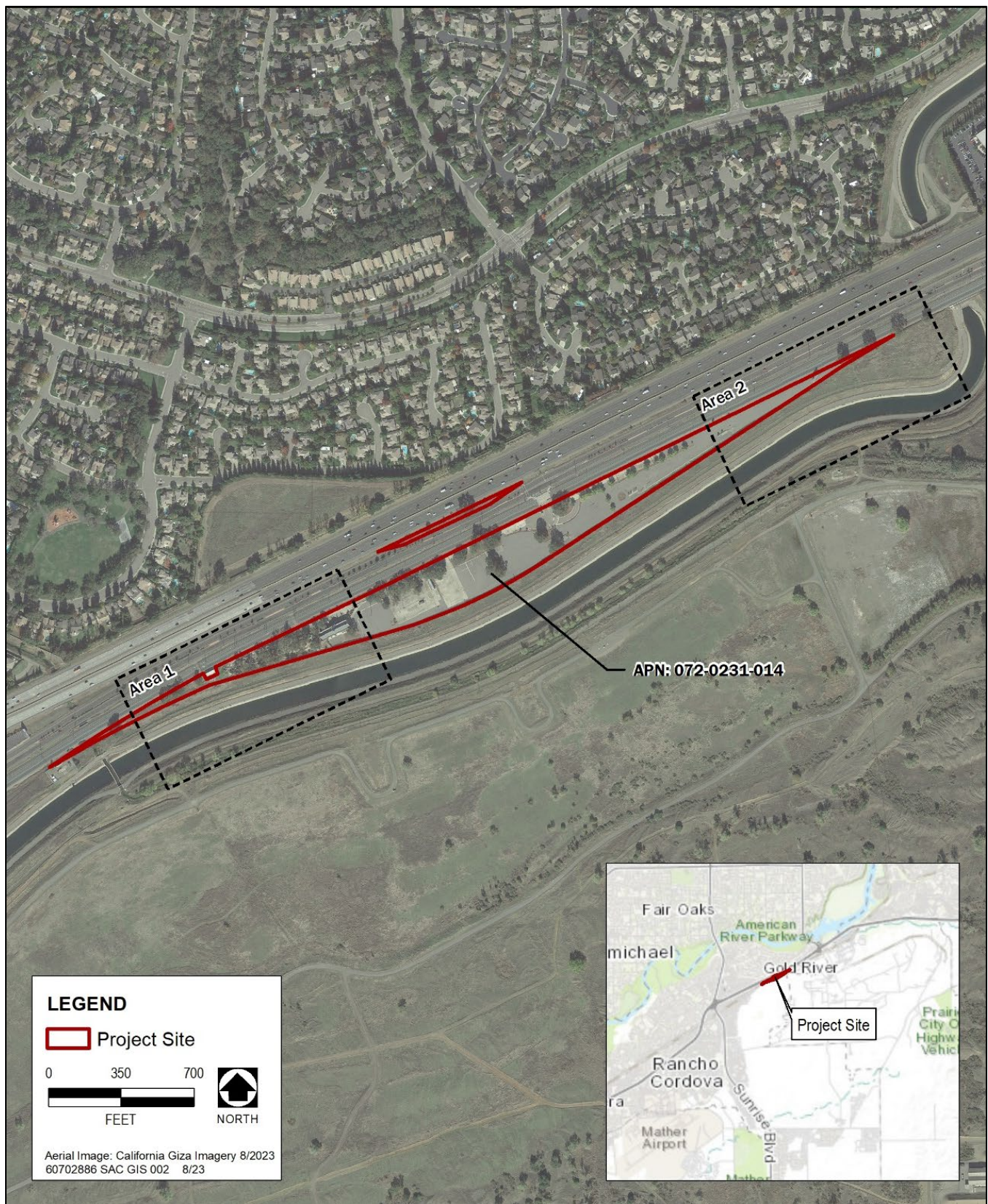
2.3 PROJECT OBJECTIVES

The Council, the project proponent, was founded in 1959 as an “organization of organizations,” a forum for citizens to meet and plan community events. The development and long-term lease of two digital freeway billboards is a critical component of a strategy that would provide the Council with long-term financial stability to carry out its mission. The project proponent understands that the marketplace for one or more digital freeway billboards along the US 50 corridor is limited. At some point in the near future, the City of Folsom, or Sacramento County may approve one or more digital billboards in this same corridor. If this happens before digital freeway billboards are approved for the Mine Shaft property, the moment of opportunity will be lost, market value for the proposed billboards will be diminished, and the City of Rancho Cordova will lose the chance to have input into this advertising delivery system. The following project objectives have been identified:

- ▶ Develop a revenue source for the Cordova Community Council from the ownership of two digital billboards.
- ▶ Provide a productive use for a currently unused property located near US 50.
- ▶ Provide the City of Rancho Cordova and community groups with a medium for communicating to area residents.

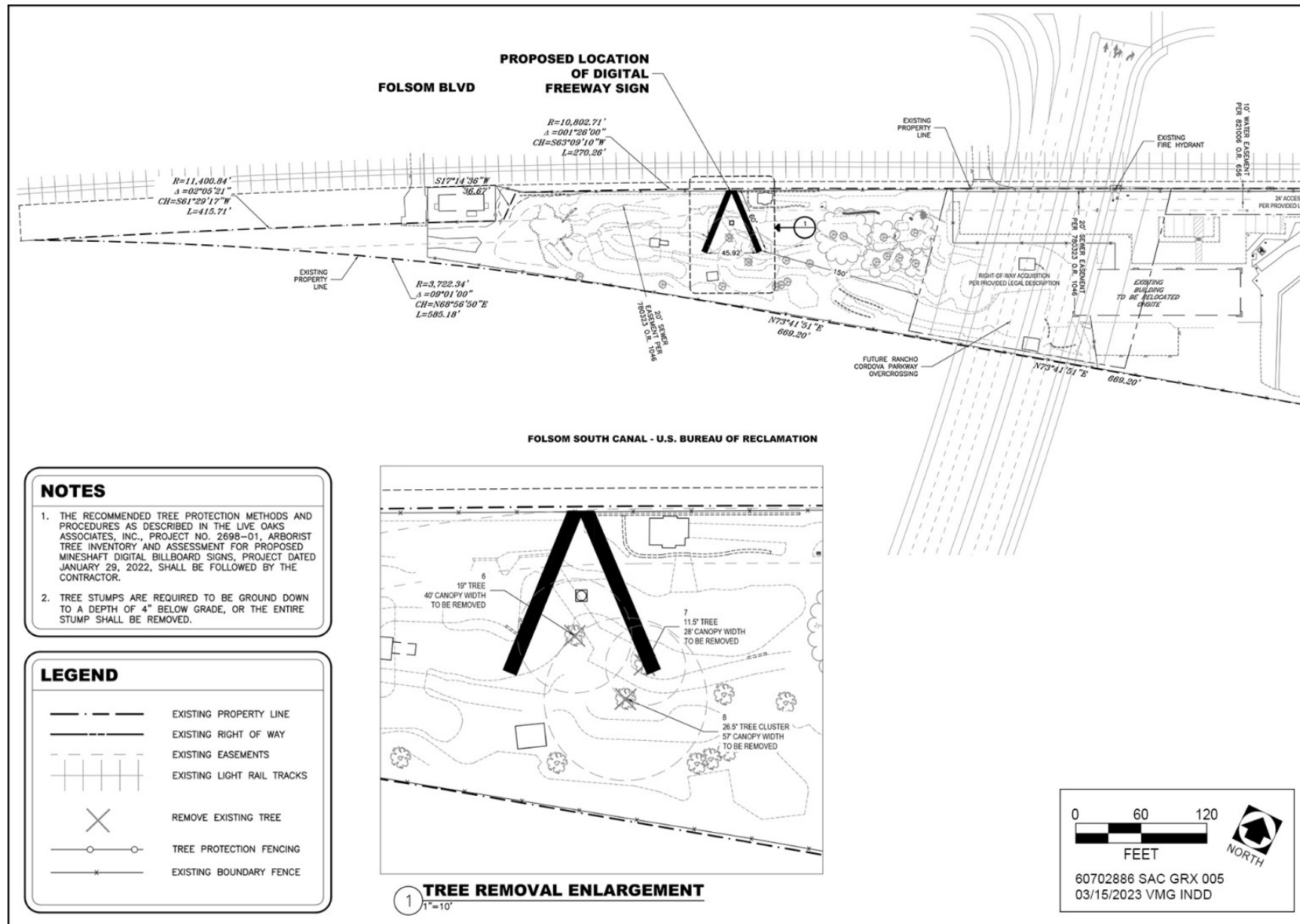
2.4 PROJECT DESCRIPTION

The Council is proposing to construct two digital billboards on the 11.4-acre project site. The billboards would be located in two separate areas on the parcel, as shown on Exhibit 2.4-1. Exhibit 2.4-2 shows the site plan for the west location sign (Area 1). Exhibit 2.4-3 shows the site plan for the east location sign (Area 2). The west location sign would be located approximately 150 feet west of the planned right-of-way of the future Rancho Cordova



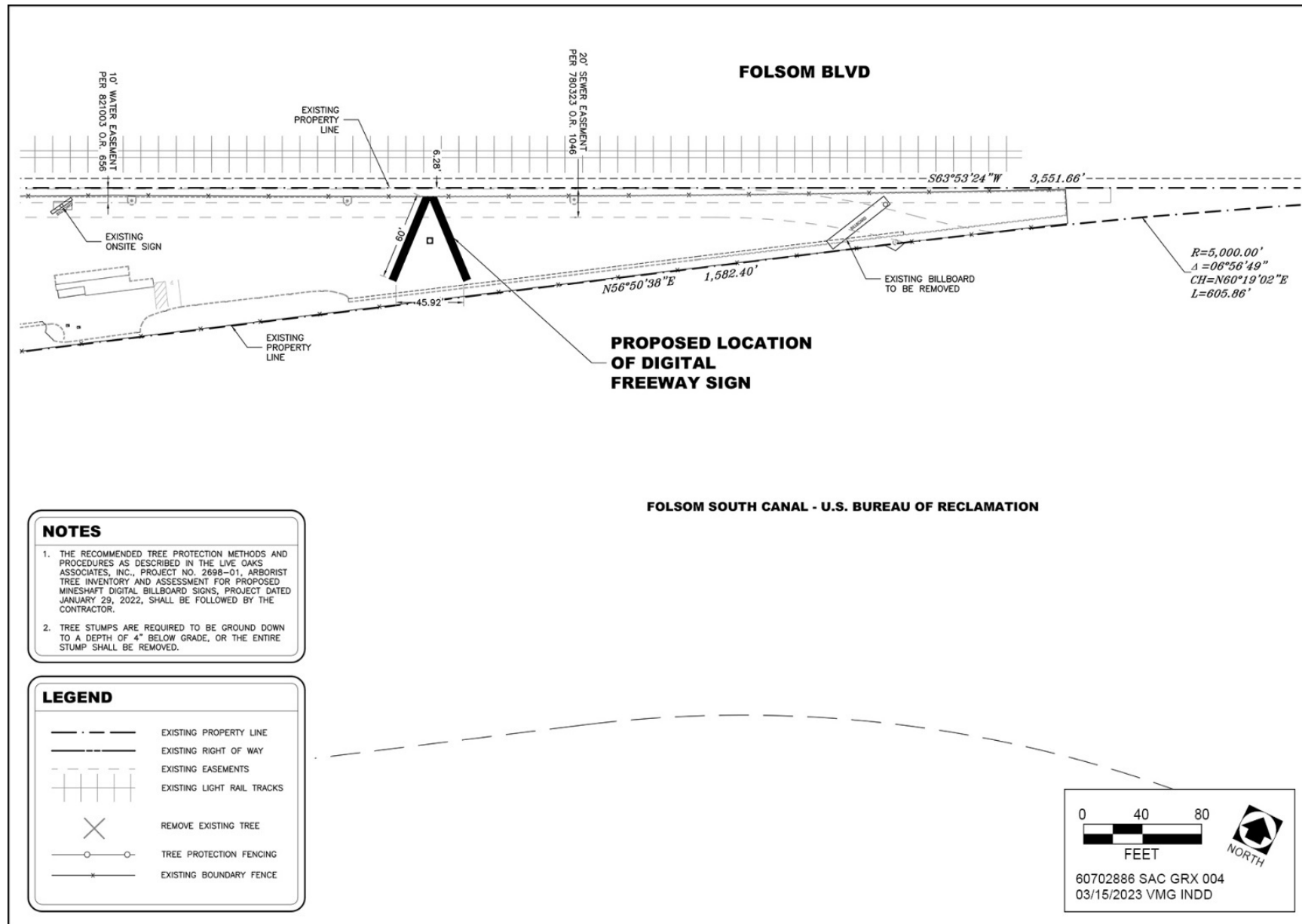
Source: AECOM 2023

Exhibit 2.4-1 Project Site Location



Source: RCS Engineering; adapted AECOM 2023

Exhibit 2.4-2 Site Plan – West Location (Area 1)



Source: RCS Engineering; adapted AECOM 2023

Exhibit 2.4-3 Site Plan – East Location (Area 2)

Parkway overcrossing. The east location sign would be located approximately 250 feet east of an existing billboard sign related to the previous land use. Both billboards would be located near the northern property line.

Each sign would have a monopole that would support two electronic displays angled to provide line-of-sight for highway travelers. Each billboard would be 60 feet wide by 20 feet tall. Exhibit 2.4-4 shows the plan view of the west location, as well as a photo-simulation of the sign as viewed from eastbound US 50. The top of the west location sign would be 70 feet above ground surface. Exhibit 2.4-4 also shows the sign in relation to the planned Rancho Cordova Parkway Interchange Project (City of Rancho Cordova and Caltrans. 2014) that would span the highway just east of the west location sign. Exhibit 2.4-5 shows the plan view of the east location sign, as well as a photo-simulation of the sign as viewed from eastbound US 50. The top of the east location sign would be 60 feet above ground surface.

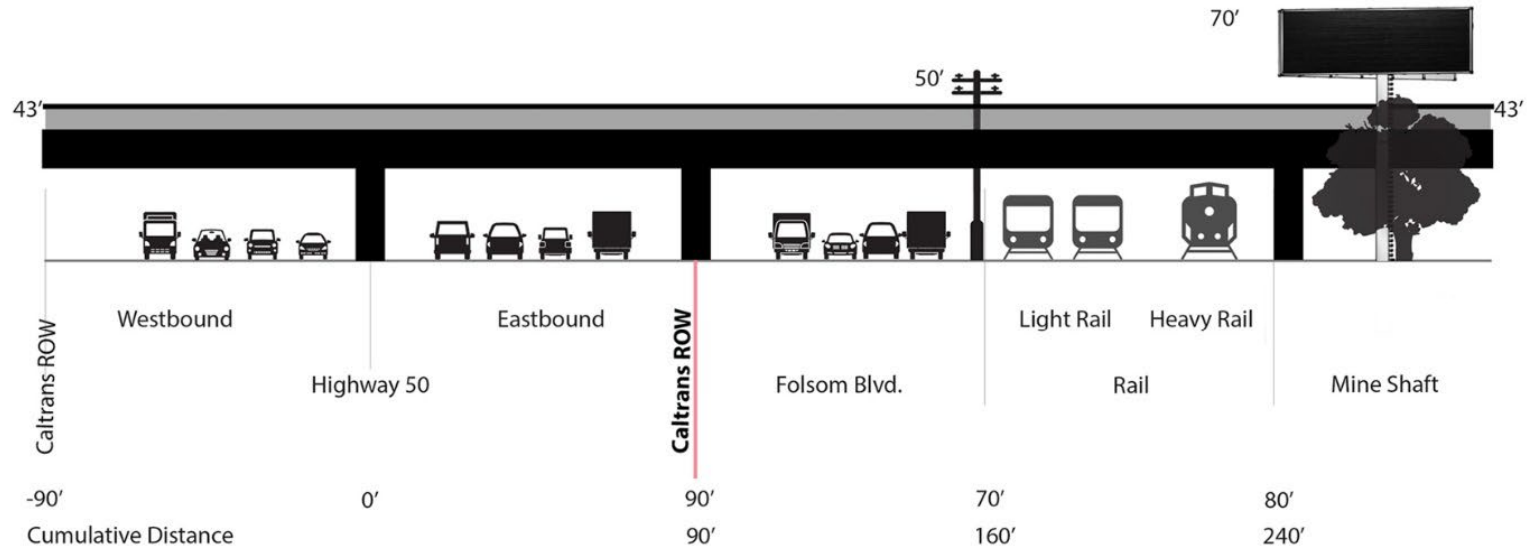
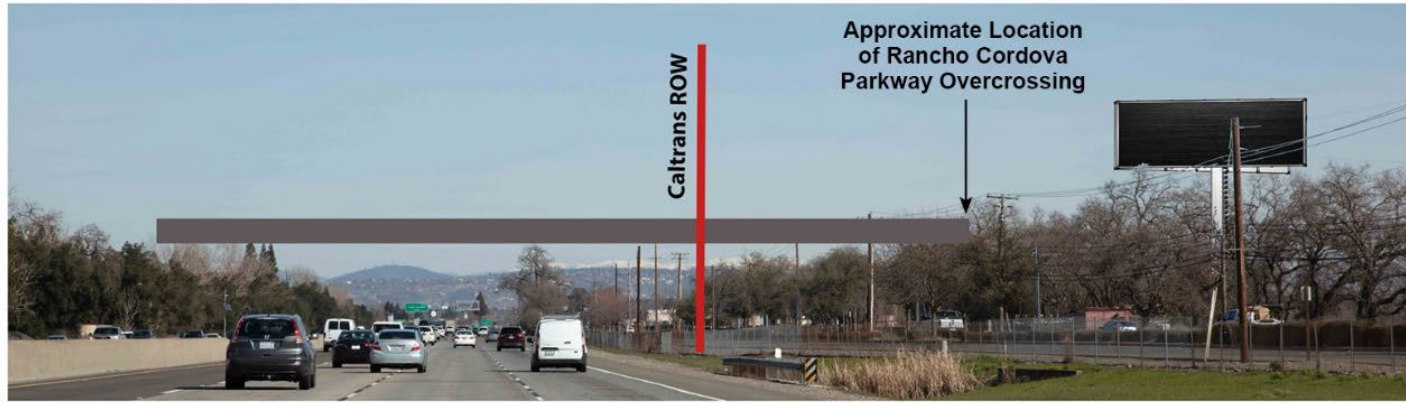
2.4.1 CONSTRUCTION

Access to the project site would be through the existing driveway on the south side of Folsom Boulevard at approximately the mid-point of the site. A small amount of fill would be trucked in to cover on-site concrete drainage ditches to temporarily allow equipment to access the construction sites. The staging for construction of the west location sign would be east of the sign between the location of a planned highway overpass and the sign structure (see Exhibit 2.4-2). Minor grading by a backhoe and removal of 20 trees would be required to clear the construction site and staging area for construction of the west location sign, 3 to clear the footprint for the sign itself and the other 17 for the staging area. To prevent soil erosion and water quality impacts during construction, the proposed project would incorporate best management practices (BMPs) during construction, such as silt fencing, storm drain inlet protection, dewatering and proper material and waste storage. The construction staging area for the east location sign would be immediately to the west, and no grading or tree removal would be required. However, to improve visibility of the east location digital billboards from US 50, 7 trees would be removed from a small area between Folsom Boulevard and the eastbound lane of US 50. This area is shown on Exhibit 2.4-1. Combined with the tree removal on the project site, the project would involve the removal of 27 trees in total.

The prefabricated sign structures would be delivered by truck and assembled in the staging areas. An auger would be used to bore 4-foot-diameter by 50-foot-deep holes, which would involve removal of approximately 8 cubic yards of excess fill for each sign foundation. A crane would be used to install the monopoles in the holes and lift the sign parts in the air for attachment to the monopoles. Construction would not affect the existing on-site water, sewer, and drainage facilities. Electric service to the project site would be provided by Sacramento Municipal Utility District. Electrical lines could be extended either underground or aboveground from existing infrastructure to the sign locations. Construction of both digital billboards is anticipated to occur in fall 2023, and the duration of construction would be approximately one month.

2.4.2 OPERATION

The billboards would be operated 24 hours a day, seven days a week, 365 days a year. The electronic messages would be static, with no movement. The minimum display time for each message would be 8 seconds. Brightness would be 0.3 candles above ambient light. The brightness would automatically adjust up or down based on ambient light conditions.

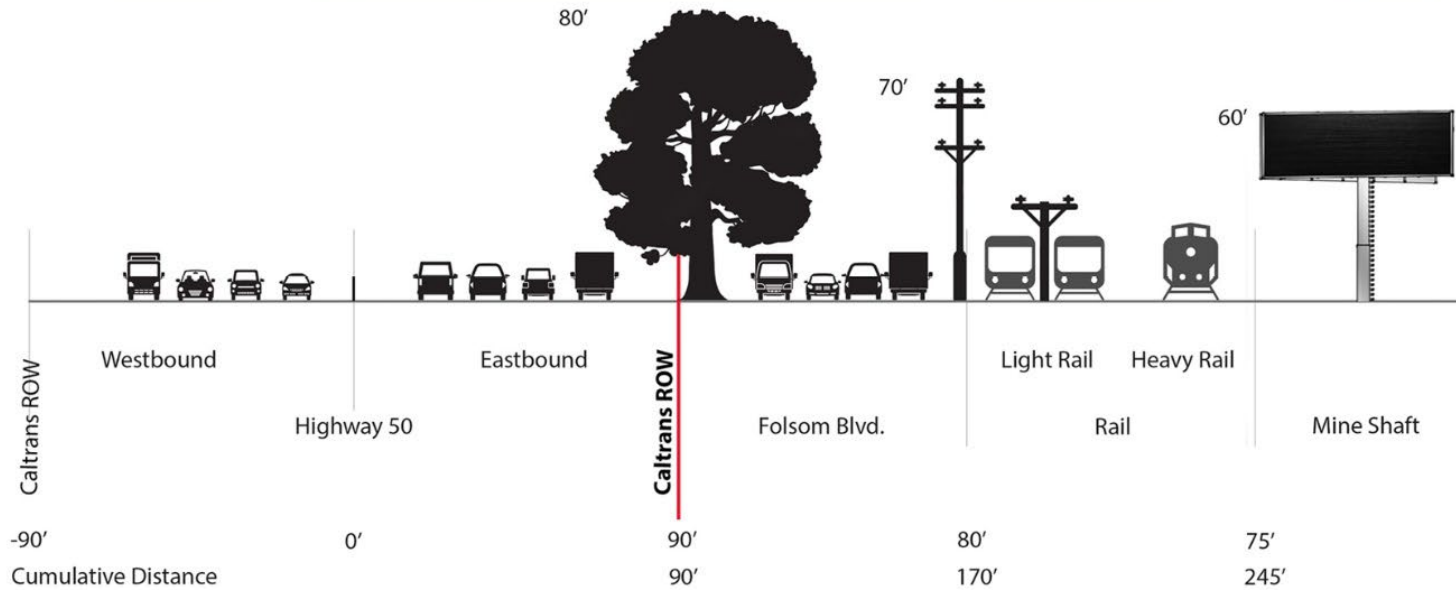


WEST LOCATION - LOOKING EAST
WEST LOCATION AS PROPOSED WITH ORDINANCE REVISIONS

60702886 SAC GRX 007
 03/15/2023 VMG INDD

Source: Primero Outdoor Media; adapted AECOM 2023

Exhibit 2.4-4 Plan View – West Location



EAST LOCATION AS PROPOSED WITH ORDINANCE REVISIONS

60702886 SAC GRX 006
03/15/2023 VMG INDD

Source: Primero Outdoor Media ; adapted AECOM 2023

Exhibit 2.4-5 Plan View – East Location (Area 2)

2.4.3 CITY DISCRETIONARY AND MINISTERIAL ACTIONS

Discretionary approvals and permits are required by the lead agency, the City of Rancho Cordova, for implementation of the proposed project and include:

- ▶ Site Design Review – Two (2) Digital Freeway Signs
- ▶ Conditional Use Permits
- ▶ CEQA Document Certification
- ▶ Operating Use Agreement

In addition, the proposed project would require the following ministerial entitlements from the City of Rancho Cordova for construction:

- ▶ Demolition permits
- ▶ Grading permits
- ▶ Building permit

3 ENVIRONMENTAL CHECKLIST

PROJECT INFORMATION	
1. Project Title:	Mine Shaft Digital Billboards Project
2. Lead Agency:	City of Rancho Cordova
3. Contact Person and Phone Number:	Arlene Granadosin-Jones, AICP Senior Planner City of Rancho Cordova Planning Department 2729 Prospect Park Drive Rancho Cordova, CA 95670
4. Project Location:	2300 Mine Shaft Lane in the City of Rancho Cordova Assessor's Parcel Number: 072-0231-014
5. Project Sponsor	Cordova Community Council
6. General Plan Designation:	Folsom Boulevard Planning Area
7. Zoning:	General Commercial
8. Description of Project:	The Cordova Community Council (Council) is proposing to construct two advertising billboards with electronic displays on the south side of Highway 50 and Folsom Boulevard between Sunrise Boulevard and Hazel Avenue in the City of Rancho Cordova. The billboards would be located in two separate areas on an 11.4-acre parcel. Each sign would have a monopole that would support two electronic displays angled to provide line-of-sight for highway travelers. Each billboard would be 60 feet wide by 20 feet tall. The top of the east location sign would be 60 feet above ground surface. The top of the west location sign would be 70 feet above ground surface.
9. Surrounding Land Uses and Setting:	The project site is bordered by light rail tracks, Folsom Boulevard, and Highway 50 to the north. The site is bordered by Folsom South Canal on the south side. The unincorporated community of Gold River is located north of Highway 50, and to the south is open space and industrial uses.
10. Other public agencies whose approval may be required:	None

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:		
The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.		
☐ Aesthetics ☒ Biological Resources ☐ Greenhouse Gas Emissions ☐ Land Use & Planning ☐ Population & Housing ☐ Transportation/Traffic ☒ Mandatory Findings of Significance	☐ Agriculture & Forestry Resources ☒ Cultural Resources ☐ Hazards & Hazardous Materials ☐ Mineral Resources ☐ Public Services ☒ Tribal Cultural Resources	☒ Air Quality ☐ Geology & Soils ☐ Hydrology & Water Quality ☐ Noise ☐ Recreation ☐ Utilities & Service Systems

DETERMINATION (To be completed by the Lead Agency)

On the basis of this initial evaluation:

- ☐ I find that the proposed project **COULD NOT** have a significant effect on the environment, and a **NEGATIVE DECLARATION** will be prepared.
- ☒ I find that although the proposed project **COULD** have a significant effect on the environment, there **WILL NOT** be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A **MITIGATED NEGATIVE DECLARATION** will be prepared.
- ☐ I find that the proposed project **MAY** have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required.
- ☐ I find that the proposed project **MAY** have a “potentially significant impact” or “potentially significant unless mitigated” impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An **ENVIRONMENTAL IMPACT REPORT** is required, but it must analyze only the effects that remain to be addressed.
- ☐ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier **EIR** or **NEGATIVE DECLARATION** pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier **EIR** or **NEGATIVE DECLARATION**, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Signature

Date

Darcy Goulart

Planning Manager

Printed Name

Title

City of Rancho Cordova

Agency

EVALUATION OF ENVIRONMENTAL IMPACTS

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

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3.1 AESTHETICS

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
I. Aesthetics. Would the project:				
a) Have a substantial adverse effect on a scenic vista?	☐	☐	☐	☒
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a State scenic highway?	☐	☐	☐	☒
c) In nonurbanized areas, substantially degrade the existing visual character or quality of the site and its surroundings? If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	☐	☐	☒	☐
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	☐	☐	☒	☐

3.1.1 SETTING

VISUAL CHARACTER OF THE PROJECT SITE

The project site is located in an urban area (U.S. Census Bureau 2020). The project site is a former mini-golf course with a building and associated parking lot and is surrounded by a chain-link fence. The site has nearly level topography and is mostly covered with hardscape surfaces, although it does contain ruderal grassland and trees, with the most existing vegetation focused in the area west of the existing on-site building. The project site is bordered by SACRT (Sacramento Regional Transit District) light rail tracks, Folsom Boulevard, and US 50 to the north. The site is bordered by Folsom South Canal on the south side. The unincorporated community of Gold River is located north of US 50, and to the south is open space and industrial uses.

Views across the project site to the north are the railroad, road, and highway uses to the north and west, with a structure at the end of the parking lot. Views from the project to the south include Folsom South Canal and Buffalo Creek to the south and east. The visual quality of the project site is low because of the surrounding urbanized environment (i.e., adjacent commercial uses and nearby industrial uses). And although the north side of the project site contains some native oak trees, overall, the site does not contain any unique visual features or landscape characteristics that influence visual quality. In addition, the project site has no cultural visual resources (e.g., buildings) or rock outcroppings and is not located such that it would be visible from a State scenic highway.

Exhibit 3.1-1 and Exhibit 3.1-2 show current site conditions from two viewpoints. Viewpoint 1 shows the site looking east toward the existing billboard at the eastern end of the parcel. Viewpoint 2 shows the northern periphery of the site along the light rail tracks looking west.



Source: AECOM 2023

Exhibit 3.1-1 Viewpoint 1



Source: AECOM 2023

Exhibit 3.1-2 Viewpoint 2

VISUAL CHARACTER OF THE SURROUNDING AREA

The visual character surrounding the project site consists of residential, commercial, office, open space, and various transportation uses. The site is bordered to the north by SACRT light rail tracks, Folsom Boulevard, and US 50. The site is bordered by Folsom South Canal on the south side. The unincorporated community of Gold River is located north of US 50, and to the south is open space and industrial uses.

A residential neighborhood comprised mostly of detached, single-story single-family residences is located approximately 400 feet north of the project site on the north side of US 50. The rear yards of these residences include ornamental trees, landscaping, and a berm elevated sound wall that backs up along US 50. These features tend to screen views of the project site. The Folsom South Canal and Buffalo Creek border the project site to the south and east. It is separated from the project site by a chain link fence and adjacent open space that is mostly covered with grassland and scattered trees. South of the canal and creek is the Westborough Planning Area, an approximately 1,665-acre undeveloped area that is planned for a mix of uses, including open space bordering the project site, as well as residential and employment uses. There are commercial businesses and offices to the east of the project site, the two closest being Beck's Furniture & Sleep and E Health, a health insurance agency.

Views of the project site would be best seen by motorists traveling on from Folsom Boulevard and US 50. Viewers of the project site would also include passengers on the SACRT light rail transit, as well as employees and patrons of local businesses east of the project site. The overpass for the planned Rancho Cordova Parkway Interchange Project (City of Rancho Cordova and Caltrans. 2014) would cross the site approximately 150 feet east of the proposed west location sign.

SCENIC HIGHWAYS AND CORRIDORS

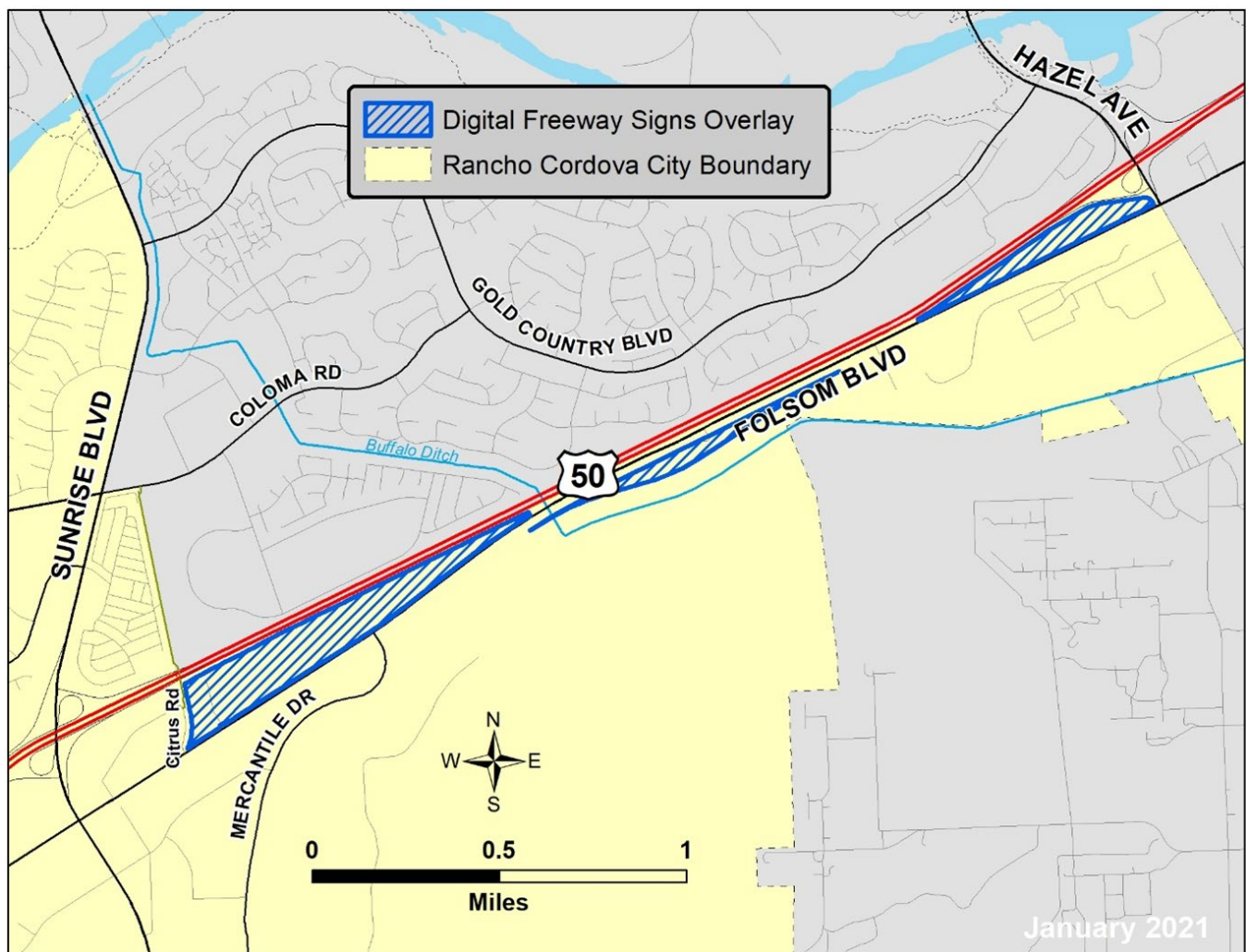
The California Department of Transportation (Caltrans) manages the State's Scenic Highways Program. There are no California State Scenic Highways located at or nearby the project site. The nearest State scenic highway, State Route (SR) 160, is over 17 miles west of the proposed project area (California Department of Transportation 2019). Additionally, the project site and surrounding vicinity do not include any State or County-designated vistas (California Department of Transportation 2019).

LIGHT AND GLARE

The project site is in an urbanized environment and is surrounded by existing sources of light and glare. These sources include existing streetlights along Folsom Boulevard and within residential areas north of the project site, exterior lighting on commercial buildings to the east, parking lot lighting, illuminated signage, reflective building material, and vehicular headlights. The project site is currently vacant, and existing parking lot lighting is not in use.

CITY OF RANCHO CORDOVA DIGITAL FREEWAY SIGN STANDARDS

Section 23.743.150 (Digital Freeway Signs Overlay) of the City of Rancho Cordova Municipal Code, allows for consideration of digital freeway signs in certain, specific locations within the city with a use permit and a digital freeway signs operating agreement (City of Rancho Cordova 2022). The digital freeway signs overlay encompasses three specific geographies in the northeastern area of the city, including the mineshaft area. These locations are shown on Exhibit 3.1-3. Section 23.743.150 (C.) includes the following development standards:



Source: City of Rancho Cordova 2022

Exhibit 3.1-3 Digital Freeway Signs Overlay Location

- Legally existing billboards may be refurbished to become a digital freeway sign, subject to the development standards below and issuance of a conditional use permit.
- A digital freeway sign may consist of, at most, two digital display areas, each positioned to be visible only by opposing directions of traffic. Double-faced signs shall not have an interior angle between the face of the panels greater than 45 degrees.
- The maximum height shall be 60 feet.
- The maximum area of each digital display area is 672 square feet.
- Distance between Signs. No digital freeway sign shall be located within 2,500 feet of any other digital freeway sign within the city limits.
- The sign structure supporting and surrounding the digital display area shall be as small as feasibly possible so as to avoid any unnecessary height or width to the sign. The sign structure shall not add stylistic or architectural detailing to further call attention to the sign.

- Decorative pole covering is required for newly constructed digital freeway signs as well as any existing traditional billboard that is converted to a digital freeway sign. Such covering shall be simple and streamlined in material and design so as to not call further attention to the sign.
- Digital freeway signs shall display static messages only, and shall not have animation, movement, or the appearance or optical illusion of movement in or on any part of the sign structure, design, or pictorial segment of the sign. Each static message shall not include flashing or scintillating lighting or varying light intensity.
- Each message on the sign must be displayed for a minimum of eight seconds.
- Digital freeway signs shall not operate at brightness levels of more than 0.3 foot-candles above ambient light, as measured using a foot-candle meter at a distance of 250 feet from the sign face. Each digital display area shall have a light sensing device that will adjust the brightness of the sign as ambient light conditions change throughout the day.
- The sign will not require substantial trimming or reduction of existing vegetation and landscaping. The sign will not obstruct or obscure on-site signs on the same or adjacent properties.
- The sign shall not create a visibility hazard to traffic on adjacent streets, freeways, or parking areas. The sign will not reduce parking availability as required by this title. The sign will not interfere with on-site vehicular circulation.

CALIFORNIA CODE OF REGULATIONS: TITLE 4, DIVISION 6, CHAPTER 1 OUTDOOR ADVERTISING

Outdoor advertising displays require a permit from Caltrans if they are within 660 feet from the edge of the right-of-way and viewed primarily by persons traveling on the main-traveled way of the freeway (Caltrans 1998). The northern edge of the project site is approximately 150 feet from the edge of right-of-way of US 50.

3.1.2 DISCUSSION

Because the project site is located in an urban area, the discussion under checklist question c) will address the project conflict with applicable zoning and other regulations governing scenic quality.

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

No Impact. A scenic vista is generally considered a view of an area that has remarkable scenery or a resource that is indigenous to the area. The City of Rancho Cordova has no officially designated scenic vistas in the vicinity of the project site. The project site consists of a vacant urban lot with nearly level topography surrounded by existing developed properties. As described in the Project Description (Section 2), Exhibit 2.4-2 shows the sign in relation to the planned Rancho Cordova Parkway Overcrossing that would span the highway just east of the west location sign and Exhibit 2.4-3 shows the plan view of the east location sign, as well as a photo-simulation of the sign as viewed from eastbound US 50. Refer to Exhibit 2.4-4 and Exhibit 2.4-5 for photo simulations and a Plan View of the West Location (Exhibit 2.4-4) and a Plan View of the East Location (Exhibit 2.4-5). These figures demonstrate the poor visual quality of the site and the lack of scenic vistas in the surrounding areas.

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 site is not located along a State scenic highway, nor does it contain any other scenic resources, such as rock outcroppings or historic buildings (California Department of Transportation 2019). The

nearest State scenic highway, SR 160, is over 17 miles west of the proposed project area (California Department of Transportation 2019).

c) If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?

Less than Significant. The proposed project is construction and operation of two advertising billboards with electronic displays on the south side of US 50 and Folsom Boulevard between Sunrise Boulevard and Hazel Avenue in the City of Rancho Cordova. This is an urban area consisting of commercial uses northeast of the project site and residential uses north of the project site. As stated under checklist item a), the visual quality of the project site is low because of the surrounding urbanized environment and because the project site does not contain any unique visual features or landscape characteristics that influence visual quality. In addition, the overpass for the Rancho Cordova Parkway Interchange Project (City of Rancho Cordova and Caltrans 2014) will cross the project site approximately 150 feet east of the west sign location.

The proposed project would require site design review and conditional use permits from the City of Rancho Cordova. In addition, the project would be required to meet the city's digital freeway sign standards (Section 23.743.150 of the municipal code) or obtain variances as allowed. For example, the east location sign (Exhibit 2.4-5) is proposed to meet the 60 feet height limit, while the west location sign (Exhibit 2.4-4) is proposed to be 70 feet in height and would require a variance. The two digital billboards would be located approximately 2,900 feet apart and, therefore, meet the requirement that no digital freeway sign shall be located within 2,500 feet of any other digital freeway sign within the city limits. In addition, the billboards would not operate at brightness levels of more than 0.3 foot-candles above ambient light, automatically adjusting as ambient light conditions change. The digital billboards would have display areas of 1,200 square feet, which is greater than the 672 feet specified in the ordinance. However, the project proponent has requested a deviation from this standard, as is allowed under the digital freeway signs operating agreement with the city. The operating agreement will also require removal of the existing billboard located at the east end of the project site. Finally, as the project site is within 660 feet of a Caltrans right-of-way (US 50), it would be subject to Caltrans permit requirements and applicable standards for outdoor advertising displays.

Construction at the west sign location would involve the removal of 20 trees for installation of the monopole and for preparation of a staging area associated with the planned highway overpass to the east. In addition, to improve visibility of this sign from US 50, 7 trees would be removed from a small area between Folsom Boulevard and the eastbound lane of US 50. This area is shown on Exhibit 2.4-1. The project would conform with the City of Rancho Cordova Tree Preservation Ordinance. Ordinarily, the ordinance requires applicants who are granted permits to remove protected trees to prepare and implement a tree replacement plan. However, since there is no suitable location to replace trees on site, and there are no designated off-site locations, in-lieu fee payments would be made instead.

Because the proposed project would comply with city regulations governing location and design for digital freeway signs as well as a digital signs operating agreement with the city and comply with the City of Rancho Cordova Tree Preservation Ordinance, the proposed project would not conflict with any applicable zoning and other regulations governing scenic quality.

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

Less than Significant. The operation of both proposed advertising billboards with electronic displays would introduce new sources of lighting. However, the billboards would incorporate light sensing technology that would automatically adjust the brightness of the sign as ambient light conditions change throughout the day so that the brightness level would remain at 0.3 foot-candles (fc) above ambient light, as measured using a foot-candle meter at a distance of 250 feet from the sign face, as required by Section 23.743.150 (Digital Freeway Signs Overlay) of the City of Rancho Cordova Municipal Code.

A foot-candle is a measurement of light intensity. One foot-candle is defined as enough light to saturate a one-foot square with one lumen of light. One lumen of light is approximately equal to the amount of light put out by one birthday candle that is one foot away from you. To put this in perspective, the average incandescent light bulb that is one foot away from you is about 100 watts, which is 1.6 foot-candles. As an example of how the project would adjust to ambient light conditions, unobstructed full sunlight shining on the project area on a sunny day at noon is estimated to be about 10,000 fc, and in this case, the sign would illuminate to 10000.3 fc (Facility Solutions Group 2019). An average night has about 0.005 fc, so at that time, the digital billboards' brightness would be 0.305 fc (Facility Solutions Group 2019). Thus, the billboards would never be much brighter compared to ambient conditions than a single birthday candle or incandescent lightbulb viewed from 1 foot away. In this case, the light would be measured by a foot-candle meter from 250 feet away, so 0.3 candles above ambient light would be the equivalent of looking at about 75 birthday candles from 250 feet away. It should be noted that ambient conditions include standard streetlights on Folsom Boulevard, standard streetlights on the nearby Tenderfoot Drive. As noted above, existing parking lot lighting is not in use.

Construction activities are expected to last one month and would occur during the day and would not require nighttime lighting or other sources of light or glare. Therefore, for the reasons discussed above, the project would not create a substantial light or glare which would adversely affect day or nighttime views in the area.

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3.2 AGRICULTURE & FORESTRY RESOURCES

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
II. Agriculture and Forestry Resources.				
In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997, as updated) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	☐	☐	☐	☒
b) Conflict with existing zoning for agricultural use or a Williamson Act contract?	☐	☐	☐	☒
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	☐	☐	☐	☒
d) Result in the loss of forest land or conversion of forest land to non-forest use?	☐	☐	☐	☒
e) Involve other changes in the existing environment, which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or conversion of forest land to non-forest use?	☐	☐	☐	☒

3.2.1 SETTING

The project site is a former mini-golf course with a building and associated parking lot, and no records were found indicating that this land has been used for agriculture in the last century. The project site and surrounding area are not zoned for agricultural uses (see Section 3.10, “Land Use and Planning,” for further discussion).

The California Department of Conservation’s Important Farmland classifications—Prime Farmland, Farmland of Statewide Importance, Unique Farmland, and Farmland of Local Importance—recognize the land’s suitability for agricultural production by considering the physical and chemical characteristics of the soil, such as soil temperature range, depth of the groundwater table, flooding potential, rock fragment content, and rooting depth. The classifications also consider location, growing season, and moisture available to sustain high-yield crops. Together, Important Farmland and Grazing Land are defined by the California Department of Conservation as “Agricultural Land” (California Public Resources Code, Sections 21060.1 and 21095).

Appendix G of the CEQA Guidelines focuses the analysis on conversion of agricultural land on Prime Farmland, Farmland of Statewide Importance, or Unique Farmland; therefore, any conversion of these lands would be considered a significant impact under CEQA. According to the Sacramento County Important Farmland map, published by the California Department of Conservation’s Division of Land Resource Protection, the project site and adjacent lands are designated as Urban and Built-Up Land. This is land that is used for residential, industrial, commercial, institutional, and public utility structures and for other developed purposes (California Department of Conservation [DOC] 2018a). The California Department of Conservation does not consider Urban and Built-Up Land to be Important Farmland.

Under the California Land Conservation Act of 1965, also known as the Williamson Act, local governments can enter into contracts with private property owners to protect land (within agricultural preserves) for agricultural and open space purposes. No parcels within or adjacent to the project site are under Williamson Act contracts (DOC 2018b).

Public Resources Code Section 12220(g) defines forest land as land that can support 10-percent native tree cover of any species, including hardwoods, under natural conditions, and that allows for management of one or more forest resources, including timber, aesthetics, fish and wildlife, biodiversity, water quality, recreation, and other public benefits. An arborist survey (Appendix B) conducted in June 2022 recorded 81 native oak trees and 2 non-native palm trees within the project site. While the western portion of the project site has a tree canopy that exceeds 10 percent cover, these trees do not exist within natural conditions. There is no land that qualifies as forestland within the project site.

3.2.2 DISCUSSION

a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?

No Impact. As discussed previously, the project site and surrounding areas are designated by the Sacramento County Important Farmland map, published by the California Department of Conservation’s Division of Land Resource Protection, as Urban and Built-Up Land (DOC 2018a). Urban and Built-Up Land is not considered

Important Farmland under CEQA (Public Resources Code Sections 21060.1 and 21095 and CEQA Guidelines Appendix G). Therefore, the conversion of this land would not be considered a significant impact.

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

No Impact. The project site and surrounding area are not zoned for agricultural uses. No parcels within or adjacent to the project site are under Williamson Act contracts (DOC 2018b). Therefore, the proposed project would not conflict with existing zoning for agricultural uses or a Williamson Act contract.

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

No Impact. The project site is not zoned as forestland, timberland, or a Timberland Production Zone. Therefore, the proposed project would not conflict with existing zoning for, or cause rezoning of, forestry resources.

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

No Impact. Approximately 20 native oak trees would be removed from the project site, and an additional 7 native oak trees would be removed from a small area between Folsom Boulevard and the eastbound side of US 50. While there are areas within the project site that have a tree canopy that exceeds 10 percent cover, these trees do not exist within natural conditions; thus, there is no land that qualifies as forestland within the project site. Therefore, implementation of the proposed project would not result in conversion of forest land to non-forest use.

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

No Impact. See responses to items a) and d) above. Because no agricultural land uses or forestland are present within or adjacent to the project site, implementing the project would not result in other changes in the physical environment that cause the conversion of agricultural land, including Important Farmland, to non-agricultural uses or cause conversion of forestland to non-forest uses.

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3.3 AIR QUALITY

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
III. Air Quality.				
Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied on to make the following determinations.				
Would the project:				
a) Conflict with or obstruct implementation of the applicable air quality plan?	☐	☒	☐	☐
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?	☐	☒	☐	☐
c) Expose sensitive receptors to substantial pollutant concentrations?	☐	☐	☒	☐
d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	☐	☐	☒	☐

3.3.1 SETTING

The project site is located in the city of Rancho Cordova, which is within the Sacramento Valley Air Basin (SVAB). The Sacramento Metropolitan Air Quality Management District (SMAQMD) regulates air quality within the SVAB.

Air quality is defined as the concentration of pollutants in relation to their impact on human health. Ambient concentrations of air pollutants are determined by the amount of emissions released by pollutant sources and the ability of the atmosphere to transport and dilute such emissions. Natural factors that affect transport and dilution include terrain, wind, atmospheric stability, and the presence of sunlight. Therefore, existing air quality conditions in the project area are influenced by factors such as topography, meteorology, and climate, as well as the quantity emissions released by air pollutant sources.

The SVAB climate is characterized by hot, dry summers and cool, rainy winters. Typically, winds transport air pollutants northward out of the SVAB; however, during approximately half of the time from July to September, the wind pattern shifts southward, blowing air pollutants back into the SVAB and exacerbating the concentration of air pollutant emissions in the air basin. In addition, between winter storms, high pressure and light winds contribute to low-level temperature inversions and stable atmospheric conditions, resulting in the concentration of air pollutants.

Individual air pollutants at certain concentrations may adversely affect human or animal health, reduce visibility, damage property, and reduce the productivity or vigor of crops and natural vegetation. Six air pollutants have been identified by the U.S. Environmental Protection Agency (EPA) and the California Air Resources Board (CARB) as being of concern both on a nationwide and statewide level: ozone; carbon monoxide; nitrogen dioxide; sulfur dioxide; lead; and particulate matter (PM), which is subdivided into two classes based on particle size – PM equal to or less than 10 micrometers in diameter (PM₁₀) and PM equal to or less than 2.5 micrometers in diameter (PM_{2.5}).

Health-based air quality standards have been established for these pollutants by EPA at the national level and by CARB at the state level. These standards are referred to as the national ambient air quality standards (NAAQS) and the California ambient air quality standards (CAAQS), respectively. The NAAQS and CAAQS were established to protect the public with a margin of safety from adverse health impacts caused by exposure to air pollution. Both EPA and CARB designate areas of California as “attainment,” “nonattainment,” “maintenance,” or “unclassified” for the various pollutant standards according to the federal Clean Air Act (CAA) and the California Clean Air Act, respectively. Because the air quality standards for these air pollutants are regulated using human and environment health-based criteria, they are commonly referred to as “criteria air pollutants.” With respect to regional air quality, the SMAQMD region is currently designated as nonattainment for the NAAQS and CAAQS for ozone, and nonattainment for the NAAQS for 24-hour PM_{2.5}, and the CAAQS for PM₁₀ (SMAQMD 2017). The SMAQMD region is designated as an attainment area for all other criteria air pollutants (SMAQMD 2017).

3.3.2 THRESHOLDS OF SIGNIFICANCE

The SMAQMD published the *Guide to Air Quality Assessment in Sacramento County* (CEQA Guide), which provides air quality guidance when preparing CEQA documents (SMAQMD 2020). This document presents the SMAQMD’s CEQA thresholds of significance for construction and operational emissions. Table 3.3-1 lists the SMAQMD recommended thresholds of significance for criteria pollutant emissions.

Table 3.3-1 SMAQMD CEQA Air Quality Thresholds of Significance

Phase	NO _x	ROG	PM ₁₀ ¹	PM _{2.5} ¹
Construction	85 pounds/day	N/A	80 pounds/day and 14.6 tons/year	82 pounds/day and 15 tons/year
Operational	65 pounds/day	65 pounds/day	80 pounds/day and 14.6 tons/year	82 pounds/day and 15 tons/year

Source: SMAQMD 2020.

Notes:

¹ The particulate matter thresholds apply to projects that impose the SMAQMD’s Best Available Control Technology or Best Management Practices, as feasible. Otherwise, the particulate matter thresholds would be zero (0) pounds per day.

CEQA = California Environmental Quality Act; N/A = not applicable; NO_x = oxides of nitrogen; PM₁₀ = suspended particulate matter less than 10 microns in diameter; PM_{2.5} = fine particulate matter less than 2.5 microns in diameter; ROG = reactive organic gases; SMAQMD = Sacramento Metropolitan Air Quality District.

3.3.3 DISCUSSION

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

Less than Significant with Mitigation. Air quality plans describe air pollution control strategies to be implemented by a city, county, or region. The primary purpose of an air quality plan is to bring an area that does not attain federal or State air quality standards into compliance with the requirements of the CAA and California Clean Air Act requirements. SMAQMD prepares plans to attain state and national ambient air quality standards in the SVAB. The Sacramento Federal Nonattainment Area (SFNA) was designated as “severe” nonattainment for the 1979 1-Hour ozone NAAQS, and this standard has been revoked. In September 2017, the SMAQMD approved a Redesignation Substitution request, which demonstrated that the SFNA met EPA's requirements to be redesignated as attainment based on ambient air quality monitoring. The 2017 Sacramento Regional 2008 8-Hour Ozone Attainment and Further Reasonable Progress Plan is the most updated plan issued by SMAQMD, approved by CARB on November 16, 2017.

The CEQA Guide is intended to provide a tool to identify proposed development projects that may have a significant adverse effect on air quality. According to the CEQA Guide, projects whose emissions are expected to meet or exceed the recommended significance criteria will have a potentially significant adverse impact on air quality, and therefore, potentially conflict with or obstruct implementation of the SMAQMD air quality plans. Project emissions that do not exceed these thresholds would not impact SMAQMD's ability to reach attainment.

As discussed in detail below in Section 3.3.3(b), modeled project construction emissions would not exceed the SMAQMD thresholds of significance. However, although construction emissions would not exceed SMAQMD thresholds, due to the nonattainment status of the SVAB with respect to ozone, PM₁₀, and PM_{2.5}, SMAQMD recommends that all construction projects implement the SMAQMD Basic Construction Emission Control Practices (SMAQMD 2020). SMAQMD's Basic Construction Emission Control Practices include such measures as watering the construction site twice daily, limiting vehicle speeds on unpaved roadways to 15 miles per hour, minimizing vehicle idling, covering haul trucks transporting soil, and cleaning paved roads. Without incorporation of SMAQMD's Basic Construction Control Practices, the project construction activities would be considered to potentially conflict with or obstruct implementation of the SMAQMD's air quality plans for PM and the impact is considered to be **potentially significant**.

Following construction activities, operation of the digital billboards would be limited to the indirect electricity consumption, which would generate greenhouse gas emissions (discussed in Section 3.8, Greenhouse Gas Emissions) and would not generate criteria air pollutants. Therefore, operation of the project would not conflict with any applicable air quality plans.

Mitigation Measure AIR-1: Implement the SMAQMD Basic Construction Emission Control Practices.

Comply with Basic Construction Emission Control Practices identified by the SMAQMD and listed below or as they may be updated in the future:

- Water all exposed surfaces two times daily. Exposed surfaces include, but are not limited to soil piles, graded areas, unpaved parking areas, staging areas, and access roads.

- Cover or maintain at least two feet of free board space on haul trucks transporting soil, sand, or other loose material on the site. Any haul trucks that would be traveling along freeways or major roadways should be covered.
- Use wet power vacuum street sweepers to remove any visible track out mud or dirt onto adjacent public roads at least once a day. Use of dry powered sweeping is prohibited.
- Limit vehicle speeds on unpaved roads to 15 miles per hour (mph).
- All roadways, driveways, sidewalks, parking lots to be paved should be completed as soon as possible. In addition, building pads should be laid as soon as possible after grading unless seeding or soil binders are used.
- Minimize idling time either by shutting equipment off when not in use or reducing the time of idling to 5 minutes [required by California Code of Regulations, Title 13, sections 2449(d) and 2485]. Provide clear signage that posts this requirement for workers at the entrances to the site.
- Provide current certificate(s) of compliance for CARB's In-Use Off-Road Diesel-Fueled Fleets Regulation [California Code of Regulations, Title 13, sections 2449 and 2449.1].
- Maintain all construction equipment in proper working condition according to manufacturer's specifications. The equipment must be checked by a certified mechanic and determined to be running in proper condition before it is operated.

SIGNIFICANCE AFTER MITIGATION

With implementation of Mitigation Measure AIR-1, the project would not conflict with or obstruct an applicable air quality plan. This impact would be **less than significant with mitigation**.

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 with Mitigation. By its very nature, air pollution is largely a cumulative impact. The nonattainment status of regional pollutants is a result of past and present development within the SVAB, and this regional impact is cumulative rather than being attributable to any one source. A project's emissions may be individually limited, but cumulatively considerable when taken in combination with past, present, and future projects.

Construction of the project would generate temporary emissions of criteria air pollutants, including nitrogen oxides (NO_x), reactive organic gases (ROG), carbon monoxide (CO), PM₁₀, and PM_{2.5}. As shown in Table 3.3-1, SMAQMD has quantitative thresholds for NO_x, PM₁₀, and PM_{2.5}; thus, construction emissions for these pollutants were quantitatively estimated for the project.

As described in Section 2, Project Description, construction of both billboards is anticipated to occur in fall 2023, and the duration of construction would be approximately one month. Emissions associated with construction activities were modeled using the California Emissions Estimator Model (CalEEMod) version 2022.1. CalEEMod allows the user to enter project-specific construction and operational information, such as types of construction equipment, number and length of off-site motor vehicle trips, daily vehicle trips, and anticipated energy

consumption details. Table 3.3-2 presents the project's daily and total construction-related emissions. Additional details are provided in Appendix A.

Table 3.3-2 Construction-Related Daily and Total Emissions

Description	NO _x	PM ₁₀ ¹	PM _{2.5} ¹
Maximum Daily Emissions (lbs/day)	9.37	0.69	0.38
SMAQMD Threshold: Maximum Daily Emissions (lbs/day)	85	80	82
Total Emissions (tons)	0.08	<0.005	<0.005
SMAQMD Threshold: Annual Emissions (tons/year)	N/A	14.6	15
Exceeds Thresholds?	No	No	No

Source: SMAQMD 2020.

Notes:

¹ The particulate matter thresholds apply to projects that impose the SMAQMD's Best Available Control Technology or Best Management Practices, as feasible. Otherwise, the particulate matter thresholds would be zero (0) pounds per day.

lbs/day = pounds per day; N/A = not applicable; NO_x = oxides of nitrogen; PM₁₀ = suspended particulate matter less than 10 microns in diameter; PM_{2.5} = fine particulate matter less than 2.5 microns in diameter; SMAQMD = Sacramento Metropolitan Air Quality District; tons/year = tons per year.

As shown in Table 3.3-2, emissions associated with construction of the two billboards would not exceed SMAQMD thresholds of significance. Therefore, these emissions are not considered cumulatively considerable. However, although construction emissions would not exceed SMAQMD thresholds, due to the nonattainment status of the SVAB with respect to ozone, PM₁₀, and PM_{2.5}, SMAQMD recommends that all construction projects implement the SMAQMD Basic Construction Emission Control Practices (SMAQMD 2020). Without implementation of the SMAQMD Basic Construction Emission Control Practices as described in Mitigation Measure AIR-1, the contribution of construction-related emissions from the project would have the potential to be cumulatively considerable, resulting in a **potentially significant** impact.

Following construction activities, operation of the digital billboards would be limited to the indirect electricity consumption, which would generate greenhouse gas emissions (discussed in Section 3.8, Greenhouse Gas Emissions) and would not generate criteria air pollutants. Thus, operation of the project would not 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.

SIGNIFICANCE AFTER MITIGATION

Implementation of Mitigation Measure AIR-1 would ensure that construction would not exceed SMAQMD's thresholds of significance. The impact is considered **less than significant with mitigation**.

c) Expose sensitive receptors to substantial pollutant concentrations?

Less than Significant. Some members of the population are especially sensitive to air pollutant emissions and should be given special consideration when evaluating air quality impacts from projects. For the purposes of a CEQA analysis, the SMAQMD considers a sensitive receptor to be facilities that house or attract children, the elderly, and people with illnesses or others who are especially sensitive to the effects of air pollutants. Hospitals, schools, convalescent facilities, and residential areas are examples of sensitive receptors (SMAQMD 2020). The

project site is located on the south side of US 50 and Folsom Boulevard between Sunrise Boulevard and Hazel Avenue in the city of Rancho Cordova. Sensitive receptors in the vicinity of the project site include single-family residential uses north of US 50 in the project area, approximately 430 feet away.

Criteria Air Pollutants

As shown in Table 3.3-2, construction-related activities would result in emissions of criteria air pollutants, but at levels that would not exceed the SMAQMD regional thresholds of significance. The regional thresholds of significance were designed to identify those projects that would result in significant levels of air pollution and to assist the region in attaining the applicable state and federal ambient air quality standards, which were established using health-based criteria to protect the public with a margin of safety from adverse health impacts due to exposure to air pollution. As such, the criteria air pollutant emissions associated with construction of the project would not expose sensitive receptors to substantial criteria pollutant concentrations. The digital billboards are electric; therefore, operation of the project would not expose sensitive receptors to substantial criteria pollutant concentrations. Therefore, this impact would be **less than significant**.

Toxic Air Contaminants

In addition to criteria air pollutants, construction of the project would also generate toxic air contaminant (TAC) emissions, specifically diesel PM (DPM), associated with heavy-duty construction equipment operations. The Office of Environmental Health Hazard Assessment (OEHHA) developed a Guidance Manual for Preparation of Health Risk Assessments (OEHHA 2015). Due to uncertainty in assessing cancer risk from very short-term exposures, OEHHA does not recommend assessing cancer risk for construction of projects lasting less than two months for the nearest residential receptor. Since the duration of construction activities for the project are anticipated to last approximately one month and would cease following completion of the project, the overall exposure period would not approach the requirements for assessing cancer risk (OEHHA 2015).

In addition, construction emissions would occur intermittently throughout the day and would not occur as a constant plume of emissions from the project site and would vary on a day-to-day basis. Concentrations of mobile-source diesel PM emissions are typically reduced by approximately 60 percent at a distance of around 300 feet (100 meters) (Zhu and Hinds 2002). Furthermore, the project would implement Mitigation Measure AIR-1, which requires implementation of idling limits and maintaining equipment in proper working condition, which would reduce construction-related TAC emissions. Due to the intermittent and temporary nature of construction activities, and the dispersive properties of TACs, as well as the fact that PM emissions would be far less than the SMAQMD emission threshold, short-term construction would not expose sensitive receptors to DPM emission levels that would result in a health hazard. As described previously, operation of the project would be limited to electricity consumption associated with operation of the two billboards, which would not be a source of TAC emissions. As a result, this impact would be **less than significant**.

d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?

Less than Significant. The occurrence and severity of odor impacts depend on numerous factors, including the nature, frequency, and intensity of the source; wind speed and direction; and the presence of sensitive receptors. Typically, odors are generally regarded as an annoyance rather than a health hazard. However, manifestations of a person's reaction to foul odors can range from the psychological (i.e., irritation, anger, or anxiety) to the

physiological, including circulatory and respiratory effects, nausea, vomiting, and headache. The ability to detect odors varies considerably among the population and overall is quite subjective.

Potential construction-related sources of other emissions, such as those leading to odors, include diesel construction equipment that emit exhaust. However, because of the amount and types of equipment, the temporary nature of these emissions, and the highly diffusive properties of diesel exhaust, nearby receptors would not be affected by diesel exhaust odors associated with construction of the project. Construction activities associated with the project would be minimal and the odors would be typical of most construction sites and temporary in nature. Operation of the project would remain similar to existing conditions and would not add any new odor sources. As a result, the project would not result in other emissions (such as those leading to odors) adversely affecting a substantial number of people. Therefore, this impact would be **less than significant**.

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3.4 BIOLOGICAL RESOURCES

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
IV. Biological Resources. Would the project:				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special-status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or the U.S. Fish and Wildlife Service?	☐	☒	☐	☐
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations or by the California Department of Fish and Wildlife or the U.S. Fish and Wildlife Service?	☐	☐	☐	☒
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?	☐	☐	☐	☒
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	☐	☐	☐	☒
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	☐	☒	☐	☐
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	☐	☐	☒	☐

3.4.1 SETTING

Field reconnaissance, database searches, and background literature review were conducted to characterize biological resources present or with the potential to occur within the project site. No protocol-level wildlife or botanical surveys have been conducted within the project site to date. A site reconnaissance survey was conducted on March 8, 2023. During this survey, land cover types and aquatic features were mapped within the 11.4 acre project site, plus a 200-foot buffer in order to capture conditions immediately surrounding the project site. The project site plus the 200-foot buffer comprises the biological study area (BSA), which totals approximately 58.4 acres. Background research for this survey included a records search of the U.S. Fish and Wildlife Service (USFWS) Information for Planning and Consultation (IPaC) (USFWS 2023), the California Resources Agency Natural Diversity Database (CDFW 2023), the California Native Plant Society Rare Plant Inventory (CNPS 2023), and the National Wetlands Inventory (USGS 2023). Appendix B contains a comprehensive table of species with potential to occur within a five-mile radius of the BSA.

SPECIAL-STATUS SPECIES

All plants with a California Rare Plant Rank are considered “special plants” by California Department of Fish and Wildlife (CDFW). The term “special plants” is a broad term used by CDFW to refer to all of the plant taxa inventoried in CDFW’s CNDDDB, regardless of their legal or protection status. Plants ranked as California Rare Plant Rank 1A, 1B, 2A, and 2B may qualify as endangered, rare, or threatened species within the definition of CEQA Guidelines Section 15380. CDFW recommends that California Rare Plant Rank 1 and 2 species be addressed within the context of CEQA analyses and documentation. In general, California Rare Plant Rank 3 and 4 species do not meet the definition of endangered, rare, or threatened pursuant to CEQA Guidelines Section 15380; however, these species may be evaluated by the lead agency on a case-by-case basis to determine significance criteria under CEQA.

The term “California species of special concern” is applied by CDFW to animals not listed under the federal Environmental Species Act (ESA) or California Environmental Species Act (CESA), but that are nonetheless declining at a rate that could result in listing, or that historically occurred in low numbers, or have limited ranges, and known threats to their persistence currently exist. “Fully protected” was the first state classification used to identify and protect animal species that are rare or facing possible extinction. Most of these species were subsequently listed as threatened or endangered under CESA or ESA. The remaining fully protected species that are not officially listed under CESA or ESA are still legally protected under California Fish and Game Code, and qualify as endangered, rare, or threatened species within the definition of CEQA Guidelines Section 15380.

Site Description

The project site is a former mini-golf course with a building and associated parking lot. The project site is mostly paved with ruderal vegetation and trees in the western portion of the project site. The project site is bordered by railroad tracks, Folsom Boulevard, and US 50 to the north and by Folsom South Canal on the south. The community of Gold River is located north of US 50 and open space and industrial uses to the south. The project site is level and situated at an approximate elevation of 125–135 feet above mean sea level (amsl). In addition to the project site, the project involves a small area between Folsom Boulevard and the eastbound side of US 50 that contains native oaks.

Vegetation Communities and Habitats

The two land cover types within the project site and BSA: urban and ruderal disturbed. Vegetation in urban areas consist primarily of introduced ornamental trees and shrubs, as well as invasive weeds in disturbed areas. Area 1 (Exhibit 3.4-1) contains approximately 20 native oak trees, and the area between Folsom Boulevard and the eastbound side of US 50 contains 7 native oak trees. Exotic plant species may provide valuable habitat elements such as cover for nesting and roosting, as well as food sources such as nuts or berries. Native and introduced animal species that are tolerant of human activities often thrive in urban habitats. Urban/developed lands are generally not of high value for wildlife. Birds and mammals that occur in these areas typically include introduced species adapted to human habitation, including rock pigeon (*Columba livia*), European starling (*Sturnus vulgaris*), house sparrow (*Passer domesticus*), house mouse (*Mus musculus*), and Norway rat (*Rattus norvegicus*). Some native species persist in developed lands, including Brewer’s blackbird (*Euphagus cyanocephalus*), house finch (*Carpodacus mexicanus*), western scrub jay (*Aphelocoma californica*), and American crow (*Corvus brachyrhynchos*). Urban habitat within the BSA covers approximately 37.4 acres.

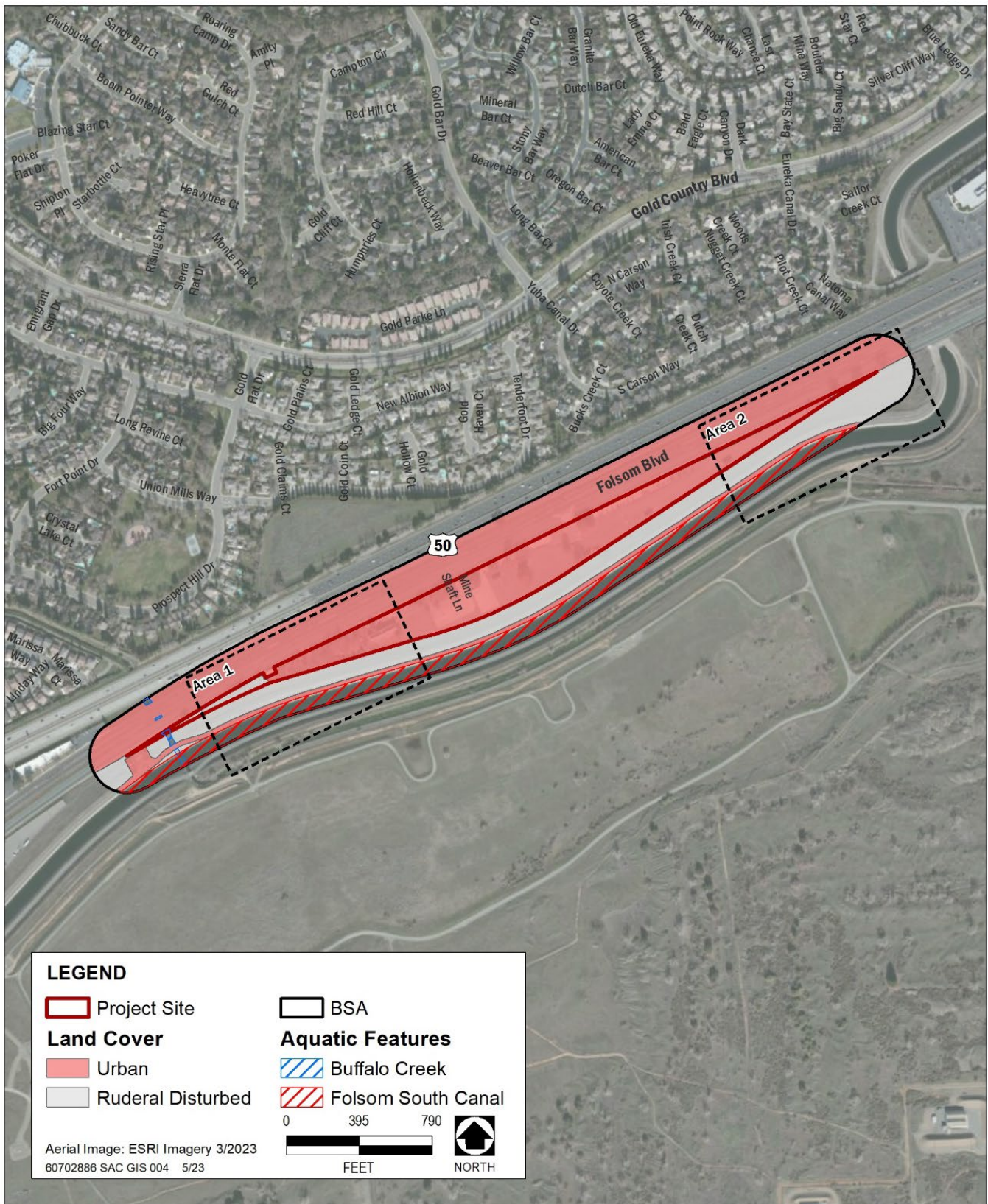


Exhibit 3.4-1 Land Cover Types and Aquatic Features Map

Ruderal communities occur south of the project site, north of the Folsom South Canal. While this area is subject to frequent disturbance and dominated by non-native weedy species, this area is densely vegetated and could provide moderate foraging potential for nesting bird species. Vascular plant species associated with these areas typically include Canadian horseweed (*Conyza canadensis*), turkey mullein (*Eremocarpus setigerus*), milk thistle (*Silybum marianum*), yellow star-thistle (*Centaurea solstitialis*), field bindweed (*Convolvulus arvensis*), wild lettuce (*Lactuca serriola*), prickly sow thistle (*Sonchus arvensis*), common vetch (*Vicia sativa*), and shortpod mustard (*Hirschfeldia incana*). Ruderal habitat within the BSA covers approximately 13.3 acres.

Aquatic Features

Buffalo Creek crosses the narrow sliver of the project site at the western extent of the parcel. The construction footprint and staging areas are restricted to the existing mini golf course and parking lot, which is separated from Buffalo Creek by a chain link fence and a patch of ruderal vegetation. Within the BSA, Buffalo Creek is densely vegetated with cattail (*Typha* spp.) and contains slow moving water. This portion of Buffalo Creek is moderately disturbed due to its proximity to nearby roadways, industrial uses, and public access.

Trees

The City of Rancho Cordova Tree Preservation Ordinance defines a protected tree as a native oak 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, any tree planted as a requirement tree for site development, tree permit conditions, landscape plan removal replacement, or other designated condition by the public works director or planning director (City of Rancho Cordova Municipal Code, Chapter 19.12). An arborist survey (Appendix B) was conducted in preparation for this project. This survey identified 90 protected trees on the project site and the off-site location between Folsom Boulevard and US 50.

Special-Status Species and Critical Habitat

The project site provides low value for wildlife. No burrows or nest sites for wildlife were observed within or adjacent to the project site at the time of the reconnaissance survey. The database searches identified previously documented occurrences of 19 special-status plant species and 21 special-status wildlife species in the vicinity of the project site (Appendix B). Of the 40 species known to occur in the vicinity of the project site, one special-status plant species (Sanford's arrowhead [*Sagittaria sanfordii*]) could occur within Buffalo Creek. The remaining 39 special-status species are either unlikely to occur or have no potential to occur.

No critical habitat is located within or near the project site. The nearest critical habitat is 1.5 miles northwest of the project site along the American River, for the valley elderberry longhorn beetle (*Desmocerus californicus dimorphus*). Critical habitat for Sacramento orcutt grass (*Orcuttia viscida*) is located 2.2 miles northeast of the project site.

Wetlands and Waters of the United States and State

Any areas that meet the regulatory definition of "waters of the United States" are regulated under the jurisdiction of the United States Army Corps of Engineers (USACE) under Section 404 of the Clean Water Act (CWA). Waters of the U.S. include documented navigable waters of the United States; interstate waters; all other waters where the use, degradation, or destruction of the waters could affect interstate or foreign commerce; tributaries to

any of these waters, and wetlands adjacent to these waters. Potentially jurisdictional waters of the U.S. are typically determined by conducting a wetland delineation according to USACE methods and guidelines. However, because this site is heavily disturbed and no potential wetland features were observed on site during the reconnaissance-level survey, a wetland delineation survey was deemed unnecessary by the biologist. Additionally, a review of the National Wetlands Inventory showed that no wetlands are present within the project site.

Buffalo Creek bisects the westernmost portion of the parcel containing the project. This feature is approximately 600 feet west of the west location sign (Area 1).

Wildlife Movement/Corridors

The project site is located on an approximately 11.4-acre parcel that consists of a former mini-golf course with a building and associated parking lot; no wildlife movement corridors occur on the project site. The parcel is surrounded by US 50, Folsom Boulevard, light rail tracks on the north, and Folsom South Canal to the south. All of these features inhibit movement of mammals, reptiles, and amphibians. Trees on-site could support nesting migratory birds. A small section of Buffalo Creek crosses the westernmost sliver of the parcel and may provide a low-quality movement corridor for wildlife, including for waterfowl and other migratory birds. Project activities will be setback from Buffalo Creek by more than 500-feet. However, Buffalo Creek in the project site vicinity is highly modified, heavily disturbed, and likely of low value for most wildlife. Any wildlife using Buffalo Creek as a movement corridor are not likely to move onto the project site due to poor habitat quality in the project site, a lack of riparian cover along the creek and because of tall, steep banks that likely isolate Buffalo Creek from the project site.

South Sacramento County Habitat Conservation Plan

The project site is within the Urban Development Area (UDA) sub-area of the South Sacramento County Habitat Conservation Plan (SSHCP) plan area and the City of Rancho Cordova is a plan partner (Sacramento County 2018a). The UDA is the area within the SSHCP that is anticipated primarily for development. The proposed project consistency with the SSHCP is required under CEQA because the SSHCP has been adopted. While the installation of digital reader boards is not explicitly listed as a covered activity, covered activities described in the SSHCP are defined broadly to include planned urban growth and all ground-disturbing activities associated with urban development. Thus, this project could be considered a covered activity.

The SSHCP is intended to provide a streamlined process for special-status species and wetlands/waters related permitting in the plan area, providing a multi-species, multi-habitat conservation plan addressing the biological impacts of future urban development in the southern portion of the county. The SSHCP presents a conservation strategy that offsets habitat losses within the UDA through the establishment of large preserves outside of planned development areas that are funded through fee payments for development.

City of Rancho Cordova Tree Preservation Ordinance

The City of Rancho Cordova wishes to “guide the growth of [the] long-term community tree canopy that provides improved air quality, public and mental health, welfare, safety and environmental benefits to the residents, businesses, and visitors of Rancho Cordova.” As such, the Preservation and Protection of Private Trees, Title 19, Chapter 12 of the City of Rancho Cordova Municipal Code protects certain trees and requires an approved permit be obtained before a protected tree has major pruning (pruning in a way which reduces the overall canopy of the

tree by 10 percent or more, or cutting of roots or branches greater than two inches diameter within a 12-month period) or to remove. Chapter 19.12.030 defines which trees are “protected trees” and are therefore subject to permits for removal as follows:

1. Native oak – *Quercus lobata*, valley oak; *Quercus wislizenii*, interior live oak; *Quercus douglasii*, blue oak; or *Quercus morehus*, oracle oak – having a trunk diameter of at least six inches or greater; or
2. Any tree species other than a native oak having a trunk diameter of at least 12 inches or greater on nonresidential property; or
3. Any tree species other than a native oak having a trunk diameter of at least 24 inches or greater on residential property; or
4. 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.

3.4.2 DISCUSSION

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

Less than Significant with Mitigation Incorporated. Trees in and around the project site could provide suitable nesting habitat for common, urban adapted migratory birds and raptors, such as Brewer’s blackbird, western scrubjays, American crow, and red-tailed hawk. These birds are protected under the Migratory Bird Treaty Act and Section 3503.5 of the California Fish and Game Code. Project construction includes the removal of 27 trees that could provide suitable nesting habitat for birds and roosting habitat for bats. If construction activities occur during nesting bird season (typically February 1 to August 30) or roosting bat season (May 1 to August 31), removal of any trees could potentially result in the destruction of an active nest. Additionally, birds nesting or bats roosting within 250 feet of active construction, within trees, shrubs, or in the dense ruderal vegetation south of the project site, may be disturbed by project construction noise and vibration, causing nest abandonment. Any potential impact on nesting birds or roosting bats would be **potentially significant**.

Mitigation Measure BIO-1: Conduct Preconstruction Nesting Bird and Roosting Bat Surveys and Implement Appropriate Avoidance Buffers.

If construction would occur during the bird nesting season (typically February 1 to August 31) or roosting bat season (May 1 to August 31), project applicant shall retain a qualified biologist to conduct preconstruction surveys for nesting birds and roosting bats no more than 2 weeks prior to the start of ground-disturbing construction activities. The survey shall include all suitable nesting and roosting habitat within the project site and a 250-foot buffer to the project site. Suitable nesting habitat includes all trees, shrubs, and densely vegetated ruderal grassland. Suitable roosting habitat includes trees, buildings, and any other tall structures with crevices suitable for housing bats.

If nesting birds or roosting bats are located during the preconstruction nesting bird and roosting bat survey, an appropriate “non-disturbance” buffer will be established by a qualified biologist to protect the

nest from project-related disturbances until the nest has fledged or is no longer active. An appropriate non-disturbance buffer shall be determined based on the species nesting, site conditions (e.g., existing level of disturbance), and biologist observations and professional judgement. Typical “non-disturbance” buffers are 100 feet for passerines and 250-feet for non-special status raptors and roosting bats. Smaller buffers may be implemented in some circumstances, if nest monitoring by a qualified biologist confirms project activities are not adversely affecting the nest or roost; this typically requires a period of monitoring prior to initiation of project activities to establish baseline nest activity.

SIGNIFICANCE AFTER MITIGATION

Implementing Mitigation Measure BIO-1 would reduce the potentially significant impact on nesting birds to **less than significant** because implementation of this measure would protect nesting birds that occur within the trees planned for removal and nesting birds in the vicinity of the project site from construction-related noise and vibrational disturbances, if project construction occurs during the bird nesting season.

b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations or by the California Department of Fish and Wildlife or the U.S. Fish and Wildlife Service?

No Impact. Sensitive natural communities include riparian habitat and other natural communities of special concern to resource agencies, areas protected under CEQA, or areas otherwise protected under local regulations and policies. Buffalo Creek and its associated riparian habitat is considered a sensitive natural community. While this feature is within the study area, it is not within the project footprint or within close enough proximity to the project footprint for it to be directly or indirectly impacted by construction activities.

c) Have a substantial adverse effect on federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?

No Impact. Construction of the two billboards would occur within the fence-line of the former mini-golf course. Buffalo Creek bisects the westernmost section of the parcel; however, project activities would not extend past the existing fence-line of the former mini-golf course, building, and associated parking lot. There are no wetland features within this fenced urban area, and thus, the project would not have a substantial adverse effect on federally protected wetlands.

d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?

No Impact. No established migratory routes for native species occur on the project site. The project site is on a small, already developed parcel that is surrounded by US 50, Folsom Boulevard, and the Folsom South Canal, which inhibit movement of mammals, amphibians, and reptiles from nearby habitat to any potential low-quality habitat on site. The adjacent Buffalo Creek may serve as a movement corridor for common, urban-adapted, species, and waterfowl and wading birds. However, the proposed project does not propose activities within or along the banks of Buffalo Creek. Furthermore, noise and visual disturbances from temporary construction are not expected to rise above levels of existing urban disturbances along the Buffalo Creek corridor in the proposed

project vicinity. Therefore, implementation of the proposed project would not interfere with the movement of any native species, within established migratory corridors or within use of native wildlife nursery sites.

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

Less than Significant with Mitigation Incorporated. Of the 90 protected trees identified within the project site, project activities would result in the removal of 27 of these trees. Construction could also encroach into the root zone of up to 6 protected trees. Since there is no suitable location to replace trees on-site and there is no designated off-site location, the tree replacement plan will follow the guidelines in Chapter 19.12. 110.C.2 of the City of Rancho Cordova Municipal Code, which requires payment of an in-lieu fee when direct replacement is not feasible. For calculation of the replacement ratio, Chapter 19.12.110.D defines the ratio for which protected trees that are removed should be replaced using the following ratios: a tree in a 15-gallon container or smaller equals one-inch measured as diameter at standard height; a tree in a 24-inch box equals two-inch diameter at standard height; a tree in a 36-inch box or larger equals three-inch diameter at standard height. The contribution toward the in-lieu fund held by the Sacramento Tree Foundation or another acceptable in-lieu fund proposed by the City will be determined after permit approval.

Construction may encroach into the root zone of other protected trees, which could adversely affect the health of these trees, resulting in a **potentially significant** impact.

Mitigation Measure BIO-2 Protection of Trees During Construction

The following measures shall be implemented prior to and during construction to ensure the health of trees that will be preserved:

- An International Society of Arboriculture (ISA)-certified arborist, their designee, or the contractor with oversight from an arborist shall install tree protection fencing around all trees with canopies within 20 feet of construction areas. Tree protection fencing shall be installed prior to any clearing, grubbing, trenching, grading, or land disturbances. The fencing shall be installed around the dripline of the canopy. The fencing shall be temporary, readily visible, and a minimum of 4 feet high and constructed of chain link, orange plastic mesh fence, or a similar material with stationary posts at approximately 10-foot intervals. The fencing shall effectively keep the canopy and trunk of the tree clear from direct contact and damage by foot traffic, equipment, materials, and other disturbances, as well as preserve the roots and soil in an intact and non-compacted state.
- During trenching or digging activities, any roots greater than 2 inches in diameter shall be trimmed using ISA root pruning standards as described in American National Standards Institute (ANSI) Standard A300 (Part 8) to prevent disease and decay from entering the tree. This protocol requires that the root be cut cleanly where the root stops shredding using a sharp tool (hand saw, sharp hand pruner, or sawzall). The root shall be cut perpendicular to growth, not at an angle like cut flowers. Additionally, any roots encountered that are greater than 4 inches in diameter are potentially structural to the tree and shall not be impacted without consultation with an arborist for guidance on minimizing damage to the root.
- All large equipment such as cranes, excavators, backhoes, or trucks that are used to complete project activities shall remain on existing paved surfaces wherever possible and shall remain outside of the

fenced tree protection areas. All stockpiles of material shall be staged in a designated area located at least 5 feet outside of any tree canopy; this designated area shall be identified and communicated to all on site personnel prior to the start of construction. Equipment shall not be allowed to operate west of the line of the existing fence.

- Tarps or plastic shall be placed underneath the concrete truck or mixing location to prevent spilling of liquid onto a permeable surface, which could alter the pH of soil, harm vegetation or trees, or impact water quality of the water table. A spill kit shall be kept on site to properly manage the spilling or leaking of fluids on any type of surface within the project area.
- Although tree pruning is not anticipated, if it is required for any reason, it shall be carried out in compliance with the ISA Tree-Pruning Guidelines and ANSI Standard A300 (Part 1). Any pruning that is greater than 10% of a tree's canopy or limbs greater than 2 inches in diameter is considered major pruning, and an arborist shall be contacted prior to any work being completed for recommended practices to minimize pruning impacts. Construction personnel shall report unanticipated damage to trees from construction activities to the arborist or permit contact immediately.
- Before equipment staging or construction, an arborist or their designee shall inform all construction personnel on site of the tree protection measures in this document and shall provide a pamphlet to the construction manager summarizing the tree protection plan and general provisions specific to this project. The construction manager shall retain the pamphlet on site. Crew personnel shall be reminded to not stage equipment, drive equipment, or stockpile materials under any tree's canopy on the project site because not all protected trees on site are subject to the tree protection fencing. At the time of the training, an arborist or their designee will also check that all the tree protection fencing is in place prior to any clearing, grubbing, trenching, grading, or land disturbances.

SIGNIFICANCE AFTER MITIGATION

Implementation of Mitigation Measure BIO-2 would reduce the potentially significant impact on protected trees to a **less-than-significant** level because prior to construction, extensive steps would be taken to avoid unnecessary encroachment to the root zone and minimize any necessary encroachment.

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?**

Less-than-Significant. The SSHCP final Environmental Impact Report/Environmental Impact Statement (Sacramento County 2018b) includes general and covered species-specific avoidance and minimization measures for covered activities. General Measure Stream-2 requires a 100-foot stream setback from Buffalo Creek (measured from the top of bank) for all covered activities within the UDA where a creek or stream is within the project footprint. The project proposes to install two billboards, both to be installed placed greater than 600 feet east of Buffalo Creek. The project does not propose development within 100 feet of Buffalo Creek. Implementation of the proposed project is not expected to further degrade conditions along Buffalo Creek with respect to the setback, as compared to existing conditions. All other avoidance, minimization and mitigation measures for covered species described in the draft SSHCP are consistent with the proposed project and Mitigation Measure BIO-1. Therefore, implementation of the proposed project would have a **less-than-significant** impact related to consistency with the provisions of the SSHCP.

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3.5 CULTURAL RESOURCES

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
V. Cultural Resources. Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource pursuant to § 15064.5?	☐	☐	☐	☒
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?	☐	☒	☐	☐
c) Disturb any human remains, including those interred outside of formal cemeteries?	☐	☒	☐	☐

3.5.1 SETTING

The project site is a former mini-golf course with a building and associated parking lot. The building is not currently listed as historic resource. The project site lies within the ethnographic territory of the Nisenan, which are a distinct linguistic group that lives and lived within Yuba, Bear, American, and Feather River drainages and spread from the Sacramento Valley to the Sierra Nevada. Their fertile territory was rich with plant and animal life, which the Miwok hunted and gathered. Tule elk, mule deer, fish, several varieties of acorn, berries, and seed-bearing annual plants were just a few of the things that the Miwok would subsist on (Wilson and Towne 1978; 387).

3.5.2 RESEARCH METHODOLOGY

BACKGROUND RESEARCH

Cultural Resources Inventory

AECOM requested a records search on April 4, 2023 of pertinent cultural resources information curated by the North Central Information Center of the California Historic Resources Information System, located at California State University, Sacramento. The records search response on April 6, 2023 included reviews of previously-conducted studies and known cultural resources within a ¼ mile radius of the project site.

The records search assesses the cultural sensitivity of the area by verifying the documentation of known cultural resources at or adjacent to the project site and thus assess the likelihood of the presence of unrecorded cultural resources. This assessment is based on the historical references and the distribution of previously recorded resources in the vicinity of the project site and developing a context for the identification and preliminary evaluation of cultural resources that may be present within the project site.

Six previously recorded cultural resources were identified within ¼-mile of the project site were identified by the records search. The project site is located within the P-34_000335 Folsom Mining District. Within a quarter mile lies the Sacramento Valley Railroad, California's first passenger railroad P-34-000455 which is also parallel to P-

34-001678 (Folsom Boulevard) and P-34-002254, an historic water conveyance system. Also within the quarter mile radius is the Natomas-Aerojet Dredge Fields P-34-001710. All previously recorded resources are historic in nature.

Three previous studies were conducted within a quarter mile radius of the project site (see Tables 3.5-1 and 3.5-2).

Table 3.5-1 Previous Investigations within the Project Study Area

NCIC Report No	Report Title	Author and Date
002557	Finding of No Historic Properties Affected for the Proposed Folsom Widening Project, Sacramento County, California	Maniery, Mary 2000
002594	Historic Property Survey Report Folsom Boulevard Widening Project, Sacramento County, California.	Maniery, Mary and Tracy D. Bakic 2000
002761	Historic Properties Survey Report Downtown Sacramento Amtrak and Folsom Corridor Light Rail Transit Extensions and Double Tracking Project	Waechter, Sharon 1999

Notes: NCIC = North Central Information Center; Report is on file at the NCIC
Source: NCIC 2023; Data compiled by AECOM 2023.

Table 3.5-2 Previous Investigations Conducted within 0.25 miles of the Project Study Area

NCIC Report No	Report Title	Author and Date
000247	Cultural Resource Assessment of the Natomas Station, Sacramento County, California.	Peak, Ann S. and Associates 1978
008810	Cultural Resources Inventory, Westborough at Easton, Sacramento County, California	ECORP Consulting, Inc. 2007
010431	Cultural Resources Inventory and Evaluation for the Off-site VELB Preserve Area for the Glenborough at Easton and Easton Place Project, Sacramento County, California, Project No. 2009-165	Westwood, Lisa, and Stephen Pappas, 2010
012346	Historic Property Survey Report for the Rancho Cordova Parkway Interchange, FWHA071120A	Nadolski, John 2007
013763	Cultural Resources Survey of the SA062 Rt 50 & Hazel Ave/B Telecommunication Project, Rancho Cordova, Trileaf. Project #679239	Solis, Laurie 2021

Notes: NCIC = North Central Information Center; All reports are on file at the NCIC
VELB = Valley Elderberry Longhorn Beetle
Source: NCIC 2023; Data compiled by AECOM 2023

CULTURAL RESOURCE FIELD INVESTIGATIONS

On April 7, 2023, AECOM Archaeologist Diana Ewing conducted a pedestrian survey of the project area. Where soils were visible transects of not less than nine feet were completed. The area was predominately paved with dilapidated structures from previous use as both a retail site and an early 1980s mini-golf course (see Exhibit 3.5-1 – Exhibit 3.5-6). Exhibit 3.5-5 shows the current billboard on the site while Exhibit 3.5-6 shows the pavement marks for the location of the newly proposed sign. No archaeological resources were observed.



Exhibit 3.5-1 Former Mini Golf Course (West side of property)



Exhibit 3.5-2 Exposed soils on the southeastern side of the project site



Exhibit 3.5-3 Exposed soils behind former retail building



Exhibit 3.5-4 Paved area on northeastern portion of the project site



Exhibit 3.5-5 Current signage on the northeastern portion of the project site



Exhibit 3.5-6 Pavement marking location for proposed signage (looking southwest)

3.5.3 DISCUSSION

a) **Cause a substantial adverse change in the significance of a historical resource pursuant to § 15064.5?**

No Impact. No historic resources have been identified on the project site. The unused commercial building on the project site is not listed as a historic resource but may not been evaluated for historical significance. Even if this building were a historical resource, installation of the digital billboard structures would not affect this structure, with the nearest construction site more than 200 feet to the west of it. Therefore, the proposed project would not a substantial adverse change in the significance of a historical resource.

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

Less than Significant with Mitigation Incorporated. The proposed project would involve ground disturbance to install monopoles to support the electronic billboards. An auger would be used to bore 4-foot-diameter by 50-foot-deep holes, which would involve removal of approximately 8 cubic yards of excess fill for each sign foundation. No significant archaeological resources have been identified on the project site. Based on the results of the archival research and field survey, there is low-to-moderate potential that archaeological resources would be encountered during ground-disturbing activities for the proposed project. Despite the limited extent of ground disturbance, if archaeological resources were encountered during these ground disturbing activities, this impact could be **potentially significant**.

Mitigation Measure CUL-1: Accidental Damage and Discovery Protocols

The project applicant or its contractor shall retain a qualified archaeologist to undertake the tasks specified within this mitigation measure. In the event that suspected precontact or historic-period archaeological resources are encountered during debris removal, demolition, excavation, and/or grading of the site, all activity within a 50-foot radius of the find shall be stopped, the project applicant or designee shall be notified, and the qualified archaeologist shall examine the find. Project personnel shall not collect or move any cultural material. The archaeologist shall evaluate the find(s) to determine if it meets the definition of a historical, unique archaeological, and/or tribal cultural resource and follow the further procedures outlined below:

- If the finds do not meet the definition of a historical resource or unique archaeological resource, no further study or protection is necessary prior to resuming project implementation.
- If the find(s) does meet the definition of a historical resource or unique archaeological resource, then it should be avoided by project activities. If avoidance is not feasible, as determined by the City of Rancho Cordova, the qualified archaeologist in consultation with the City, shall make appropriate recommendations regarding the treatment and disposition of such finds, and significant impacts to such resources shall be mitigated in accordance with the recommendations of the archaeologist prior to resuming construction activities within a 50-foot radius.
- If human remains are encountered, project work shall stop in the vicinity of the remains and, as required by law, the Sacramento County Coroner would be notified immediately. An archaeologist also would be contacted to evaluate the find. If the human remains were determined of Native

American origin, the coroner would need to notify the Native American Heritage Commission (NAHC) within 24 hours of that determination. Pursuant to Public Resources Code Section 5097.98, the NAHC, in turn, would immediately contact a Most Likely Descendent (MLD). The MLD would have 48 hours to inspect the site and recommend treatment of the remains. The project applicant and City shall coordinate with the MLD in good faith to find a respectful resolution to the situation and entertain all reasonable options regarding the descendants' preferences for treatment.

- Recommendations for treatment and disposition of finds could include, but are not limited to, the collection, recordation, and analysis of any significant cultural materials, or the turning over of tribal cultural resources to tribal representatives for appropriate treatment. A report of findings documenting any data recovery shall be submitted to the Northwest Information Center (NWIC).

SIGNIFICANCE AFTER MITIGATION

Because this mitigation measure requires stopping work within the area of any potential find(s), and requires that a qualified archaeologist inspect the find and, in consultation with the City, make recommendations for avoiding or reducing impacts, implementation of Mitigation Measure CUL-1 would reduce impacts of the proposed project to undiscovered archaeological resources to less than significant with mitigation.

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

Less than Significant with Mitigation Incorporated. Although a low potential would exist, the possibility of encountering human remains cannot be discounted. However, this impact would be reduced to a less-than-significant level with implementation of Mitigation Measure CUL-1 because this mitigation measure requires stopping work within the area of any potential find(s), and requires that a qualified archaeologist inspect the find and, in consultation with the City, make recommendations for avoiding or reducing impacts.

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3.6 ENERGY

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
VI Energy. Would the project:				
a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	☐	☐	☒	☐
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	☐	☐	☐	☒

3.6.1 SETTING

Electric services in the project area are provided by the Sacramento Municipal Utility District (SMUD). SMUD has served Sacramento County since 1946 and is the nation's sixth-largest community-owned electric utility (SMUD 2023). SMUD delivers electricity to an approximately 900 square-mile area within Sacramento County, serving 1.5 million people. SMUD's primary power sources are natural gas, hydroelectric, and wind (SMUD 2021). Pacific Gas and Electric Company (PG&E) provides natural gas within the city of Rancho Cordova. The project would not require natural gas for operations, so PG&E's capacity to supply natural gas is not discussed further in this Initial Study.

3.6.2 DISCUSSION

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. Energy efficiency is a possible indicator of environmental impacts. The actual adverse physical environmental effects of energy use and the efficiency of energy use are detailed throughout this IS/MND in the environmental topic-specific sections. For example, the use of energy associated with electricity consumption leads to indirect greenhouse gas (GHG) emissions, the impacts of which are addressed in Section 3.8, Greenhouse Gas Emissions. There is no physical environmental effect associated with energy use that is not addressed in the environmental topic-specific sections of this IS/MND.

Project activities would increase energy consumption for the duration of construction in the form of fossil fuels (e.g., gasoline, diesel fuel). Transportation energy use during construction would come from the transport and use of construction equipment (off-road), delivery and haul trucks (on-road), and construction employee passenger vehicles (on-road). Construction-related energy consumption would be limited to the short duration of construction (1 month) and would cease upon completion of construction activities. Project operations would result in energy consumption from the use of electricity to operate the billboards. As described in Section 2, Project Description, the billboards would be operated 24 hours a day, seven days a week, 365 days a year, and the brightness of the billboards would automatically adjust up or down based on ambient light conditions.

Construction and operational energy consumption associated with the project is summarized in Table 3.6-1. Additional modeling assumptions and more details are provided in Section 3.3, Air Quality, and Appendix A.

Table 3.6-1 Construction and Operational Energy Consumption

Energy Consuming Activity	Energy Requirement	Unit
Construction Diesel Consumption ¹	1,841	Gallons
Construction Gasoline Consumption ¹	100	Gallons
Operational Electricity Consumption ²	115,340	kWh/year

Notes: kWh/year = kilowatt hours per year

¹ Construction-related energy consumption was estimated using the carbon dioxide (CO₂) emissions calculations for the construction activities and application of the U.S. Energy Information Administration's CO₂ emissions coefficients (EIA 2022) to estimate fuel consumption for construction activities.

² Operational electricity consumption based on information provided by the manufacturer and an average energy consumption estimate of approximately 158 kilowatt-hours per day per sign.

Source: Modeled by AECOM in 2023.

Due to the short and temporary nature of construction, the anticipated equipment and minor construction work required for this project type, the project would not include unusual characteristics that would necessitate the use of construction equipment that is less energy-efficient than the equipment used at comparable construction sites. In addition, construction contractors are required, in accordance with Mitigation Measure AIR-1 and the CARB Airborne Toxic Control Measure for Diesel-Fueled Commercial Motor Vehicle Idling, to minimize the idling time of construction equipment and trucks by shutting equipment off when it is not in use and limit idling time to a maximum of 5 minutes. Per Mitigation Measure AIR-1, construction contractors would also be required to maintain and properly tune all construction equipment in accordance with manufacturers' specifications. These required practices would limit wasteful and unnecessary energy consumption.

Operational energy consumption would also be minor, and electricity used for the billboards would not be unnecessary since the purpose of the project is to operate two billboards that require electricity. Therefore, energy consumption associated with construction and operation of the project would not be inefficient, wasteful, or unnecessary.

b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?

No Impact. The project would not use land that was otherwise slated for renewable energy production and does not otherwise conflict with any state or local renewable energy plans. As described previously, the project's operational energy demand would be limited to electricity consumption from the operation of the digital billboards and minor fuel consumption associated with infrequent maintenance-related vehicle trips. In addition, on-road and off-road equipment used during construction and maintenance of the digital billboards would comply with applicable off-road equipment and on-road vehicle regulations, which impose limits on idling and fuel use specifications and ensure fuel is used efficiently. The digital billboards would also be equipped with light emitting diode (LED) lights that are Underwriters Laboratories Environmental (UL-E) Green Leaf certified (Watchfire Signs 2011). Underwriters Laboratories (UL) and UL-E, working with the California Energy Commission and sign industry representatives, developed the program to assist sign manufacturers with testing and certifying products for their compliance to a variety of energy efficiency requirements, including those within Title 24 of the California Energy Commission's Building Energy Efficiency Standards (Watchfire Signs 2011). Therefore, the project would not conflict with or obstruct any state or local plans for renewable energy or energy efficiency.

3.7 GEOLOGY AND SOILS

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

3.7.1 SETTING

The project site is generally flat, with elevation above mean sea level ranging from approximately 125 to 135 feet. There are no distinctive geological features. The project site is in an area of relatively low seismic potential. No

earthquake faults are known to exist at or near the project site (City of Rancho Cordova and Caltrans 2014). The California Division of Mines and Geology map shows the eastern and central portions of Sacramento County, which include the project site, in a relatively low intensity ground-shaking zone. Liquefaction is considered to be low given the relatively dense/stiff nature of the soils underlying the project site, combined with the lack of groundwater in the upper 50 feet of soil.

The predominant soil type on site is Xerorthents, dredge tailings–urban land complex, 0–2 percent slopes, which consists of well-drained soils with high permeability and low water capacity. The shrink-swell potential for this soil series is low.

3.7.2 DISCUSSION

- a) **Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:**
 - i) **Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? (Refer to Division of Mines and Geology Special Publication 42.)**

No Impact. Surface rupture is an actual cracking or breaking of the ground along a fault during an earthquake and is generally limited to a linear zone a few yards wide. The project site is not located within an Alquist-Priolo Earthquake Fault Zone, nor is the site located within or immediately adjacent to the trace of any other known fault; therefore, surface fault rupture at the project site is unlikely.

- ii) **Strong seismic ground shaking?**

Less than Significant. The proposed project would install two digital advertising billboards on a vacant parcel located in a relatively low intensity ground-shaking zone. These structures would be required to follow the seismic standards of the most recent version of the California Building Code, which requires measures to ensure that structures can withstand the maximum expected ground shaking without catastrophic failure. Therefore, the proposed project would not directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving strong seismic ground shaking.

- iii) **Seismic-related ground failure, including liquefaction?**

Less than Significant. As noted above, the project site is located in a relatively low intensity ground-shaking zone. In addition, liquefaction is considered to be low given the relatively dense/stiff nature of the soils underlying the project site, combined with the lack of groundwater in the upper 50 feet of soil. Finally, the proposed sign structures would be required to follow the seismic standards of the most recent version of the California Building Code, which requires measures to ensure that structures can withstand the maximum expected ground shaking without catastrophic failure, including due to liquefaction.

- iv) **Landslides?**

No Impact. The topography at the project site and immediately adjacent to the project site is nearly level, with the average slope gradients across the project site less than 1 percent. In addition, there are no hillsides in adjacent areas that could affect the project site.

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

Less than Significant. Because the project site is flat, minimal grading is required. A small amount of fill would be imported to allow construction equipment to cross on-site drainage ditches. Up to 16 cubic yards of excess fill from bore holes drilled to install the sign structures may be temporarily stockpiled on site during construction prior to removal. However, soil erosion and loss of topsoil would be prevented during project construction through use of BMPs, such as silt fencing and fiber rolls. The project does not require a Stormwater Pollution Prevention Plan (SWPPP) or a grading permit from the City of Rancho Cordova due to its small size, as these small-scale projects on flat terrain typically do not have significant effects related to soil erosion.

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. The project site does not contain the conditions that could result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse of the proposed sign structures. The potential for failure from subsidence, lateral spreading, and liquefaction is low because the groundwater table is at least 50 feet below ground surface, and there are no alluvial deposits. In addition, as noted above, the project site is located in a relatively low intensity ground-shaking zone.

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. The predominant soil type on site is Xerorthents, dredge tailings—urban land complex, 0–2 percent slopes, which consists of well-drained soils with high permeability and low water capacity. The shrink-swell potential for this soil series is low.

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

No Impact. The proposed project is installation of two digital advertising billboards on a parcel with no active land uses. No use of an on-site wastewater disposal system is proposed, and no disposal of wastewater is required.

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

Less than Significant. The proposed project would be predominantly located in very highly disturbed soils—the majority of the soils in the project area comprise mine dredge tailings—and have no potential to contain paleontological resources. Further, as noted in the EIR prepared for the City of Rancho Cordova General Plan, a search of the University of California Museum of Paleontology collections database conducted for the General Plan EIR did not identify any evidence of significant paleontological resources in the Rancho Cordova Planning Area (City of Rancho Cordova 2006). The area does not appear sensitive for the presence of paleontological resources.

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3.8 GREENHOUSE GAS EMISSIONS

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
VIII.Greenhouse Gas Emissions. Would the project:				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	☐	☐	☒	☐
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	☐	☐	☒	☐

3.8.1 SETTING

Greenhouse gas emissions (GHGs) play a critical role in determining the earth's surface temperature. A portion of the solar radiation that enters earth's atmosphere is absorbed by the earth's surface, and a smaller portion of this radiation is reflected back toward space. Infrared radiation (i.e., thermal heat) is absorbed by GHGs; as a result, infrared radiation released from the earth 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.

GHGs are present in the atmosphere naturally, are released by natural sources, and are formed from secondary reactions taking place in the atmosphere. The following are GHGs that are widely seen as the principal contributors to human-induced global climate change: carbon dioxide (CO₂), methane (CH₄), nitrous oxide (N₂O), hydrofluorocarbons (HFCs), perfluorocarbons (PFCs), and sulfur hexafluoride (SF₆).

Global warming potential (GWP) is a concept developed to compare the ability of each GHG to trap heat in the atmosphere relative to CO₂. The GWP of a GHG is based on several factors, including the relative effectiveness of a gas to absorb infrared radiation and length of time (i.e., lifetime) that the gas remains in the atmosphere ("atmospheric lifetime"). The GWP of each gas is measured relative to CO₂, the most abundant GHG. GHGs with lower emissions rates than CO₂ may still contribute to climate change because they are more effective at absorbing outgoing infrared radiation than CO₂ (i.e., high GWP). The concept of CO₂-equivalents (CO₂e) is used to account for the different GWP potentials of GHGs to absorb infrared radiation.

3.8.2 THRESHOLDS OF SIGNIFICANCE

On May 1, 2023, the City of Rancho Cordova released the Draft Climate Action and Adaptation Plan (Draft CAAP) for public review. The purposes of the Draft CAAP are to identify strategies and measures the City can take to reduce GHG emissions to levels that align with the State's goals and set forth strategies to adapt and promote resilience to the impacts of climate change (City of Rancho Cordova 2023). To reduce communitywide emissions in alignment with statewide targets, the Draft CAAP has established a 2030 target of achieving a GHG emissions level of 36 percent below 2019 levels (438,300 metric tons [MT] CO₂e annually); and a 2045 goal of achieving a GHG emissions level of 81 percent below 2019 levels (129,300 MT CO₂e annually). To achieve the

2030 target and to make substantial progress toward the 2045 goal, the Draft CAAP proposes a Strategy Framework consisting of 14 GHG reduction strategies, 34 GHG emission reduction measures, and supporting actions in the following sectors: On-Road Transportation, Building Energy, Off-Road Vehicle and Equipment, Water and Solid Waste, and Carbon Sequestration. The Draft CAAP was also prepared with the intent to be consistent with the provisions of CEQA Guidelines Section 15183.5 so that development project applicants in the city would have the opportunity to streamline CEQA review for projects that are consistent with the Draft CAAP. A project's consistency with the Draft CAAP would be determined through the Consistency Checklist presented in Appendix G of the Draft CAAP. However, at the time of this analysis, the Draft CAAP has not been approved and Appendix G of the Draft CAAP, has not been released for public review.

Therefore, for the purposes of determining whether the project's construction related and operational GHG emissions would result in a cumulatively considerable contribution to the cumulative impact of climate change, this analysis follows the guidance prepared by SMAQMD in its *Guide to Air Quality Assessment in Sacramento County* (CEQA Guide) (SMAQMD 2021). Table 3.8-1 lists the SMAQMD adopted thresholds of significance for GHG emissions.

Table 3.8-1 SMAQMD GHG Emissions CEQA Thresholds of Significance

Phase	Threshold
Construction	1,100 MT CO ₂ e per year
Operational	1,100 MT CO ₂ e per year and implementation of Tier 1 BMPs: BMP 1: no natural gas: projects shall be designed and constructed without natural gas infrastructure. BMP 2: Electric Vehicle (EV) ready: projects shall meet the current CalGreen Tier 2 standards, except all EV capable spaces shall be instead EV ready.

Source: SMAQMD 2021.

Notes:

BMP = best management practices; CalGreen = California Green Building Standards; CEQA = California Environmental Quality Act; CO₂e = carbon dioxide equivalents; GHG = greenhouse gas emissions; MT = metric tons

Since the project includes the installation of two digital, electrical signs and operational activities would be limited to electricity consumption, BMP 1 and 2, which prohibit natural gas infrastructure and require the installation of electric vehicle (EV)-ready spaces for land uses that involve mobile source emissions, respectively, would not be applicable. Therefore, determining whether the project's construction related and operational GHG emissions may result in a cumulatively considerable contribution to the cumulative impact of climate change, is based on SMAQMD's threshold of 1,100 MT CO₂e per year (SMAQMD 2021).

3.8.3 DISCUSSION

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

Less than Cumulatively Considerable Impact. Construction-related exhaust GHG emissions would be generated from a variety of sources during construction of the project including, but not limited to heavy-duty construction equipment, haul trucks, material delivery trucks, and construction worker vehicles. Construction-related GHG emissions were estimated using the methodology discussed in Section 3.3, Air Quality. Operational GHG emissions would only consist of indirect GHG emissions from electricity consumption of the two

billboards. Based on information provided by the sign manufacturer, daily electricity consumption is estimated to be approximately 158 kilowatt-hours per sign. As described in Section 2, Project Description, the billboards would be operated 24 hours a day, seven days a week, 365 days a year and electricity would be supplied by SMUD. As such, the annual electricity consumption is estimated to be 115,340 kilowatt-hours per year. GHG emissions associated with this electricity consumption were estimated in the air pollutant emissions estimating software, CalEEMod, which utilizes the SMUD's 2023 GHG intensity factors. Refer to Appendix A for additional details.

Table 3.8-2 presents a summary of the project's total construction related GHG emissions and annual operational GHG emissions.

Table 3.8-2 GHG Emissions Summary

Description	MT CO ₂ e
Total Construction Emissions	19.4
SMAQMD Threshold (MT CO ₂ e per year)	1,100
Annual Operational Emissions (MT CO ₂ e per year)	17.2
SMAQMD Threshold (MT CO ₂ e per year)	1,100
Exceeds Thresholds?	No

Notes:

CO₂e = carbon dioxide equivalents; GHG = greenhouse gas emissions; MT = metric tons; SMAQMD = Sacramento Metropolitan Air Quality District.

As shown in Table 3.8-1, the project's construction and operational GHG emissions would not exceed the SMAQMD thresholds of significance of 1,100 MT CO₂e per year. Therefore, the project's construction and operational GHG emissions would result in a **less than cumulatively considerable** contribution to the cumulative impact of climate change.

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

Less than Cumulatively Considerable Impact. As discussed previously, the City of Rancho Cordova has prepared a Draft CAAP; however, this Draft CAAP has not been finalized at the time of this analysis. Therefore, this analysis is based on an evaluation of statewide plans, policies, or regulations adopted for the purpose of reducing GHG emissions.

In accordance with State law, CARB developed the State's Climate Change Scoping Plan (2008) and Scoping Plan updates (2014, 2017, and 2022) to outline the State's strategy to reduce California's GHG emissions per Assembly Bill (AB) 32, Senate Bill (SB) 32, and AB 1279. CARB's Scoping Plan updates include measures that would indirectly address GHG emissions from construction activities, including the phasing in of cleaner technology for diesel engine fleets and the development of a Low Carbon Fuel Standard. Policies formulated under the mandate of AB 32 that apply to construction-related activity, either directly or indirectly, are assumed to be implemented statewide and would affect the project should those policies be implemented before construction begins.

As described previously, the long-term generation of GHG emissions associated with the project would be limited to electricity consumption. California established a Renewables Portfolio Standard, which requires retail sellers of electricity to meet specific goals of providing their energy supply from renewable sources. Per SB 100, electricity retailers are required to provide at least 60 percent of their supply from renewable sources by 2030. SB 100 also added the requirement that all state's electricity must come from carbon-free resources by 2045. Therefore, these requirements would continue to reduce the carbon content of electricity generation and would reduce GHG emissions associated with the project's electricity consumption.

Furthermore, the SMAQMD quantitative thresholds of significance for GHGs were developed with the intent to ensure at least 90 percent of new GHG emissions would be reviewed and assessed for mitigation, thereby contributing to GHG emissions reductions goals set forth by AB 32 and SB 32. As described in Section 3.8.3(a), the project would not exceed GHG emission thresholds established by SMAQMD, and the project would not include natural gas infrastructure nor generate mobile source emissions during operations. Due to the project's consistency with the above-described plans, as well as not exceeding thresholds of significance, the project would not conflict with applicable plans, policies, or regulations adopted for the purposes of reducing GHG emissions. This impact would result in a **less than cumulatively considerable** contribution to the significant impact of climate change.

3.9 HAZARDS AND HAZARDOUS MATERIALS

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
IX. Hazards and Hazardous Materials. Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	☐	☐	☒	☐
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and/or accident conditions involving the release of hazardous materials into the environment?	☐	☒	☐	☐
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	☐	☐	☐	☒
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code §65962.5 and, as a result, would it create a significant hazard to the public or the environment?	☐	☐	☐	☒
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	☐	☐	☐	☒
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	☐	☐	☒	☐
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires?	☐	☐	☐	☒

3.9.1 SETTING

USE OF AGRICULTURAL CHEMICALS ON THE PROJECT SITE

Chemicals potentially used in agricultural activities could result in residual concentrations of persistent pesticides in the soil. Persistent pesticides leave residues that remain in the environment without breaking down, such as organochlorine pesticides (e.g., dichlorodiphenyltrichloroethane [DDT], Toxaphene, and Dieldrin). There is no record of this project site being used for agriculture within the last century, thus it is unlikely that organochloride pesticides and other agrochemicals are present in on-site soils.

RESULTS OF RECORDS SEARCH FOR HAZARDOUS MATERIALS

AECOM searched the SWRCB's GeoTracker web site and the California Department of Toxic Substances Control's (DTSC's) EnviroStor web site to identify toxic releases, hazardous waste, or other violations that could affect the project site (SWRCB 2023, DTSC 2023a). The project site is not listed as a hazardous waste site in either of these databases.

DTSC maintains a hazardous waste and substances site list (Cortese list) pursuant to Government Code Section 65962. As of January 2018, the project site is not on this list (DTSC 2023b).

In addition, AECOM searched the EPA's Envirofacts database. The Envirofacts database is an assemblage of EPA databases, including the Comprehensive Environmental Response, Compensation, and Liability Act (commonly known as Superfund) Information System database, which includes National Priorities List sites being assessed under the Superfund program, hazardous waste sites, and potentially hazardous waste sites. The project site is not listed in the Envirofacts database (EPA 2023).

SCHOOLS IN THE PROJECT VICINITY

No K–12 schools are located within 0.25 mile of the project site. The closest school to the project site is Gold River Elementary School located approximately 0.6 mile to the north.

AIRPORTS AND AIRSTRIPS

The closest airports to the project site are Mather Airport approximately 4.3 miles southwest and Sacramento McClellan Airport approximately 9 miles northwest. The project site is not located in the clear zone, approach-departure zone, or overflight zone of any airport. There are no private airstrips within 2 miles of the project site.

WILDFIRE RISK

The majority of Sacramento County is identified by the California Department of Forestry and Fire Protection (CAL FIRE) as a Local Responsibility Area. Local Responsibility Areas (LRA), which are under the jurisdiction of local entities (e.g., cities, counties), are required to only identify very high fire hazard severity zones. The CAL FIRE map "Fire Hazard Severity Zones in LRA" for Sacramento County identifies the project site and surrounding area as not being within the Moderate, High, or Very High Fire Hazard Severity Zone, which indicates that the risk of wildland fire hazards is not considered moderate, high, or very high (CAL FIRE 2008).

3.9.2 DISCUSSION

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

Less than Significant. Project construction would involve the storage, use, and transport of small amounts of hazardous materials (e.g., asphalt, fuel, lubricants, paint, and other substances) on roadways, such as Folsom Boulevard and regional highways, such as US 50. Regulations governing hazardous materials transport are included in California Code of Regulations Title 22, the California Vehicle Code (California Code of Regulations Title 13). The transportation of hazardous materials is also subject to applicable local, State, and federal regulations, which have been specifically designed to minimize the risk of upset during routine construction

activities. State agencies with primary responsibility for enforcing federal and State regulations and responding to hazardous materials transportation emergencies consist of the California Highway Patrol and the California Department of Transportation. Together, these agencies determine container types used and license hazardous waste haulers for transportation of hazardous waste on public roads.

Construction contractors would be required to comply with California Environmental Protection Agency's Unified Program; regulated activities would be managed by Sacramento County Department of Environmental Resources, the designated Certified Unified Program Agency for Sacramento County, in accordance with the regulations included in the Unified Program (e.g., hazardous materials release response plans and inventories, California Uniform Fire Code hazardous material management plans and inventories). Such compliance would reduce the potential for accidental release of hazardous materials during construction of the proposed project.

Construction and operation of the proposed project are required by law to implement and comply with existing hazardous material regulations. Each of these regulations is specifically designed to protect the public health through improved procedures for the handling of hazardous materials, better technology in the equipment used to transport these materials, and a more coordinated quicker response to emergencies. As the proposed project would comply with existing regulations, it would not create significant hazards to the public through routine, transport, use, disposal, and risk of upset.

b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and/or accident conditions involving the release of hazardous materials into the environment?

Less than Significant with Mitigation Incorporated. AECOM searched the EPA's Envirofacts, the SWRCB's GeoTracker, and DTSC's Envirostor web sites to identify toxic releases, hazardous waste, or other violations that could affect the site. The project site is not listed in these databases as a hazardous waste site (EPA 2023, SWRCB 2023, DTSC 2023a). Although the project site is not listed as a hazardous waste site and no hazardous wastes were observed during the site reconnaissance, there is the potential that subsurface hazardous waste may be encountered in on-site soils. The impact would be **potentially significant**.

Mitigation Measure: HAZ-1: Retain a Licensed Professional to Investigate Known or Unknown Hazards and Hazardous Materials and Implement Required Measures, as Necessary.

If, during site preparation and construction activities, evidence of hazardous materials contamination is observed or suspected (e.g., stained or odorous soil or groundwater), construction activities shall cease immediately in the area of the find. If such contamination is observed or suspected, the contractor shall retain a qualified hazardous materials specialist to assess the site and collect and analyze soil and/or water samples, as necessary. If contaminants are identified in the samples, the contractor shall notify and consult with the appropriate federal, State, and/or local agencies, including the Department of Toxic Substances Control. Measures to remediate contamination and protect worker health and the environment shall be implemented in accordance with federal, State, and local regulations before construction activities may resume at the site where contamination is encountered.

SIGNIFICANCE AFTER MITIGATION

Implementation of Mitigation Measure HAZ-1 would reduce the potentially significant impacts related to exposure to hazardous substances to a **less-than-significant** level because any hazardous substances would be

removed and properly disposed of by a licensed contractor in accordance with federal, State, and local regulations, which are specifically designed to protect the public from human health hazards.

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

No Impact. The nearest school to the project site is located more than ½ mile to the north. Therefore, the proposed project would not result in hazardous emissions or handle acutely hazardous materials (i.e., waste containing such dangerous chemicals that it could pose a threat to human health and the environment even when properly managed) within 0.25 mile of an existing school.

d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code § 65962.5 and, as a result, would it create a significant hazard to the public or the environment?

No Impact. The project site is not listed on a hazardous waste and substances site list (Cortese list) pursuant to Government Code Section 65962 (DTSC 2023b).

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 site is not subject to any airport land use plan or located in the clear zone, approach-departure zone, or overflight zone of any airport. The closest public airport to the project site is the Mather Airport, located approximately 4.3 miles to the southwest, and McClellan Airport, approximately 9 miles northwest. Therefore, the proposed project would not result in safety hazards for people residing in the vicinity of a public airport.

f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?

Less than Significant. Implementation of the proposed project would not interfere with any adopted emergency response or evacuation plans. During the one-month construction of the proposed digital billboards, construction vehicles would access the project site from Folsom Boulevard, a four-lane arterial that is easily passable by emergency vehicles. In addition, the project site contains ample unused parking areas for vehicle queueing and parking, which would prevent back-ups onto Folsom Boulevard. Because the proposed project would not obstruct a route that may be used in emergency evacuation, it would not substantially impair an adopted emergency response plan or emergency evacuation plan. Further, operational traffic would be minimal and not impair implementation of or physically interfere with an adopted emergency response plan or evacuation plan.

g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires?

No Impact. The project site is flat, mostly paved, surrounded by urban uses, and located in an area of low fire hazard severity. As the conditions for wildfire are not present, the proposed project would not 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.

3.10 HYDROLOGY AND WATER QUALITY

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
X. Hydrology and Water Quality. Would the project:				
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	☐	☐	☒	☐
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	☐	☐	☒	☐
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 which would:	☐	☐	☒	☐
i) Result in a 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 off-site;	☐	☐	☒	☐
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?	☐	☐	☐	☒
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	☐	☐	☐	☒
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	☐	☐	☐	☒

3.10.1 SETTING

The project site is within an urbanized area and is developed with a former mini-golf course, a building, and associated parking lot. The site is level and mostly covered with hardscape surfaces. The project area is situated over a shallow unconfined aquifer system, which is approximately 200 feet below ground surface, and a deeper confined groundwater aquifer system ranging from a few hundred feet to over 2,000 feet below ground surface (City of Rancho Cordova General Plan DEIR 2006).

The surface water resources nearest the project site include the Folsom South Canal, Buffalo Creek, and the American River. The Folsom South Canal is located approximately 150 feet south of the project site. The Folsom South Canal is a concrete canal that diverts water from the American River at Nimbus Dam for irrigation, industrial and municipal water supply, and travels about 26.7 miles in a southerly direction to serve Sacramento and San Joaquin counties. Buffalo Creek is located approximately 315 feet south of the project site and is adjacent to the Folsom South Canal. The American River is located approximately 0.75 miles north of the project site and flows through the American River Parkway of open space greenbelt that provides flood protection and recreational opportunities within the City limits.

The Flood Emergency Management Agency (FEMA) classifies the project site as Zone X, an area of minimal flood hazard (FEMA 2012). The project site is not within a tsunami hazard zone (California DOC 2019) or in the vicinity of a reservoir, harbor, lake, or storage tank capable of creating a seiche.

3.10.2 DISCUSSION

a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?

Less than Significant. The proposed project would construct two digital billboards, supported by monopoles, on an existing 11.4-acre commercial site. The billboards would be located in two separate areas on the parcel. Installation of the monopoles would require boring 4-foot-diameter by 50-foot-deep holes, which would include the removal of approximately eight cubic yards of excess fill for each sign foundation. This excess fill would either be distributed on-site or hauled to an off-site use that requires fill. Short-term surface water quality impacts would potentially occur during construction-related activities such as grading (west location only), temporary placement of fill to allow construction equipment to cross on-site drainage ditches, drilling the excavated sign hole for the foundation, pouring concrete, and stockpiling excavated fill. Runoff of loose soils and/or construction wastes and equipment fuel during a rainstorm could flow into local storm drains. Such contaminated runoff could potentially threaten downstream water resources that receive runoff from the local drainage network. Because the unconfined aquifer system is approximately 200 feet or more below the ground surface, it is unlikely that groundwater would be encountered during boring to a depth of 50 feet.

Compliance with the National Pollutant Discharge Elimination System (NPDES) Area Wide Stormwater Program and the City's standard storm water runoff provisions for construction activities, such as runoff control and other measures set forth in the City of Rancho Cordova Municipal Code Chapter 15.12 (Storm Water Management and Discharge Control) would ensure that the project does not violate any water quality standards or any waste discharge requirements during construction. Given the proposed project's minimal impact area and implementation of project-incorporated water quality BMPs, construction activities would not lead to erosion or substantial contribution of polluted storm water runoff that would result in violation of any water quality standards or waste discharge requirements.

The City of Rancho Cordova is a member agency in the Sacramento Central Groundwater Authority (SCGA). To satisfy the California Sustainable Groundwater Management Act, SCGA is collaborating with the Omochochumne-Hartnell Water District, Northern Delta, County of Sacramento, and Sloughhouse Resource Conservation District to develop a Groundwater Sustainability Plan for the South American Subbasin, a high priority subbasin within the larger Sacramento Valley Groundwater Basin (South American Subbasin Groundwater Sustainability Agencies 2021) South American Subbasin Groundwater Sustainability Plan.

- b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?**

Less than Significant. The proposed digital billboards would not require water to operate. The east sign (Area 2) would be installed in a paved area and therefore would not add to existing impervious surface area. The west sign (Area 1) would require installation of a foundation in an unpaved area; however, the increase in impervious surface area would be less than 13 square feet. Therefore, project development would not interfere substantially with any groundwater recharge from precipitation or on-site sheet flows. Therefore, the proposed project would not deplete groundwater supplies or interfere substantially with groundwater recharge such that the proposed project may impede sustainable groundwater management of the basin.

- 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 which would:**

- i) Result in a substantial erosion or siltation on- or off-site;**

Less Than Significant. The project site is within an urbanized area and is developed with a former mini-golf course with a building and associated parking lot. The site is level and mostly covered with hardscape surfaces, although it does contain ruderal grassland and trees, with the greatest extent west of the existing building. Although some tree removal and minor grading would be required to install the west sign (Area 1), BMPs incorporated into the project would ensure containment of fill soils and stormwater City-required BMPs. Therefore, the proposed project would not substantially alter the existing drainage pattern of the site or area, including through the alteration of a course, stream, or river, or through the addition of impervious surfaces as the installation of the proposed digital sign would occur in a developed paved area.

- ii) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site;**

Less than Significant. The project site is within an urbanized area and is developed with a former mini-golf course, a building and associated parking lot. The site is level and mostly covered with hardscape surfaces. Construction of the proposed project involves two digital billboards, supported by monopoles, on an existing 11.4-acre commercial site. The billboards would be located in two separate areas on the parcel. The digital billboard pole would be backfilled, and the surrounding pole area would be incased in concrete, which would add an impervious surface area of less than 13 square feet. Because the proposed project involves minimal ground-disturbing activities, and any drainage pattern changes would be temporary and localized, the project would not substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site.

- 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**

No Impact. As discussed above under checklist items i) and ii) of this section, the proposed project would not alter drainage patterns on the site, nor would it substantially increase the number of impermeable surface area on the site because the project site is within an urbanized area and is developed with paved surfaces. As explained under checklist item a), the potential sources of stormwater pollutants associated with the proposed project would be limited to construction-related chemicals such as petroleum products used for construction equipment.

However, the duration of construction and the amount of equipment and ground disturbance required are short-term and limited. Additionally, the project would incorporate standard BMPs to minimize the potential for storm water contamination during construction. The operation of the digital billboard would not create a source of polluted runoff. Therefore, the proposed project would not create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff and **no impact** would occur.

iv) Impede or redirect flood flows?

No Impact. As discussed above under checklist item i), ii), and the Setting of this section, the project site is within an urbanized area and is developed with former commercial use. The project site is classified as Zone X, an area of minimal flood hazard (FEMA 2012). The project site is also 125-135 feet above elevation and would remain similar to existing conditions that do not impede or redirect flood flows. Additionally, the proposed project does not consist of housing or present a risk for flooding or redirection of flood flows. The proposed project is not anticipated to substantially increase the rate or amount of surface runoff during construction or operational activities and would not exceed the capacity of the existing/planned stormwater drainage systems in the project area. Therefore, the proposed project would not impede or redirect flood flows.

d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?

No Impact. As discussed under checklist item iv), the project site is classified as Zone X, an area of minimal flood hazard (FEMA 2012). In addition, the site is 130 feet above mean sea level, and the area is not seismically active. Additionally, the project site is not within a tsunami hazard zone (California DOC 2019) or in the vicinity of a reservoir, harbor, lake, or storage tank capable of creating a seiche. Therefore, the proposed project would not risk the release of pollutants due to project inundation.

e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?

No Impact. As discussed above, the proposed project would result in negligible impacts on water quality during the short-term construction process due to the handling, storage, and disposal of construction materials, maintenance and operation of construction equipment, and earthmoving activities. Project construction would not disturb more than one acre of soil and thus, would not be required to obtain coverage under the State Water Resources Control Board's (SWRCB's) General Permit for Discharges of Storm Water Associated with Construction Activity Construction General Permit Order 2009-0009-DWQ (General Construction Permit). Further, the proposed project would not require the use of groundwater and would not involve drilling any new groundwater wells. Therefore, the proposed project would not conflict with or obstruct the implementation of the South American Subbasin Groundwater Sustainability Plan.

3.11 LAND USE AND PLANNING

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
XI. Land Use and Planning. Would the project:				
a) Physically divide an established community?	☐	☐	☐	☒
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?	☐	☐	☐	☒

3.11.1 SETTING

The project site is within an urbanized area adjacent to a highway and is developed with commercial structures and paved surface parking lots. The proposed project involves the construction of two digital billboards, supported by monopoles, on an existing 11.4-acre commercial site. The billboards would be located in two separate areas on the parcel. The project site is bordered by railroad tracks, Folsom Boulevard, and US 50 to the north and Folsom South Canal on the south side consisting of open space and industrial uses. The unincorporated community of Gold River is located north of US 50.

The City's General Plan land use designation is Folsom Boulevard Planning Area, and the current zoning is General Commercial (GC), which allows general commercial and industrial uses to implement the City's commercial mixed-use and heavy industrial General Plan land use categories. These districts provide sufficient and appropriately located land for general commercial and industrial uses that minimize impacts on residential neighborhoods (City of Rancho Cordova Municipal Code Chapter 23.316 – General Commercial and Industrial Zones).

3.11.2 DISCUSSION

a) Physically divide an established community?

No Impact. The project proposes to construct two advertising billboards with electronic displays on an existing 11.4-acre commercial site on the south side of US 50 in the City of Rancho Cordova. The billboards would be located in two separate areas on the parcel (see Exhibit 2.4-1). The nearest establish community (Gold River in unincorporated Sacramento County) is already separated from the project site by US 50. Therefore, the proposed project would not physically divide any established community.

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 proposed project would not introduce new uses or development of new buildings or structures that would conflict with the existing on-site General Plan designation or zoning. For an impact to be considered significant under this threshold, any inconsistency with applicable plans, policies, or regulations would also need to result in a significant adverse change in the environment not already addressed in the other resource sections of

this IS/MND. Those other resource sections discuss consistency of the proposed project with relevant plans, policies, and regulations, as appropriate; provide a detailed analysis of other relevant physical environmental effects that could result from implementation of the proposed project; and identify mitigation measures, as necessary, to reduce impacts. Implementation of the proposed project would not conflict with the adopted City General Plan policies or other land use plan, policy, or regulation that would generate any adverse physical impacts beyond those addressed in detail in the resource sections of this IS/MND.

3.12 MINERAL RESOURCES

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

3.12.1 SETTING

Under the State of California's Surface Mining and Reclamation Act of 1975 (SMARA), the State Mining and Geology Board may designate certain mineral deposits as being regionally significant to satisfy future needs. The Board's decision to designate an area is based on a classification report prepared by the California Geological Survey and on input from agencies and the public.

In compliance with SMARA, the California Geological Survey has established the mineral resource zone (MRZ) classification system shown in Table 3.12-1 to denote both the location and significance of key extractive resources. The project site is not classified as either MRZ-2 or MRZ-3 (City of Rancho Cordova 2006). Therefore, it is unlikely that it contains significant mineral deposits.

Table 3.12-1 California Geological Survey Mineral Land Classification System

Classification	Description
MRZ-1	Areas where adequate information indicates that no significant mineral deposits are present or where it is judged that little likelihood exists for their presence
MRZ-1	Areas of mined-out PCC-grade aggregate resources
MRZ-2	Areas where adequate information indicates that significant mineral deposits are present or where it is judged that a high likelihood exists for their presence
MRZ-3	Areas containing mineral deposits, the significance of which cannot be evaluated from available data
MRZ-4	Areas where available data is inadequate for assignment to any other mineral resource zone

Note:

MRZ = mineral resource zone; PCC = portland cement concrete

3.12.2 DISCUSSION

- a) **Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?**

No Impact. No active mining operations are located within or in the vicinity of the project site. Therefore, the proposed project would not 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** would occur.

- 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. No locally important mineral resource recovery sites are located within or in the vicinity of the project site. Therefore, the proposed project would not result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan. **No impact** would occur.

3.13 NOISE

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
XIII. Noise. Would the project result in:				
a) 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?	☐	☐	☒	☐
b) Generation of excessive groundborne vibration or groundborne noise levels?	☐	☐	☒	☐
c) For a project 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?	☐	☐	☐	☒

3.13.1 SETTING

SOUND, NOISE, AND ACOUSTICS

Sound is the mechanical energy of a vibrating object transmitted by pressure waves through a liquid or gaseous medium (e.g., air). Noise is defined as sound that is unwanted (i.e., loud, unexpected, or annoying). Acoustics is the physics of sound.

The amplitude of pressure waves generated by a sound source determines the perceived loudness of that source. A logarithmic scale is used to describe sound pressure level in terms of decibels (dB). The threshold of human hearing (near-total silence) is approximately 0 dB. A doubling of sound energy corresponds to an increase of 3 dB. In other words, when two sources at a given location are each producing sound of the same loudness, the resulting sound level at a given distance from that location is approximately 3 dB higher than the sound level produced by only one of the sources. For example, if one automobile produces a sound pressure level of 70 dB when it passes an observer, two cars passing simultaneously do not produce 140 dB; rather, they combine to produce 73 dB.

The typical human ear is not equally sensitive to all frequencies of the audible sound spectrum. As a consequence, when assessing potential noise impacts, sound is measured using an electronic filter that de-emphasizes the frequencies below 1,000 hertz (Hz) and above 5,000 Hz in a manner corresponding to the human ears decreased sensitivity to low and extremely high frequencies instead of the frequency mid-range. This method of frequency weighting is referred to as A-weighting and is expressed in units of A-weighted decibels (dBA). All noise levels reported in this section are in terms of A-weighting. There is a strong correlation between A-weighted sound

levels and community response to noise. As discussed above, doubling sound energy results in a 3-dB increase in sound. In typical noisy environments, noise-level changes of 1 to 2 dB are generally not perceptible by the healthy human ear; however, people can begin to detect 3-dB increases in noise levels. An increase of 5 dB is generally perceived as distinctly noticeable and a 10-dB increase is generally perceived as a doubling of loudness. The following are the sound level descriptors commonly used in environmental noise analysis:

- ▶ Equivalent sound level (L_{eq}): An average of the sound energy occurring over a specified time period. In effect, the L_{eq} is the steady-state sound level containing the same acoustical energy as the time-varying sound that actually occurs during the same period. The 1-hour, A-weighted equivalent sound level ($L_{eq[h]}$) is the energy average of A-weighted sound levels occurring during a 1-hour period.
- ▶ Maximum sound level (L_{max}): The highest instantaneous sound level measured during a specified period.
- ▶ Day-Night Noise Level (L_{dn}): The 24-hour L_{eq} with a 10 dB “penalty” applied during nighttime noise-sensitive hours, 10:00 p.m. through 7:00 a.m. The L_{dn} attempts to account for the fact that noise during this specific period of time is a potential source of disturbance with respect to normal sleeping hours.
- ▶ Statistical Descriptor (L_n): The n-percent exceeded level, L_n , is the sound pressure level exceeded for n percent of the time. The noise level exceeded n percent of a specific period of time, generally accepted as an hourly statistic. An L_{10} would be the noise level exceeded 10 % of the measurement period.

Sound from a localized source (i.e., point source) propagates uniformly outward in a spherical pattern, and the sound level attenuates (decreases) at a rate of 6 dB for each doubling of distance from a point/stationary source. Roadways and highways and, to some extent, moving trains consist of several localized noise sources on a defined path; these are treated as “line” sources, which approximate the effect of several point sources. Sound levels attenuate at a rate of 3 dB for each doubling of distance from a line source. Therefore, noise from a line source attenuates less with distance than noise from a point source with increased distance.

GROUNDBORNE VIBRATION

Groundborne vibration is energy transmitted in waves through the ground. Vibration attenuates at a rate of approximately 50 percent for each doubling of distance from the source. This approach considers only the attenuation from geometric spreading and tends to provide for a conservative assessment of vibration level at the receiver.

Vibration is an oscillatory motion that can be described in terms of the displacement, velocity, or acceleration. Vibration typically is described by its peak and root-mean-square (RMS) amplitudes. The RMS value can be considered an average value over a given time interval. The peak vibration velocity is the same as the “peak particle velocity” (PPV), generally presented in units of inches per second. PPV is the maximum instantaneous positive or negative peak of the vibration signal and is generally used to assess the potential for damage to buildings and structures. The RMS amplitude typically is used to assess human annoyance to vibration, and the abbreviation “VdB” is used in this document for vibration decibels to reduce the potential for confusion with sound decibels.

EXISTING NOISE ENVIRONMENT

Noise-sensitive land uses are those uses for which quiet is an essential element of the purpose and function of the subject land use. Residential uses are of primary concern because of the potential for increased and prolonged exposure of individuals to both interior and exterior noise levels. Schools, places of worship, hotels, libraries, health facilities, and other places where low interior noise levels are essential are also considered noise-sensitive land uses. Parks, historic sites, cemeteries, and recreation areas are also considered sensitive to increases in exterior noise levels.

The project site is located on the south side of US 50 and Folsom Boulevard between Sunrise Boulevard and Hazel Avenue in the city of Rancho Cordova. Noise-sensitive receptors in the vicinity of the project site include single-family residential uses north of US 50.

The existing noise environment within the project area is primarily influenced by surface transportation noise emanating from vehicular traffic on US 50 and Folsom Boulevard. Intermittent noise from rail traffic south of and parallel to US 50 and Folsom Boulevard also contribute to the project area noise environment. There is no current freight train activity in the city of Rancho Cordova, but the city is served by Regional Transit Light Rail along the Folsom Boulevard / US 50 corridor. Light rail passages in the project area generate noise level of 60 dB L_{dn} , at 100 to 500 feet from center line of tracks (City of Rancho Cordova 2006). In the unincorporated community of Gold River on the north side of US 50, intermittent noise from outdoor activities at residences (e.g., people talking, operation of landscaping equipment, car doors slamming, and dogs barking), also influences the existing noise environment.

Existing traffic noise in the vicinity of the project site was estimated using traffic volumes along US 50, which are shown in Table 3.13-1. Estimated existing traffic noise in the project vicinity would be 78 dBA L_{eq} at 150 feet, which is the distance to the nearest noise-sensitive uses from the US 50 centerline (residences north of US 50). Modeled roadway noise levels assume no natural or artificial shielding between the roadway and the residences. There is a sound wall along US 50 between the receptors and the freeway, which would reduce the traffic noise from the US 50 by approximately 10 dB. Therefore, existing noise from the freeway would be at or below 68 dB at the nearest residences to the project site. Current City standard noise exposure maximums for transportation noise sources is 60 dB L_{eq} (City of Rancho Cordova 2006).

Table 3.13-1 Summary of Existing Traffic Noise Level in the Vicinity of the Project Site

Roadway	Segment	Traffic Volume (Peak Hour)	Distance (Feet)	Noise Level, dB, L_{eq}	Contour Distances		
					70 dB	65 dB	60 dB
US 50	Sunrise Boulevard to Nimbus Road	12,100	150	78	897	2,835	8,966

Notes: dB = decibels; L_{eq} = equivalent sound level (the sound energy averaged over a continuous period of time); US 50 = Highway 50

Modeled roadway noise levels assume no natural or artificial shielding between the roadway and the receptor.

Source: Caltrans 2020a, Data compiled by AECOM in 2023.

REGULATORY SETTING

According to the City of Ranch Cordova's General Plan, impacts to adjacent land uses from stationary sources of noise in the City are limited to 55 dB L_{eq} in daylight hours and 45 dB L_{eq} during nighttime hours. A reduction in 5

dB L_{eq} (to 50/40 dB L_{eq}) is mandated for uses that generate tonal, repetitive, or impulsive noise. Impulsive noise is defined as sound of short duration, usually less than one second, with an abrupt onset and decay. Impulsive sounds include explosions, drop forge impacts, and the discharge of firearms. Tonal noises are generally defined as any sound which can be distinctly heard as a single pitch or a set of single pitches. Repetitive noise is generally defined as noises that are regularly repeated in such a manner as to cause annoyance. For example, back-up “beepers” and pile drivers are both sources of repetitive noise.

The City’s noise ordinance, which is based on the County noise ordinance, establishes maximum allowable exterior and interior noise levels for affected land uses. The ordinance generally limits exterior noise levels (measured at residential land and agricultural land uses) to a maximum of 55 dBA during any cumulative 30-minute period during the daytime hours (7 a.m.–10 p.m.), and 50 dBA during any cumulative 30-minute period during the nighttime hours (10 p.m.–7 a.m.). The ordinance sets somewhat higher noise limits for noise of shorter duration; however, noise shall not exceed 75 dBA during the day and 70 dBA at night. Activities generally considered to be exempt from the noise standards include construction activities (provided that they occur between the daytime hours of 7 a.m.– 6 p.m., Monday through Saturday, and 9 a.m.–6 p.m. on Sunday), school athletic and entertainment events, activities conducted on public parks and playgrounds, and transportation noise.

3.13.2 DISCUSSION

- a) **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?**

SHORT-TERM PROJECT-GENERATED CONSTRUCTION NOISE

Less than Significant. Construction of the two proposed digital billboards on the project site would include site preparation (e.g., minor grading); material (prefabricated sign structures) transport; drilling to bore 4-foot-diameter by 50-foot-deep holes and installing the monopoles in the holes and lift the sign parts in the air for attachment to the monopoles. Some trees on-site would also be removed. Therefore, project construction equipment would include a backhoe (for minimal grading), an auger (for drilling), trucks for material transport, concrete truck, and a crane to install the poles and the two sign boards. A chain saw and backhoe would be used for tree removal. Based upon the Federal Highway Administration (FHWA) Roadway Construction Noise Model (RCNM) (FHWA 2006), noise levels for individual project equipment can range from 70 dB to 75 dB, L_{eq} and 74 to 79 dB L_{max} at 50 feet, as shown in Table 3.13-2.

The nearest residential uses to the project site are located approximately 400 feet from the project site on the north side of US 50. Based upon the equipment noise levels, usage factors, and a typical noise-attenuation rate of 6 dB for every doubling of distance, exterior noise levels at noise-sensitive receptors located within 400 feet of the project site could be as high as 52 dB to 57 dB L_{eq} from the project construction activities. Also, a sound wall is located between the construction site and the nearest residences, which would provide at least 5 to 10 dB reduction in noise, reducing the project construction noise to below 50 dB, L_{eq} . This level of noise is below the City’s threshold of 55 dB for station noise sources. This level is also lower than estimated existing ambient conditions. Therefore, construction of the proposed project would not generate a substantial temporary 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.

Table 3.13-2 summarizes modeled construction noise levels at nearest noise-sensitive locations to the project site.

Table 3.13-2 Project Construction Noise Levels

Receiver	Noise Level, dBA L_{eq} , at 50 feet	Noise Level, dBA L_{max} , at 50 feet	Noise Level, dBA L_{eq} , at 400 feet	Noise Level, dBA L_{max} , at 400 feet
Drill Rig Truck	72	79	54	61
Backhoe	74	78	56	60
Flat Bed Truck	70	74	52	56
Concrete Mixer Truck	75	79	57	61
Pickup Truck	71	75	53	57

Refer to Appendix C for modeling input parameters and output results.

dBA = A-weighted decibels; FHWA = Federal Highway Administration; L_{eq} = Equivalent Noise Level; L_{max} = Instantaneous Maximum Noise Level.

Sources: FHWA Roadway Construction Noise Model, January 2006; Modeled by AECOM 2023

LONG-TERM PROJECT-GENERATED STATIONARY NOISE

Less than Significant. Because the proposed digital billboards are electronic and only generate images, not sound, noise emissions from their operation would be negligible. Therefore, operation of the proposed project would not create a substantial 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.

b) Generation of excessive groundborne vibration or groundborne noise levels?

Less than Significant. Construction activities have the potential to result in varying degrees of temporary groundborne vibration, depending on the specific construction equipment used and operations involved. Vibration generated by construction equipment spreads through the ground and diminishes in magnitude with increases in distance.

As discussed above, on-site construction equipment could include a drill rig truck. According to Federal Transit Administration (FTA 2018), vibration levels associated with the use of a caisson drilling¹ is 0.089 inches per second (in/sec) PPV and 87 vibration decibels [VdB referenced to 1 microinch per second (μ in/sec) and based on the RMS velocity amplitude] at 25 feet.

Using FTA's recommended procedure for applying a propagation adjustment to these reference levels, predicted worst-case vibration levels of approximately 0.001 in/sec PPV and 51 VdB at the closest existing sensitive receptor, located at 400 feet from the project site, could occur. These vibration levels would not exceed Caltrans's recommended standard of 0.2 in/sec PPV (Caltrans 2020b) with respect to the prevention of structural damage for normal buildings or the FTA's maximum-acceptable vibration standard of 80 VdB (Federal Transit Administration 2018) with respect to human annoyance for residential uses. The long-term operation of the proposed project would not include any vibration sources, and short-term construction would not result in the

¹ Conservatively, assuming a drill rig truck would generate the same level of vibration as a Caisson Drilling. Caisson Drilling is a method used to drill a hole and then insert either a temporary or permanent steel casing in the hole to the desired depth. A drilling rig is an integrated system that drills wells, such as oil or water wells, or holes for piling and other construction purposes, into the earth's subsurface.

exposure of persons or structures to or generation of excessive groundborne vibration or groundborne noise levels.

- c) **For a project 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 not located within 2 nautical miles of an airport. The closest airport is Mather Airport, which is located approximately 4.3 miles to the southwest of the project site. Thus, the project would not expose people residing or working in the project area to excessive noise levels.

3.14 POPULATION AND HOUSING

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
XIV. Population and Housing. Would the project:				
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	☐	☐	☐	☒
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒

3.14.1 SETTING

According to the US Census, 64,776 people were living in the city of Rancho Cordova in 2010 (U.S. Census Bureau 2022). The 2020 population was estimated to be 79,332, a 22.4-percent increase over the decade. The population in 2021 was estimated to be 80,413, an increase of 1.4 percent from 2020.

3.14.2 DISCUSSION

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

No Impact. Construction of the digital billboards is expected to occur over the period of one month in fall 2023. The project could require a small number of workers during site preparation, grading, and construction. The source of the construction labor force is unknown at this time, but workers would likely come from the local labor pool. It is not anticipated that workers would relocate to the project area from other areas in the county or region. Operation and maintenance of the billboards would not require additional labor but would be managed using existing staff of the lessor/operating company. Therefore, the proposed project would not directly or indirectly induce significant population growth in the area that could lead to any adverse physical environmental impact.

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

No Impact. There are no existing residences within the project site. Therefore, the proposed project would not displace existing housing, displace a substantial number of people, or necessitate the construction of replacement housing elsewhere.

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3.15 PUBLIC SERVICES

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
XV. Public Services. Would the project:				
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?	☐	☐	☐	☒

3.15.1 SETTING

The proposed project site is located in an area served by the following public service districts:

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

3.15.2 DISCUSSION

- 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?

No Impact. The proposed project involves the construction of two digital billboards, supported by monopoles, on an existing 11.4-acre commercial site. The billboards would be located in two separate areas on the parcel. The proposed project would not include residential or employment uses that would increase the number of people

requiring fire protection services. In addition, the temporary construction workforce would be locally sourced rather than requiring workers to relocate to the area. Therefore, no expansion of fire protection services would be required.

Police protection?

No Impact. As discussed above, construction and operation of the proposed project would include housing or employment uses that would create a need for new or additional police protection services or facilities to maintain acceptable police protection performance objectives.

Schools?

No Impact. For the reasons discussed above, the proposed project would not increase the demand for or cause school services or a facilities shortfall. Therefore, the proposed project would not impact schools or increase school service or facility demand.

Parks?

No Impact. The proposed project would not increase the population in the project area as a result of new housing or employment opportunities. Therefore, the proposed project would not increase the use of existing neighborhood or community parks or require the construction of new parks to meet the City's parkland standard.

Other public facilities?

No Impact. The proposed project would not increase the population as a result of new housing or employment opportunities. Therefore, the operation of the proposed project would not increase demand for other public facilities.

3.16 RECREATION

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

3.16.1 SETTING

The current General Plan land use designation of the project site is Folsom Boulevard Planning Area, and the current zoning is General Commercial (GC). The project site is a former mini-golf course with a building and associated parking lot. The site is level and mostly covered with hardscape surfaces, although it does contain ruderal grassland and trees. The nearest recreational facility is Prospect Hill Park, which is approximately 2,000 feet northwest of the project site.

3.16.2 DISCUSSION

- a) **Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?**

No Impact. As discussed in Section 3.14, the proposed project would not increase population as a result of new housing or employment opportunities. Therefore, the proposed project would not increase the use of existing neighborhood and regional parks or other recreational facilities.

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

No Impact. The proposed project is construction and operation of two digital billboards. It does not include recreational facilities.

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3.17 TRANSPORTATION

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
XVII. Transportation. Would the project:				
a) Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?	☐	☐	☒	☐
b) Conflict or be inconsistent with CEQA Guidelines § 15064.3, subdivision (b)?	☐	☐	☒	☐
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	☐	☐	☐	☒
d) Result in inadequate emergency access?	☐	☐	☒	☐

3.17.1 SETTING

The project site is located on the south side of US 50 and Folsom Boulevard between Sunrise Boulevard and Hazel Avenue in the city of Rancho Cordova. The site is bordered by railroad tracks, Folsom Boulevard, and US 50 to the north and by Folsom South Canal on the south side. Site access is through an existing driveway on the south side of Folsom Boulevard at approximately the mid-point of the site.

CEQA GUIDELINES SECTION 15064.3

CEQA Guidelines Section 15064.3, Determining the Significance of Transportation Impacts, states that vehicle miles traveled (VMT) is the most appropriate measure of transportation impacts and provides lead agencies with the discretion to choose the most appropriate methodology and thresholds for evaluating VMT. The City of Rancho Cordova has adopted the *Transportation Impact Guidelines* to assist projects in assessing transportation impacts under CEQA pursuant to SB 743 and CEQA Guidelines § 15064.3, Subdivision (b) (City of Rancho Cordova 2020). The City's guidance contains screening criteria, significance thresholds, analysis methodology, and mitigation recommendations.

3.17.2 DISCUSSION

a) Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities?

Less than Significant. During the one-month construction of the proposed digital billboards, construction vehicles would access the project site from Folsom Boulevard using the existing driveway. These trips would include delivery of construction equipment (a backhoe and crane), delivery of a small amount of fill to allow truck access to the sign sites, delivery of the sign parts to be assembled, and arrival and departure of construction workers. Operation and maintenance of the digital billboards would require only occasional visits by

lessee/operator staff. All construction activities and staging would occur on the project site and would not alter public rights-of-way. Because these activities would be temporary, confined to the project site, and not alter transportation facilities, the proposed project would not conflict with City policies related to transportation, transit, pedestrian, or bicycle networks.

b) Conflict or be inconsistent with CEQA Guidelines § 15064.3, subdivision (b)?

Less than Significant. As discussed under checklist item a) above, installation of the digital billboards would generate construction-related trips over a one-month period. Construction trips are not new trips but are existing trips redistributed over the regional transportation network to construction sites over time. In addition, the project's construction trips would be temporary. Therefore, construction activities would not substantially increase VMT in the region. Operation and maintenance of the digital billboards would require visits by lessee/operator staff that would not exceed one visit per month. The City's *Transportation Impact Guidelines* include a small-project screening criteria for projects that generate less than 237 daily trips. As the proposed project's operational trips would be far below this screening level, it can be presumed that it would not substantially increase VMT in the region.

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

No Impact. The proposed project would not involve the creation or alteration of roadways; therefore, would not result in the creation of unsafe geometric design features. Construction-related traffic would use the existing site driveway, and all construction activities and staging would occur on the project site.

d) Result in inadequate emergency access?

Less than Significant. During the one-month construction of the proposed digital billboards, construction vehicles would access the project site from Folsom Boulevard, a four-lane, east-west arterial that is straight and easily passable by emergency vehicles. In addition, the project site contains ample unused parking areas for vehicle queueing and parking, which would prevent back-ups onto Folsom Boulevard. For these reasons, the proposed project would not result in inadequate emergency access.

3.18 TRIBAL CULTURAL RESOURCES

ENVIRONMENTAL ISSUES		Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
XVIII Tribal Cultural Resources. Would the project:					
a)	Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code § 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 § 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code § 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.	☐	☒	☐	☐

3.18.1 SETTING

CONCEPTS AND TERMINOLOGY FOR IDENTIFICATION OF TRIBAL CULTURAL RESOURCES

Tribal cultural resources are defined in CEQA as a site, feature, place, cultural landscape, sacred place, or object with cultural value to a California Native American tribe, which may include non-unique archaeological resources previously subject to limited review under CEQA.

ASSEMBLY BILL 52 NATIVE AMERICAN CONSULTATION

In compliance with AB 52, Native American consultation was initiated for the proposed project. The NAHC was contacted on April 4, 2023 to obtain a CEQA tribal consultation list and to request a search of the Sacred Lands File. No response was received as of the September release of the IS/MND.

3.18.2 DISCUSSION

- a) **Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code § 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),**
 - 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 § 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code § 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.**

Less than Significant with Mitigation Incorporated. No tribal cultural resources have been identified on the project site. In addition, as discussed in Section 3.5 of this Initial Study, no significant archaeological resources have been identified on the project site that may have associations with tribal cultural resources. Based on the results of the archival research and field survey, there is low- to- moderate potential that archaeological resources would be encountered during ground-disturbing activities for the proposed project. However, despite the limited extent of ground disturbance, if archaeological resources associated with tribal cultural resources were encountered during these ground disturbing activities, this impact could be potentially significant.

SIGNIFICANCE AFTER MITIGATION

Because Mitigation Measure CUL-1 requires stopping work within the area of any potential find(s), and requires that a qualified archaeologist inspect the find and, in consultation with the City, make recommendations for avoiding or reducing impacts, this mitigation would reduce impacts of the proposed project to undiscovered archaeological resources that may be associated with unidentified tribal cultural resources to less than significant with mitigation.

3.19 UTILITIES AND SERVICE SYSTEMS

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
XIX. Utilities and Service Systems. Would the project:				
a) Require or result in the relocation or construction of new or expanded water, or wastewater treatment facilities or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	☐	☐	☐	☒
b) Have sufficient water supplies available to serve the project and reasonably foresee future development during normal, dry and multiple dry years?	☐	☐	☐	☒
c) Result in a determination by the waste water 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?	☐	☐	☐	☒
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?	☐	☐	☒	☐
e) Comply with federal, State, and local management and reduction statutes and regulations related to solid waste?	☐	☐	☐	☒

3.19.1 SETTING

Electrical service to the project site is provided by Sacramento Municipal Utility District. Water service is provided by Golden State Water Company. Wastewater service is provided by Sacramento Regional County Sanitation District. Hughes Internet Wireless Service provides telecommunications services (e.g., data/internet access).

3.19.2 DISCUSSION

- a) **Require or result in the relocation or construction of new or expanded water, or wastewater treatment facilities or storm water drainage, electric power, natural gas, or**

telecommunications facilities, the construction or relocation of which could cause significant environmental effects?

No Impact. The proposed digital billboards would access existing electric power and internet services, which are adequate to serve this use. The proposed project does not require water, wastewater, or natural gas services. For these reasons, the project would not require or result in the relocation or construction of new or expanded utilities or service systems.

b) Have sufficient water supplies available to serve the project and reasonably foresee future development during normal, dry and multiple dry years?

No Impact. The proposed project, digital billboards, does not require water service.

c) Result in a determination by the waste water treatment provider, which serves or may serve the project that it has adequate capacity to serve the project's projected demand, in addition to the provider's existing commitments?

No Impact. The proposed project, digital billboards, does not require wastewater service.

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. Installation of the digital billboards would not involve demolition of existing structures. Construction of each sign foundation would generate approximately 8 cubic feet of excess fill. Since this soil is anticipated to be clean, it will either be distributed on site or trucked to another construction project that requires fill. For these reasons, the proposed project would not 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.

e) Comply with federal, State, and local management and reductions statutes and regulations related to solid waste?

No Impact. As discussed under checklist item d), the proposed project would not generate solid waste.

3.20 WILDFIRE

ENVIRONMENTAL ISSUES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
XX Wildfire. Would the project:				
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?	☐	☐	☒	☐
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?	☐	☐	☒	☐
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?	☐	☐	☐	☒
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?	☐	☐	☐	☒

3.20.1 SETTING

The project site is level and mostly covered with hardscape surfaces, although it does contain ruderal grassland and trees, with the greatest extent west of the existing building. It is bordered by railroad tracks, Folsom Boulevard, and US 50 to the north and by Folsom South Canal on the south side. It is located in a Local Responsibility Area for fire protection and is located outside of areas designated by Cal Fire as moderate-to-very high fire hazard severity (CalFire Fire and Resource Assessment Program 2007).

3.20.2 DISCUSSION

a) Substantially impair an adopted emergency response plan or emergency evacuation plan?

Less than Significant. During the one-month construction of the proposed digital billboards, construction vehicles would access the project site from Folsom Boulevard, a four-lane, east-west arterial that is straight and easily passable by emergency vehicles. In addition, the project site contains ample unused parking areas for vehicle queueing and parking, which would prevent back-ups onto Folsom Boulevard. Because the proposed project would not obstruct a route that may be used in emergency evacuation, it would not substantially impair an adopted emergency response plan or emergency evacuation plan.

- 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?**

Less than Significant. As noted above, the project site is located outside of areas designated by Cal Fire as moderate-to-very high fire hazard severity. The site is flat and surrounded by urban uses. The proposed project is construction and operation of digital billboards and would not require people to occupy the site except during the one-month construction period and for occasional maintenance visits. Therefore, the proposed project would not exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire.

- 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 proposed project is construction and operation of digital billboards on a site that is flat, mostly paved, and surrounded by urban uses. Therefore, it would not require installation or maintenance of associated infrastructure that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment.

- 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 flat, mostly paved, surrounded by urban uses, and located an area of low fire hazard severity. As the conditions for wildfire are not present, the proposed project would not 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.

3.21 MANDATORY FINDINGS OF SIGNIFICANCE

ENVIRONMENTAL ISSUES		Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
XXI. Mandatory Findings of Significance.					
a) Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of an endangered, rare, or threatened species, or eliminate important examples of the major periods of California history or prehistory?		☐	☒	☐	☐
b) Does the project have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)		☐	☐	☒	☐
c) Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?		☐	☒	☐	☐
Authority: Public Resources Code Sections 21083, 21083.5. Reference: Government Code Sections 65088.4. Public Resources Code Sections 21080, 21083.5, 21095; <i>Eureka Citizens for Responsible Govt. v. City of Eureka</i> (2007) 147 Cal.App.4th 357; <i>Protect the Historic Amador Waterways v. Amador Water Agency</i> (2004) 116 Cal.App.4th at 1109; <i>San Franciscans Upholding the Downtown Plan v. City and County of San Francisco</i> (2002) 102 Cal.App.4th 656.					

3.21.1 DISCUSSION

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

Less than Significant with Mitigation Incorporated. As described in Section 3.4, “Biological Resources,” implementation of Mitigation Measures BIO-1 and BIO-2 would reduce potentially significant impacts on protected trees and nesting birds to a **less-than-significant** level.

As discussed in Section 3.5, “Cultural Resources,” implementation of Mitigation Measures CUL-1 would reduce potentially significant impacts resulting from inadvertent damage or destruction of significant cultural resources, unique paleontological resources, and inadvertent disturbance to human remains to a **less-than-significant** level.

Therefore, with implementation of outlined mitigation measures, the proposed project would result in less-than-significant impacts involving the potential to degrade the quality of the environment, substantially reduce the habitat of fish or wildlife species, cause fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major period of California history or prehistory.

b) Does the project have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)

Less-than-Significant Impact. The geographic context for cumulative impacts is generally limited to the immediate vicinity of the project site with the exception of air quality and greenhouse gas impacts, which are more regional. Past, present, and foreseeable future projects in the vicinity of the project site include:

- ▶ Development and ongoing operation of the adjacent transportation networks (railroad, Folsom Boulevard, US 50), Folsom South Canal, and surrounding commercial and residential development;
- ▶ Construction and operation of the Rancho Cordova Parkway Interchange Project, which would cross the west end of the project site; and
- ▶ Future development of the 1,665-acre Westborough Specific Plan directly south of the project site.

Air quality and greenhouse gas impacts are inherently cumulative by nature, and the impact discussions in Sections 3.3 and 3.8 already consider potential cumulative impacts, which were found to be less than significant or less than significant with mitigation.

Because the majority of project impacts would be short-term, localized impacts that would only occur during the one-month construction period of project implementation, and because none of the past or future projects would overlap with that implementation period, there would be no potential for short-term impacts such as disturbance of wildlife species, construction noise, water quality, or traffic safety to combine with the impacts of other projects to cause a significant cumulative impact.

Potential longer-term visual/aesthetic impacts resulting from the proposed project include changes to the visual character of the site in combination with the Rancho Cordova Parkway Interchange Project, which includes an overpass approximately 150 feet east of the west location sign (see Exhibit 2.4-2). Exhibit 2.4-4 shows the plan view of the west location sign with the overpass in the background. The Final Environmental Impact Report/Environmental Assessment with Finding of No Significant Impact (City of Rancho Cordova 2014) evaluated aesthetic impacts associated with the height and location of the proposed interchange structure as well as lighting impacts. The visual analysis determined that the proposed interchange structure would create a new visually dominant feature within the US 50/Folsom Boulevard corridor, although viewer response from eastbound travelers was anticipated to be low to moderate due to the short duration of exposure. Mitigation measures are incorporated into the project to require design features to soften the visual appearance of the interchange structure

and to blend in to the surrounding visual setting, such as using landscaping techniques and aesthetic treatments on the hardscape elements of the project, including the overcrossing structure, ramps, retaining walls, and sound walls. However, it was concluded that visual impacts would be considered significant and unavoidable due to the large scale of the interchange structure. This would be a significant cumulative impact.

As shown on Exhibit 2.4-4, the west location digital reader board sign proposed at the west location would be visible above the overpass, which would also include an eastbound on-ramp adjacent to the north side of Folsom Boulevard. However, the proposed project would not have a significant impact on the visual character as it would tend to blend into an already urban environment with visual changes, such as US 50, the Rancho Cordova Parkway Overpass, Folsom Boulevard, chain-link fencing, and power lines that have already reduced visual quality of the area. In addition, the project would comply with City of Rancho Cordova ordinance code for digital freeway signs and tree preservation. Therefore, the proposed project's contribution to a cumulative impact would not be considerable, and the cumulative impact related to visual character or quality would be less than significant.

c) Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?

Less than Significant with Mitigation Incorporated. The proposed project could potentially cause substantial adverse effects on human beings in relation to air quality. However, the proposed project would implement a mitigation measure identified in the air quality section of this IS/MND. This mitigation measure would reduce potentially significant impacts in this resource area to a **less-than-significant** level. In addition, the proposed project would comply with all applicable regulations identified throughout the IS/MND. As such, the proposed project would not cause a substantial direct or indirect adverse effect on human beings.

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4 REFERENCES

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None.

CHAPTER 2. PROJECT DESCRIPTION

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None.

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SECTION 3.4 BIOLOGICAL RESOURCES

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None.

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None.

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None.

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None.

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None.

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5 LIST OF PREPARERS

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APPENDIX A

Air Quality, Energy, and Greenhouse Gas CalEEMod

Mineshaft Digital Signs Custom Report

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1. Basic Project Information

1.1. Basic Project Information

Data Field	Value
Project Name	Mineshaft Digital Signs
Construction Start Date	10/2/2023
Operational Year	2023
Lead Agency	—
Land Use Scale	Project/site
Analysis Level for Defaults	County
Windspeed (m/s)	2.70
Precipitation (days)	37.8
Location	2300 Mine Shaft Ln, Rancho Cordova, CA 95742, USA
County	Sacramento
City	Rancho Cordova
Air District	Sacramento Metropolitan AQMD
Air Basin	Sacramento Valley
TAZ	705
EDFZ	13
Electric Utility	Sacramento Municipal Utility District
Gas Utility	Pacific Gas & Electric
App Version	2022.1.1.11

1.2. Land Use Types

Land Use Subtype	Size	Unit	Lot Acreage	Building Area (sq ft)	Landscape Area (sq ft)	Special Landscape Area (sq ft)	Population	Description
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User Defined Parking	1.00	User Defined Unit	11.4	0.00	0.00	0.00	—	11-acre site for two digital signs
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2. Emissions Summary

2.1. Construction Emissions Compared Against Thresholds

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Un/Mit.	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	0.96	0.72	9.37	8.67	0.03	0.31	0.38	0.69	0.29	0.10	0.38	—	2,941	2,941	0.18	0.21	0.08	3,007
Average Daily (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	0.05	0.04	0.44	0.48	< 0.005	0.02	0.01	0.02	0.02	< 0.005	0.02	—	116	116	0.01	< 0.005	0.02	117
Annual (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	0.01	0.01	0.08	0.09	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	19.3	19.3	< 0.005	< 0.005	< 0.005	19.4

2.2. Construction Emissions by Year, Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Year	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily - Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily - Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2023	0.96	0.72	9.37	8.67	0.03	0.31	0.38	0.69	0.29	0.10	0.38	—	2,941	2,941	0.18	0.21	0.08	3,007

ITEM 19.1.

Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2023	0.05	0.04	0.44	0.48	< 0.005	0.02	0.01	0.02	0.02	< 0.005	0.02	—	116	116	0.01	< 0.005	0.02	117
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2023	0.01	0.01	0.08	0.09	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	19.3	19.3	< 0.005	< 0.005	< 0.005	19.4

2.5. Operations Emissions by Sector, Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Sector	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Area	0.00	0.04	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	0.00	0.00	0.00	0.00	—	0.00
Energy	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	103	103	< 0.005	< 0.005	—	104
Water	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Waste	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Total	0.00	0.04	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	103	103	< 0.005	< 0.005	0.00	104
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Area	—	0.04	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Energy	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	103	103	< 0.005	< 0.005	—	104
Water	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Waste	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Total	0.00	0.04	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	103	103	< 0.005	< 0.005	0.00	104
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

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Mobile	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Area	0.00	0.04	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	0.00	0.00	0.00	0.00	—	0.00
Energy	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	103	103	< 0.005	< 0.005	—	104
Water	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Waste	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Total	0.00	0.04	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	103	103	< 0.005	< 0.005	0.00	104
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Area	0.00	0.01	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	0.00	0.00	0.00	0.00	—	0.00
Energy	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	17.1	17.1	< 0.005	< 0.005	—	17.2
Water	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Waste	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Total	0.00	0.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	17.1	17.1	< 0.005	< 0.005	0.00	17.2

3. Construction Emissions Details

3.1. Site Preparation (2023) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.78	0.65	6.97	7.52	0.02	0.29	—	0.29	0.27	—	0.27	—	1,664	1,664	0.07	0.01	—	1,669

ITEM 19.1.

ATTACHMENT 1

Dust From Material Movement	—	—	—	—	—	—	< 0.005	< 0.005	—	< 0.005	< 0.005	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.05	0.04	0.42	0.45	< 0.005	0.02	—	0.02	0.02	—	0.02	—	100	100	< 0.005	< 0.005	—	101
Dust From Material Movement	—	—	—	—	—	—	< 0.005	< 0.005	—	< 0.005	< 0.005	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.01	0.01	0.08	0.08	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	16.6	16.6	< 0.005	< 0.005	—	16.7
Dust From Material Movement	—	—	—	—	—	—	< 0.005	< 0.005	—	< 0.005	< 0.005	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.03	0.03	0.04	0.39	0.00	0.00	0.08	0.08	0.00	0.02	0.02	—	78.5	78.5	< 0.005	< 0.005	0.01	79.4
Vendor	0.01	< 0.005	0.13	0.04	< 0.005	< 0.005	0.02	0.02	< 0.005	< 0.005	< 0.005	—	59.9	59.9	< 0.005	0.01	< 0.005	62.7
Hauling	0.01	< 0.005	0.16	0.05	< 0.005	< 0.005	0.02	0.02	< 0.005	0.01	0.01	—	77.0	77.0	0.01	0.01	< 0.005	80.9

ITEM 19.1.

Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.02	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	4.85	4.85	< 0.005	< 0.005	0.01	4.92
Vendor	< 0.005	< 0.005	0.01	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	3.61	3.61	< 0.005	< 0.005	< 0.005	3.78
Hauling	< 0.005	< 0.005	0.01	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	4.64	4.64	< 0.005	< 0.005	< 0.005	4.88
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	< 0.005	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	0.80	0.80	< 0.005	< 0.005	< 0.005	0.82
Vendor	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	0.60	0.60	< 0.005	< 0.005	< 0.005	0.63
Hauling	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	0.77	0.77	< 0.005	< 0.005	< 0.005	0.81

3.3. Site Preparation (2023) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Dust From Material Movement	—	—	—	—	—	—	0.00	0.00	—	0.00	0.00	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Dust From Material Movement	—	—	—	—	—	—	0.00	0.00	—	0.00	0.00	—	—	—	—	—	—	—

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Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Dust From Material Movement	—	—	—	—	—	—	0.00	0.00	—	0.00	0.00	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.13	0.03	2.08	0.67	0.01	0.02	0.27	0.28	0.02	0.07	0.09	—	1,062	1,062	0.10	0.17	0.06	1,114
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	< 0.005	< 0.005	0.01	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	2.91	2.91	< 0.005	< 0.005	< 0.005	3.06
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	0.48	0.48	< 0.005	< 0.005	< 0.005	0.51

4. Operations Emissions Details

ITEM 19.1.

4.2. Energy

4.2.1. Electricity Emissions By Land Use - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
User Defined Parking	—	—	—	—	—	—	—	—	—	—	—	—	103	103	< 0.005	< 0.005	—	104
Total	—	—	—	—	—	—	—	—	—	—	—	—	103	103	< 0.005	< 0.005	—	104
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
User Defined Parking	—	—	—	—	—	—	—	—	—	—	—	—	103	103	< 0.005	< 0.005	—	104
Total	—	—	—	—	—	—	—	—	—	—	—	—	103	103	< 0.005	< 0.005	—	104
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
User Defined Parking	—	—	—	—	—	—	—	—	—	—	—	—	17.1	17.1	< 0.005	< 0.005	—	17.2
Total	—	—	—	—	—	—	—	—	—	—	—	—	17.1	17.1	< 0.005	< 0.005	—	17.2

5. Activity Data

5.1. Construction Schedule

Phase Name	Phase Type	Start Date	End Date	Days Per Week	Work Days per Phase	Phase Description
Site Preparation	Site Preparation	10/2/2023	10/31/2023	5.00	22.0	—

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Material Delivery	Site Preparation	10/5/2023	10/5/2023	5.00	1.00	—
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5.2. Off-Road Equipment

5.2.1. Unmitigated

Phase Name	Equipment Type	Fuel Type	Engine Tier	Number per Day	Hours Per Day	Horsepower	Load Factor
Site Preparation	Tractors/Loaders/Backhoes	Diesel	Average	1.00	8.00	84.0	0.37
Site Preparation	Bore/Drill Rigs	Diesel	Average	1.00	8.00	83.0	0.50
Site Preparation	Cranes	Diesel	Average	1.00	8.00	367	0.29

5.3. Construction Vehicles

5.3.1. Unmitigated

Phase Name	Trip Type	One-Way Trips per Day	Miles per Trip	Vehicle Mix
Site Preparation	—	—	—	—
Site Preparation	Worker	7.50	14.3	LDA,LDT1,LDT2
Site Preparation	Vendor	2.00	8.80	HHDT,MHDT
Site Preparation	Hauling	1.00	20.0	HHDT
Site Preparation	Onsite truck	—	—	HHDT
Material Delivery	—	—	—	—
Material Delivery	Worker	0.00	14.3	LDA,LDT1,LDT2
Material Delivery	Vendor	—	8.80	HHDT,MHDT
Material Delivery	Hauling	4.00	70.0	HHDT
Material Delivery	Onsite truck	—	—	HHDT

5.4. Vehicles

ITEM 19.1.**5.4.1. Construction Vehicle Control Strategies**

Non-applicable. No control strategies activated by user.

5.6. Dust Mitigation**5.6.1. Construction Earthmoving Activities**

Phase Name	Material Imported (Cubic Yards)	Material Exported (Cubic Yards)	Acres Graded (acres)	Material Demolished (sq. ft.)	Acres Paved (acres)
Site Preparation	5.00	16.0	0.00	0.00	—
Material Delivery	0.00	0.00	0.00	0.00	—

5.11. Operational Energy Consumption**5.11.1. Unmitigated**

Electricity (kWh/yr) and CO₂ and CH₄ and N₂O and Natural Gas (kBTU/yr)

Land Use	Electricity (kWh/yr)	CO ₂	CH ₄	N ₂ O	Natural Gas (kBTU/yr)
User Defined Parking	115,340	327	0.0129	0.0017	0.00

8. User Changes to Default Data

Screen	Justification
Land Use	Two digital reader board signs on the 11.4-acre project site
Construction: Construction Phases	1 month construction duration for installation of signs. Material delivery phase included to account for delivery trips.
Construction: Off-Road Equipment	Project specific construction equipment - auger to bore holes; crane to install and lift signs; backhoe for minor grading/tree removal.
Operations: Architectural Coatings	No coatings
Operations: Energy Use	Based on manufacturer provided energy consumption estimate of 158 kWh/day per sign and 24/7, 365 days of operation.

ITEM 19.1.

Construction: Trips and VMT	Default workers, daily vendor trips to account for tree removal/water truck. Rounded daily material export truck trips up - only 8 CY of material export/sign. Material delivery trips includes 4 one-way trips to SMAQMD boundary.
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Energy Consumption Summary

Proposed Project Energy Consumption Summary		
Source	Energy Requirement	Unit
Construction ¹		
Diesel	1,841	Gallons
Gasoline	100	Gallons
Operations ²		
Electrical	115,340	KWh/yr

Notes:

Totals may not add due to rounding.

Source: Modeled by AECOM in 2023

1. Construction estimates are based on conversion for CO₂ emissions estimates from CalEEMod to fuel consumption for diesel and gasoline-powered vehicles using U.S. Energy Information Administration 2022 factors.

2. Electricity consumption based on estimated electricity demand from manufacturer.

Fuel Usage during Construction

Source	MT CO ₂ ^a	Fuel Type	Emission Factor (lb CO ₂ /gallon) ^b	Gallons
Off-Road	16.60	Diesel	22.45	1,656
Hauling	1.25	Diesel	22.45	125
Vendor	0.60	Diesel	22.45	60
Worker	0.80	Gas	17.86	100
Total Demand			Diesel	1,841
			Gasoline	100

Sources:

^a Modeled by AECOM in 2023.^b U.S. Energy Information Administration released October 5, 2022 (https://www.eia.gov/environment/emissions/co2_vol_mass.php)

APPENDIX B

Biological Resources CNDDDB Database Search and Live Oak Associates Arborist Report

Biological Resources CNDDB Database Search

Table B-1. Special-status Plant Species with the Potential to Occur in the Project Vicinity

Common and Scientific Name	Legal Status ¹		Distribution	Habitat Association	Identification Period	Potential for Occurrence within the project site ²
	Federal	State/CNPS				
Ione manzanita <i>Arctostaphylos myrtifolia</i>	FT	1B.2	Amador and Calaveras Counties	Evergreen shrub. Chaparral, cismontane woodland (acidic, Ione soil clay or sandy). Present in elevations ranging from 195 to 1,905 feet amsl.	November through February	No potential. The project site is not within this species' elevation range, and habitat is not present within the project site. There are no known occurrences of this species within 10 miles of the project site, and this species was not observed during surveys.
Pine hill ceanothus <i>Ceanothus roderickii</i>	FE	1B.2	El Dorado County	Perennial evergreen shrub. Chaparral, cismontane woodland (serpentine or gabbroic). Present in elevations ranging from 805 to 3,575 feet amsl.	May through June	No potential. The project site is not within this species' elevation range, and habitat is not present within the project site. There are no known occurrences of this species within 10 miles of the project site. This species was not observed during surveys.
Red hills soaproot <i>Chlorogalum grandiflorum</i>	-	1B.2	Amador, Calaveras, El Dorado, Placer, and Tuolumne Counties	Perennial bulbiferous herb. Chaparral, cismontane woodland, lower montane coniferous forest (serpentine or gabbroic). Present in elevations ranging from 805 to 5,545 feet amsl.	May through June	No potential. The project site is not within this species' elevation range, and habitat is not present within the project site. There are no known occurrences of this species within 10 miles of the project site. This species was not observed during surveys.
Dwarf downingia <i>Downingia pusilla</i>	-	2B.2	Fresno, Merced, Napa, Placer, Sacramento, San Joaquin, Solano, Sonoma, Stanislaus, Tehama, and Yuba Counties	Annual herb. Valley and foothill grassland (mesic) and vernal pools. Present in elevations ranging from 5 to 1,460 feet amsl.	March through May	No potential. There is one known occurrence of this species within 10 miles of the project site, however, there are no vernal pools or mesic areas within the project area. This species was not found during surveys.
Ione buckwheat <i>Eriogonum apricum</i> var. <i>apricum</i>	FE	SE/1B.2	Amador County	Perennial herb. Chaparral (openings, Ione soil). Present in elevations ranging from 195 to 475 feet amsl.	July through October	No potential. The project site is not within this species' elevation range, habitat is not present within the project site. There are no known occurrences of this species within 10 miles of the project site.
Irish hill buckwheat <i>Eriogonum apricum</i> var. <i>prostratum</i>	FE	SE/1B.2	Amador County	Perennial herb. Chaparral (openings, Ione soil). Present in elevations ranging from 295 to 395 feet amsl.	June through July	No potential. Although surveys were not conducted within this species' blooming period, habitat is not present and the project site is not within this species' elevation range. This species was not observed during surveys.

Common and Scientific Name	Legal Status ¹		Distribution	Habitat Association	Identification Period	Potential for Occurrence within the project site ²
	Federal	State/CNPS				
Tuolumne button-celery <i>Erynigium pinnatisectum</i>	-	1B.2	Amador, Calaveras, Sacramento, San Joaquin, and Tuolumne Counties	Annual/perennial herb. Cismontane woodland, lower montane coniferous forest, vernal pools (mesic). Present in elevations ranging from 230 to 3,000 feet amsl.	June through August	No potential. The project site is not within this species' elevation range, and habitat is not present within the project site. There are no known occurrences of this species within 10 miles of the project site. This species was not observed during surveys.
Pine hill flannelbush <i>Fremontodendron decumbens</i>	FE	1B.2	El Dorado, Nevada, and Yuba Counties	Evergreen shrub. Chaparral and cismontane woodland (rocky, serpentinite or gabbroic soils). Present in elevations ranging from 1,395 to 2,495 feet amsl.	April through July	No potential. The project site is not within this species' elevation range, and habitat is not present within the project site. There are no known occurrences of this species within 10 miles of the project site. This species was not observed during surveys.
El Dorado bedstraw <i>Galium californicum</i> ssp. <i>sierrae</i>	FE	1B.2	El Dorado County	Perennial herb. Chaparral, cismontane woodland, and lower montane coniferous forest (gabbroic). Present in elevations ranging from 330 to 1,920 feet amsl.	May through June	No potential. The project site is not within this species' elevation range, and habitat is not present within the project site. There are no known occurrences of this species within 10 miles of the project site. This species was not observed during surveys.
Bogg's lake hedge hyssop <i>Gratiola heterosepala</i>	-	SE/1B.2	Fresno, Lake, Lassen, Madera, Mendocino, Merced, Modesto, Placer, Sacramento, Shasta, Siskiyou, San Joaquin, Solano, Sonoma, and Tehama Counties	Annual herb. Marshes, swamps, lake margins, and vernal pools with clay soils. Present in elevations ranging from 35 to 7,790 feet amsl.	April through June	Not Likely. There are six known occurrences of this species within 10 miles of the project site. Suitable habitat occurs within the vernal pool within the project site. However, this species was not found during surveys.
Parry's horkelia <i>Horkelia parryi</i>		1B.2	Amador, Calaveras, El Dorado, Mariposa, and Tuolumne Counties	Perennial herb. Chaparral, cismontane woodland especially Ione formation. Present in elevations ranging from 260 to 3,510 feet amsl.	April through June (September)	No potential. The project site is not within this species' elevation range, and habitat is not present within the project site. There are no known occurrences of this species within 10 miles of the project site. This species was not observed during surveys.

Common and Scientific Name	Legal Status ¹		Distribution	Habitat Association	Identification Period	Potential for Occurrence within the project site ²
	Federal	State/CNPS				
Ahart's dwarf rush <i>Juncus leiospermus</i> var. <i>ahartii</i>	-	1B.2	Butte, Calaveras, Placer, Sacramento, Tehama, and Yuba Counties	Annual herb. Chaparral, cismontane woodland, meadows, and seeps, valley and foothill grasslands, vernal pools (vernally mesic). Elevation: 100 to 750 feet amsl.	March through May	No potential. There are two known occurrences of this species within 10 miles of the project site. No suitable habitat is present within the project site.
Legenere <i>Legenere limosa</i>	-	1B.2	Alameda, Lake, Monterey, Napa, Placer, Sacramento, Santa Clara, Shasta, San Joaquin, San Mateo, Solano, Sonoma, Stanislaus, Tehama, and Yuba Counties	Annual herb. Vernal pools. Present in elevations ranging from 5 to 2,885 feet amsl.	April through June	No potential. There are fifteen known occurrences of this species within 10 miles of the project site. No suitable habitat present within the project site.
Pincushion navarretia <i>Navarretia myersii</i> ssp. <i>myersii</i>	-	1B.2	Amador, Calaveras, Madera, Merced, Placer, and Sacramento Counties	Annual herb. Vernal pools. Present in elevations ranging from 65 to 1,085 feet amsl.	May	No potential. There is one known occurrence of this species within 10 miles of the project site. No suitable habitat occurs within the project site.
Slender orcutt grass <i>Orcuttia tenuis</i>	FT	SE/1B.2	Butte, Lake, Lassen, Modesto, Plumas, Sacramento, Shasta, Siskiyou, and Tehama Counties	Annual herb. Vernal pools. Present in elevations ranging from 115 to 5,775 feet amsl.	May through September (October)	No potential. There are three known occurrences of this species within 10 miles of the project site. No suitable habitat occurs within the project site.
Sacramento orcutt grass <i>Orcuttia viscida</i>	FE	SE/1B.2	Sacramento County	Annual herb. Vernal pools. Present in elevations ranging from 100 to 330 feet amsl.	April through July	No potential. There are eleven known occurrences of this species within 10 miles of the project site. No suitable habitat occurs within the project site.
Layne's ragwort <i>Packera layneae</i>	FT	1B.2	El Dorado, Placer, Tuolumne, and Yuba Counties	Perennial herb. Chaparral and cismontane woodland (rocky, serpentinite or gabbroic soils). Present in elevations ranging from 655 to 3,560 feet amsl.	April through July	No potential. Suitable habitat does not occur within the project site. The project site is outside of this species' known elevation range. There are no known occurrences of this species within 10 miles of the project site.

Common and Scientific Name	Legal Status ¹		Distribution	Habitat Association	Identification Period	Potential for Occurrence within the project site ²
	Federal	State/CNPS				
Sanford's arrowhead <i>Sagittaria sanfordii</i>	-	1B.2	Butte, Del Norte, El Dorado, Fresno, King, Los Angeles, Madera, Merced, Mariposa, Orange, Sacramento, San Bernadino, Santa Clara, Shasta, San Joaquin, San Mateo, Solano, Sutter, Tehama, Tulare, Ventura, and Yuba Counties	Perennial rhizomatous herb (emergent). Marshes and swamps (assorted shallow freshwater). Extirpated from Southern California, and mostly extirpated from the Central Valley. Present in elevations ranging from 0 to 2,135 feet amsl.	May through October	Could occur. There are 17 known occurrences of this species within 10 miles of the project site. Suitable habitat occurs within Buffalo Creek within the parcel. Construction would not occur near this creek, so this species could not occur within areas affected by project disturbance.
El Dorado County mule ears <i>Wyethia reticulata</i>	-	1B.2	El Dorado County	Perennial herb. Chaparral, cismontane woodland, and lower montane coniferous forest (clay or gabbroic). Present in elevations ranging from 605 to 2,065 feet amsl.	May through July	No potential. Suitable habitat does not occur within the project site. The project site is outside of this species' known elevation range. There are no known occurrences of this species within 10 miles of the project site.

Notes for Table A-1

Notes:

amsl = above mean sea level;

CNPS = California Native Plant Society

¹ Status explanations:

– = no listing.

Federal

FT = listed as threatened under the federal Endangered Species Act.

FE = listed as endangered under the federal Endangered Species Act.

State

SE = listed as endangered under the California Endangered Species Act.

California Native Plant Society California Rare Plant Ranks:

1B = plant species considered rare, threatened, or endangered in California and elsewhere.

2B = plant species considered rare, threatened, or endangered in California but more common elsewhere.

California Rare Plant Rank Extensions:

1 = seriously endangered in California (>80% of occurrences are threatened and/or have high degree and immediacy of threat).

2 = fairly endangered in California (20–80% of occurrences are threatened and/or have moderate degree and immediacy of threat).

3 = not very threatened in California (<20% of occurrences are threatened and/or have low degree and immediacy of threat or no current threats known).

² Potential for occurrence categories defined:

No Potential = The project site is located outside of the species' geographic or elevational range or no suitable habitat for the species is present within or immediately adjacent to the project site.

Table B-2. Special-Status Animal Species with the Potential to Occur in the Project Vicinity

Common and Scientific Name	Legal Status ¹		Habitat Requirements	Potential for Occurrence in the project site ²
	Federal	State		
Invertebrates				
Crotch bumble bee <i>Bombus crotchii</i>	-	SCE	In California, this species inhabits open grassland and scrub habitats. This species occurs primarily in California, including the Mediterranean region, Pacific Coast, Western Desert, Great Valley, and adjacent foothills through most of southwestern California. This species was historically common in the Central Valley of California but now appears to be absent from most of it, especially in the center of its historic range. Nests have not been well documented.	Unlikely. No suitable nesting habitat within the project site. Flowering species such as perennial pepperweed and California poppy may provide some foraging potential, however, these plants are not typically associated with foraging patterns of this species. The nearest CNDDB occurrence is 4 miles south of the project site.
Vernal pool fairy shrimp <i>Branchinecta lynchi</i>	FT	—	Vernal pools and other seasonal wetlands, typically small but including a wide range of sizes.	No Potential. There is no suitable vernal pool or seasonal wetland habitat present within the project site.
Valley elderberry longhorn beetle <i>Desmocerus californicus dimorphus</i>	FT	—	Elderberry shrubs, typically in riparian habitats below 3,000 feet in elevation.	No Potential. No elderberry shrubs, required for this species, are present within the project site or within 100 feet of the project site.
Vernal pool tadpole shrimp <i>Lepidurus packardii</i>	FE	—	Vernal pools and other seasonal wetlands, typically medium to large but including a wide range of sizes with relatively long inundation period.	No Potential. There is no suitable vernal pool or seasonal wetland habitat present within the project site.
Reptiles and Amphibians				
California tiger salamander <i>Ambystoma californiense</i>	FT	ST	Vernal pools and other seasonal wetlands (e.g., in ditches) with adequate inundation period and large tracts of adjacent uplands, primarily grasslands, with burrows and other refugia. Not known to breed in streams or rivers.	No Potential. There is no suitable upland or aquatic breeding habitat for this species within the project site. While there are vernal pools and seasonal wetland habitat near the project site (south of South Folsom Canal) that could be used by this species for breeding, the highest quality upland habitat in the area is immediately adjacent to those potential aquatic habitat sites, and California tiger salamander would not be expected to migrate into urban areas with upland and aquatic habitat nearby. Additionally, the low-quality habitat just described is highly fragmented. Furthermore, no CNDDB-documented occurrences occur within 10 miles of this site.

Common and Scientific Name	Legal Status ¹		Habitat Requirements	Potential for Occurrence in the project site ²
	Federal	State		
Western pond turtle <i>Emys marmorata</i>	—	SSC	Closely associated with permanent or nearly permanent water in a variety of aquatic habitats. For foraging, ponds, marshes, slow-moving streams, sloughs, and irrigation/drainage ditches; for nesting, soils in nearby uplands with low, sparse vegetation. Basking sites are required for thermoregulation, such as partially submerged logs, rocks, mats of floating vegetation, or open mud banks. Hibernation may occur in aquatic habitats or in burrows of adjacent uplands, often with duff.	Unlikely. No permanent water habitat occurs within the project footprint. Buffalo Creek exists within the established project boundaries, but project activities would not extend to that feature. Additionally, this creek is densely vegetated by cattail and lacks basking sites required by this species. The project site itself is comprised of urban land cover type that is not suitable nesting habitat for this species. There are 11 CNDDDB-documented occurrences within 10 miles of the project site, the nearest one being 1 mile north of the project site along the American River.
Foothill yellow-legged frog <i>Rana boylei</i>	FPE	SE	This species frequents rocky, sunny banks along streams and rivers of all sizes in woodland, chaparral and forest. This species is closely restricted to water.	No Potential. There is no suitable rocky or sunny stream within the project site. Buffalo Creek, adjacent to the project site, is densely vegetation and would not provide suitable habitat for this species.
California red-legged frog <i>Rana draytonii</i>	FT	SSC	Dense, shrubby riparian vegetation (<i>Salix lasiolepis</i> ; also <i>Typha</i> and <i>Scirpus</i> spp.) associated with deep, still, or slow-moving water. Currently extirpated from the Central Valley.	No Potential. The project site is outside the current range of this species. No CNDDDB-documented occurrences occur within 10 miles of this site.
Western spadefoot <i>Spea hammondi</i>	-	SSC	This species is predominantly a grassland species, although some populations can be found in pine-oak woodlands of the valley foothills. Western spadefoots require shallow, temporary pools or streams during the breeding season. Where natural vernal pools are absent, this species may make use of artificial ponds and stock tanks. Most of the year, western spadefoots reside in burrows at depths of up to 3 feet (1 meter). Spadefoots are capable of digging their own burrows but will use mammal burrows if available.	Unlikely. There is no suitable aquatic or upland habitat within the project site.

Common and Scientific Name	Legal Status ¹		Habitat Requirements	Potential for Occurrence in the project site ²
	Federal	State		
Giant garter snake <i>Thamnophis gigas</i>	FT	ST	Open water associated with slow-moving streams, sloughs, ponds, marshes, inundated floodplains, rice fields, and irrigation/drainage ditches within the Central Valley; also requires emergent herbaceous wetland vegetation for escape and foraging habitat, grassy banks and openings in waterside vegetation for basking, and higher elevation upland habitat for cover and refuge from flooding during the snakes inactive season.	Unlikely. The project site does not provide the necessary habitat elements to support this species. The ditch is ephemeral, does not provide adequate aquatic habitat to support this species, and is limited in extent and connectivity to suitable habitat in the region. Buffalo Creek is a highly modified intermittent drainage adjacent to the project site. Buffalo Creek could provide potential movement habitat for this species breeding elsewhere in the region; however, the nearest CNDDDB-documented occurrences is more than 13 miles south of the project site along the Cosumnes River. Furthermore, the banks of Buffalo Creek are tall, steep (nearly vertical), and very densely vegetated with tall cattail, which likely would provide a barrier for this species.
Fishes				
Steelhead – Central Valley DPS <i>Oncorhynchus mykiss irideus</i> pop. 11	FT	--	Cool, clear streams with abundant cover and well-vegetated banks, with relatively stable flows. Pool and riffle complexes and cold gravelly streambeds for spawning. The Yolo Bypass flows attract upstream migrating fish, including this species, from the Sacramento River into the Yolo Bypass at the mouth of the Cache Slough Complex near liberty island (CalFish 2018). Adult Steelhead migrate from the ocean into freshwater streams to spawn between December and March, and Juveniles migrate downstream to the Bay or ocean in late winter or spring.	No Potential. The project activities would not have any impacts on streams or waterways where this species could occur.

Common and Scientific Name	Legal Status ¹		Habitat Requirements	Potential for Occurrence in the project site ²
	Federal	State		
Birds				
Tricolored blackbird <i>Agelaius tricolor</i>	–	ST/SSC	For nesting colonially, large, dense stands of freshwater marsh, riparian scrub, and other shrubs and herbs; for foraging, grasslands and agricultural fields. Wintering populations concentrate in the Delta and the central coast in open rangeland; dairies are attractive.	Unlikely. No suitable nesting or foraging habitat is present within the project site. Potential low quality freshwater emergent marsh that could be marginally suitable nesting habitat occurs along Buffalo Creek adjacent to the project site; the cattail marsh habitat is relatively small and would not be sufficient to support a nesting colony. There are 27 CNDDDB-documented occurrences within 10 miles of the project site, the nearest presumed extant record located more than 3 miles south of the project site within a large expanse of blackberry in an undeveloped expanse of grassland.
Grasshopper sparrow <i>Ammodramus savannarum</i>	-	SSC	This species typically occurs in grasslands, prairies, hayfields, and open pastures with little to no scrub cover and often with some bare ground. This species nests on the ground, often at the base of a clump of grass within an extensive patch of tall grasses or sedges.	Unlikely. There is no suitable nesting habitat for this species within the project footprint. Ruderal vegetated areas within the project site could provide low quality foraging habitat, but this species would not be expected to utilize ruderal vegetation for foraging with higher quality foraging habitat (grassland) so close, just south of the Folsom South Canal. The nearest CNDDDB-documented occurrence is about 10 miles south of the project site.
Burrowing owl <i>Athene cunicularia</i>	–	SSC	For nesting and foraging, grasslands, agricultural fields, and low scrub habitats, especially where ground squirrel burrows are present; occasionally inhabit artificial structures and small patches of disturbed habitat.	Unlikely. No suitable burrows were observed within the project site during site surveys. The project site is primarily comprised of a fenced, paved parking lot and an old play area. This site is surrounded by a busy multi-lane highway, as well as residential and commercial development. There is a larger expanse of grassland south of the project site that could be used by this species for foraging or nesting habitat, but the project site itself does not provide suitable nesting or foraging habitat for this species.

Common and Scientific Name	Legal Status ¹		Habitat Requirements	Potential for Occurrence in the project site ²
	Federal	State		
Swainson's hawk <i>Buteo swainsoni</i>	—	ST	Typically nests in large, mature trees in open woodlands, woodland margins, in riparian strips along drainage canals, or in isolated trees; typically places nests high in trees; forages in native grasslands and agricultural fields (hay and grain crops, lightly grazed pastures, and some row crops) up to 10 miles or more from nest sites, depending on habitat availability and cropping patterns; alfalfa is of particular importance.	Unlikely. There are more than 30 large stature oak trees within the project site, and the project site is close to grasslands that could be used by this species for foraging. This area is very disturbed, and the oak trees are within an urban landscape adjacent to a noisy highway. There are 14 CNDDB documented occurrences within 10 miles of this project site. The nearest nesting record is 2 miles south of the project site within a grassland habitat that is contiguous with the grassland habitat immediately south of the project site.
Northern harrier <i>Circus cyaneus</i>	-	SSC	Meadows, grasslands, open rangelands, desert sinks, fresh and saltwater emergent wetlands. Nests on ground, usually at marsh edge. Mostly nests in emergent wetland or along rivers or lakes, but may nest in grasslands, grain fields, or on sagebrush flats several miles from water. Breeds April to September.	Unlikely. There is no nesting or foraging habitat within the project site.
White-tailed kite <i>Elanus leucurus</i>	-	FP	Nests in shrubs (in Delta) and trees adjacent to grasslands oak woodland, edges of riparian habitats. Roosts communally, resident year-round, and breeds February-October.	Unlikely. While there are large stature oak trees that could support nesting, successful nests for this species are typically greater than 300 feet from roadways and surrounded by natural vegetation. While there are oak trees that could support nests, these trees are within 60 meters of Folsom Boulevard, and within 150 meters of Highway 50. This species is not likely to nest or forage within the project site. The nearest CNDDB records are approximately 2 miles or more to the northwest of the project site, along the American River (CDFW 2023).
Bald eagle <i>Haliaeetus leucocephalus</i>	-	SE/FP	Permanent resident and uncommon winter migrant, now restricted to breeding mostly in Butte, Lake, Lassen, Modoc, Plumas, Shasta, Siskiyou, and Trinity counties. Ocean shore, lake margins, and rivers, both nesting and wintering. Build stick nests within large tall trees and typically within 1 mile of permanent water. Wintering populations along major rivers and reservoirs in Yuba County. Breeds February to July.	No Potential. The project site is not adjacent to any large rivers or bodies of water, and thus, there is no suitable foraging or nesting habitat for this species within or in close proximity to the project site.

Common and Scientific Name	Legal Status ¹		Habitat Requirements	Potential for Occurrence in the project site ²
	Federal	State		
California black rail <i>Laterallus jamaicensis coturniculus</i>	-	ST	Nests in shallow freshwater marshes, wet meadows, or flooded grassy areas vegetated by fine stemmed emergent plants; characterized by water depths of approximately one inch that do not fluctuate seasonally; locally occupied sites in the Sierra foothills are typically small, densely vegetated, and fed by irrigation water; habitat size varies from less than 0.25 acre to over 30 acres	No Potential. No suitable nesting or foraging habitat is present within the project site.
Bank swallow <i>Riparia</i>	-	ST	Bank Swallows breed in open lowland areas near bodies of water. They tend to avoid forests, woodlands, or areas where they cannot find appropriate nesting habitats. Bank Swallows build nests, often in large colonies, in vertical banks and bluffs. These colonies are usually made in fairly loose soils that are easy for the birds to burrow into, and are located near large bodies of water so that there is ample airspace for flying.	No Potential. There are no vertical banks or bluffs present within the project site that would be suitable nesting habitat for this species.
Mammals				
Pallid bat <i>Antrozous pallidus</i>	-	SSC	Pallid bats roost in rock crevices, tree hollows, mines, caves, and a variety of anthropogenic structures, including vacant and occupied buildings. Buildings, mines, and natural caves are utilized as roosts. Occurrence is primarily in arid habitats. Colonies are usually small and may contain 12-100 bats.	Unlikely. Potential roosting habitat available within the trees on the project site. The only CNDDDB record of this species within the 9-quadrangle search is 6 miles north of the project site.
American badger <i>Taxidea taxus</i>		SSC	Most abundant in drier open stages of most shrub, forest, and herbaceous habitats with friable soils. Need friable soils to dig large burrows for dens.	Unlikely. No suitable burrows were observed within the project site during site surveys. The project site is largely comprised of a paved parking lot and some ruderal vegetation, and devoid of friable soils necessary to support badger dens.

Notes for Table A-2.

Notes:

amsl = above mean sea level
 BSA = Biological Study Area
 CNDDDB = California Natural Diversity Database
 Delta = Sacramento–San Joaquin Delta
 DPS = Distinct Population Segment
 Project = Mine Shaft Digital Billboards

¹ Status explanations:

– = no listing

Federal

FC = federal candidate for listing under the federal Endangered Species Act.
 FE = listed as endangered under the federal Endangered Species Act.
 FP = Fully Protected
 FPT = proposed for listing as threatened under the federal Endangered Species Act.
 FPE = proposed for listing as endangered under the federal Endangered Species Act.
 FT = listed as threatened under the federal Endangered Species Act. State
 SCE = state candidate for listing as endangered under the California Endangered Species Act.
 SCT = state candidate for listing as threatened under the California Endangered Species Act.
 SE = listed as endangered under the California Endangered Species Act.
 SSC = state species of special concern
 ST = listed as threatened under the California Endangered Species Act.

Sources: CalFish 2018; CDFW 2023; data compiled by AECOM in 2023.

² Potential for occurrence categories defined:

Could Occur = The species is known to occur in the vicinity of the project site (based on occurrence records within 5 miles and/or professional expertise specific to the site or species), and suitable (or potentially suitable) habitat is present within or immediately adjacent to the project site; or the project site is within the species' range and suitable habitat is present within or immediately adjacent to the project site.
 Unlikely = The project site is located within the species' range, and only poor quality habitat occurs on or adjacent to the project site, or the project site is characterized by features that limit the likelihood of a species' occurrence; the project site is not expected to support these species. The species may or may not have been recorded within 5 miles of the project site.
 No Potential = The project site is located outside of the species' geographic or elevational range or no suitable habitat for the species is present within or immediately adjacent to the project site.

References

California Department of Fish and Wildlife. 2023. CNDDDB: California Natural Diversity Database; Nine-Quad Search for the Buffalo Creek 7.5 minute Quadrangle and. Project species list can be generated online at: <https://www.wildlife.ca.gov/Data/CNDDDB/Maps-and-Data>. Accessed April 2023.

CalFish. 2018. Monitoring of Yolo and Sutter Bypasses for Fish Stranding and Rescue Operations. Available: <https://www.calfish.org/ProgramsData/ConservationandManagement/CentralValleyMonitoring/SacramentoValleyTributaryMonitoring/YoloandSutterBypasses-Monitoring.aspx>. Accessed April 2023.

Live Oak Associates Arborist Report



LIVE OAK

ASSOCIATES, INC.

July 28, 2023

Shelly Blanchard
Cordova Community Council
729 Prospect Park Drive, Suite 117
Rancho Cordova, CA 95670

Subject: Revised Report for LOA Project No. 2698-01, Arborist Tree Inventory and Assessment for Proposed Mineshaft Digital Billboard Signs Project, Rancho Cordova, Sacramento County, California

Dear Ms. Blanchard:

Per your request, Live Oak Associates, Inc. (LOA) has completed an arborist inventory of 90 trees located on private property at 2300 Mine Shaft Lane and an adjacent off-site easement between Folsom Boulevard and Highway 50, Rancho Cordova, California ("project site"). The project site is a developed parcel (APN 072-0231-014) totaling approximately 11.38 acres with an existing building and inactive miniature golf course. The adjacent off-site easement is a road shoulder with trees, a guard rail, and chain-link fencing along the highway. Proposed activities for this project include the development of two digital billboard signs and the removal of one existing billboard sign.

This report is intended to identify whether trees on site meet the criteria for protection as described in the City of Rancho Cordova Tree Protection Ordinance, provide the location of such trees, rate their health and structure, rate their suitability for preservation, and provide guidance for protection during the proposed construction activities. Six trees are expected to be removed to complete construction activities.

This report is to be used by the property owner (Cordova Community Council) for acquisition of a tree permit from the City of Rancho Cordova and includes a tree protection plan for proposed construction activities, which is reflected on the final site plans, as well as a tree replacement plan. A table of the tree data collected is included as Attachment 1. Photos referenced throughout this evaluation are included as Attachment 2.

Previously, this report was revised in October 2022 to reflect comments made by the City of Rancho Cordova on September 12, 2022, as Attachment 3. A second revision dated from March 2023, reflects changes of the proposed digital billboard sign location on the west end of the property. This third revision includes 7 trees tagged numbers 84 to 90 on an adjacent off-site easement, all of which are proposed for removal to allow for full view of the digital sign from Highway 50.

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Project Description

The proposed development is for two new digital billboard signs and the removal of one existing billboard. The proposed eastern digital billboard will have an overall height of 60 feet (ft.) and the western billboard an overall height of 70 ft. The billboards will be a single post center mount with a 45 ft. V-shaped build with each face measuring 20 ft. by 60 ft. The footing will be a round concrete footing with a 3-inch concrete cover. The depth for the center mount footing is yet to be determined. The electrical trench location for the west billboard has yet to be determined.

The area of potential effect for this project encompasses the locations of existing billboard removal, proposed billboard installation, proposed electrical trenching, an existing road to the proposed billboard locations to be used for access, an existing parking lot to be used for staging materials, and a small adjacent off-site parcel where trees are proposed for removal that will block the western billboard. A map of the parcel boundary, tree locations, and proposed billboard and existing billboard locations is included as Figure 1. A map with the adjacent off-site boundary and tree locations is included as Figure 2. A preliminary site plan of the proposed development is included as Attachment 4.

Adjacent to the western location of the digital billboard sign is the project area for the City of Rancho Cordova's Parkway Interchange Project. This project is expected to remove trees within the vicinity of the project described in this application. It is unrelated to this project; however, the location of the City's overcrossing is generally shown on the site plans for reference. The City of Rancho Cordova's Parkway Interchange Project is expected to remove trees for their project at the time that this project commences. The tree removal and mitigation are the responsibility of the City of Rancho Cordova not the Cordova Community Council. The trees anticipated for removal by the City are specified in the "Project Impacts Discussion."

City of Rancho Cordova Tree Preservation Ordinance

The City of Rancho Cordova wishes to "guide the growth of [the] long-term community tree canopy that provides improved air quality, public and mental health, welfare, safety and environmental benefits to the residents, businesses, and visitors of Rancho Cordova." As such, the Preservation and Protection of Private Trees, Title 19, Chapter 12 of the City of Rancho Cordova Municipal Code protects certain trees and requires an approved permit be obtained before a protected tree has major pruning (pruning in a way which reduces the overall canopy of the tree by 10 percent or more, or cutting of roots or branches greater than two inches diameter within a 12-month period) or to remove. A copy of the municipal code is provided in Attachment 5. Chapter 19.12.030 defines which trees are subject to permits for removal as follows:

"Protected tree" means:

1. Native oak – *Quercus lobata*, valley oak; *Quercus wislizenii*, interior live oak; *Quercus douglasii*, blue oak; or *Quercus morehus*, oracle oak – having a trunk diameter of at least six inches or greater; or
2. Any tree species other than a native oak having a trunk diameter of at least 12 inches or greater on nonresidential property; or
3. Any tree species other than a native oak having a trunk diameter of at least 24 inches or greater on residential property; or
4. 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.

Methods

The project site was surveyed for trees that meet the City of Rancho Cordova criteria on May 5, 2022 and July 27, 2023, by LOA International Society of Arboriculture (ISA) Certified Arborist, Colleen Del Vecchio (WE#11788A) and arborist Nathan Hale. Prior to the field visit a desktop analysis was conducted to review the parcel boundaries, site construction plan, and City of Rancho Cordova municipal code for trees.

For each tree the arborists assigned a tree tag number, identified the tree species, and measured its diameter at standard height (DSH) in inches. DSH means the diameter of a tree measured at four and one-half feet above natural grade, except if specified differently. For trees within the area of potential effect, additional information was collected including estimated height and canopy diameter in feet, and rating of health and structural condition. Health and structural condition were rated according to the following scales, using limited visual assessment only (no risk assessments):

Health

- Good- Foliage is typical, vigor is high/normal;
- Fair- Foliage is typical or minor dieback ($\leq 10\%$ of canopy), vigor is normal or in decline;
- Poor- Foliage showing extensive dieback ($> 10\%$ of canopy), vigor is in decline and driven by a stress response (epicormic sprouts);
- Dead- No or limited ($< 20\%$) living tissue in the tree.

Structure

- Good- No major tree health defects, good structure and form typical for the species;
- Fair- At least one major tree health defect or structural defect;
- Poor- Two or more major tree health defects or structural defects that cannot be lessened;
- Dead- No or limited ($< 20\%$) living tissue in the tree.

All trees that met the City's criteria were mapped during the site visit using an EOS Arrow 100 GPS receiver to obtain submeter accuracy of the trunk location and canopy edge. Photos were taken to provide an overview of each tree's location and detailed photos of their defects, or site issues.

Suitability for Preservation

After the survey data was collected and all trees within the area of potential effect were assessed, each tree was assigned a rating to determine its suitability for preservation. The rating system for a tree's suitability for preservation was determined based on the tree species, condition, size, and age. A tree species' ability to tolerate construction impacts was also a factor in this determination. A table listing the relative tolerance of selected species to development impacts is included as Attachment 6. The purpose of assessing a tree's suitability for preservation is to determine whether or not a tree can survive construction, then adapt and thrive in its new environment.

The following scale was used to assign a suitability for preservation rating for each tree:

Suitability for Preservation

- Good- Trees are in good condition, have a good tolerance for construction impacts, and are



of an acceptable age to have a potential for longevity at the site;

- Moderate- Trees are in fair condition, have a moderate tolerance for construction impacts, and are of an acceptable age to have a potential for longevity at the site;
- Poor- Trees are in fair or poor condition, have a poor tolerance for construction impacts, and are not of an acceptable age to have a potential for longevity at the site.

Survey Results

90 trees met the criteria described in the City of Rancho Cordova ordinance as a protected tree on commercial property. Approximately 16 trees on the northeast side of the parcel did not qualify as a protected tree. Table 1 provides the results of the assessment for each tree that is expected to be impacted from project activities including its tag number, species, diameter, condition rating, and general notes. A full inventory of each tree on the project parcel is included in Appendix 1. Figure 1 shows the 83 trees within the project parcel surveyed in relation to the proposed site plan and City of Rancho Cordova's Parkway Interchange Project. Figure 2 shows the 7 trees within the adjacent off-site easement surveyed for removal to enhance sight of the western billboard from Highway 50.

With the additional trees surveyed for this third revision, three trees (Trees 6-8) are expected to be removed from the project site and seven trees (Trees 84-90) are expected to be removed from the adjacent off-site easement. No trees are expected to have root impacts based on the March 2023 revised site plans. However, the electrical trenching location has not been identified yet for the new plans. It is expected that all trenching will be conducted outside of the dripline of the trees where the tree protection fence will be located. No trees are expected to have any major trimming.

Project Impacts Discussion

The proposed eastern digital billboard sign and removal of the existing eastern billboard is not expected to impact any protected trees. The location of the proposed sign and existing sign is within the paved parking lot, with no surrounding vegetation. The access to the eastern portion of the project area is not expected to impact any protected trees. There are several access routes to the east side of the parking lot depending on the equipment or vehicle size and its turning radius. All of the access is via existing paved roads. Trees 28 to 83 are within the vicinity of all these routes and are outside of a 14-foot clearance height (or greater), and outside of the road prism. Additionally, these trees are located within planters or curbed areas, offering them protection from vehicles or equipment.

The proposed western digital billboard sign is expected to require the removal of three protected trees, identified as Trees 6-8 on Figure 1 (see Appendix 2: Photo 2). These trees are located directly under the proposed sign location or immediately adjacent. Due to the proximity of the trees to the proposed location and future safety concerns, it is recommended the trees are removed prior to the proposed start of construction. All three of the trees are in varying health and structural condition, and one of the three received a poor rating for suitability for preservation.

Trees 84-90 are located within the adjacent off-site easement and are expected to be removed as identified on Figure 2 (see Appendix 2: Photos 9- 11). These trees are located near the western billboard sign location and are proposed for removal to improve the sight of the billboard from Highway 50. All of these trees are in good to fair health and structure, receiving good to moderate ratings for suitability for preservation.

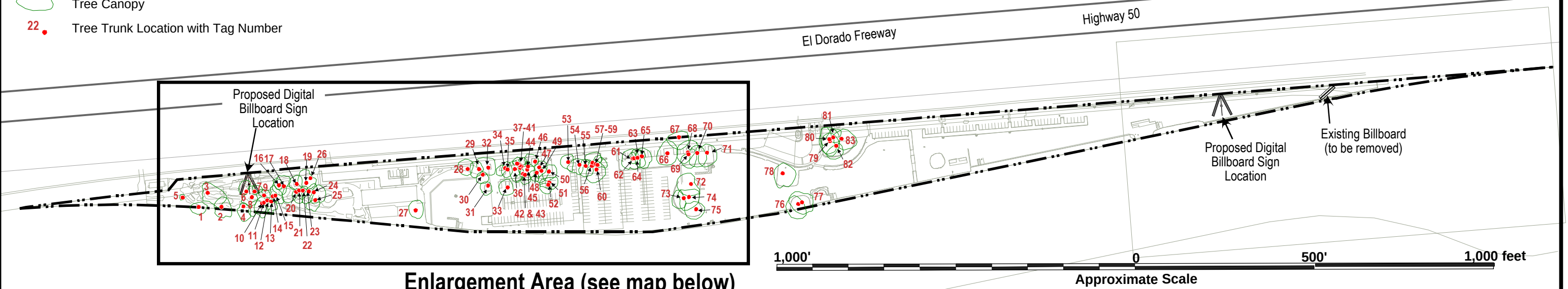
Table 1. Trees Impacted by Project Activities

Tree Tag #	Common Name	Scientific Name	DSH (in.)	Tree Height (ft.)	Canopy Width (ft.)	Health Condition	Structural Condition	Suitability for Preservation	Project Impact	Additional Notes
6	Valley oak	<i>Quercus lobata</i>	19	50	40	Good	Fair	Moderate	Removal	Minor (2-5%) canopy dieback, canopy unbalanced to west, large wound healed fully on trunk, lateral branch has wound partially healed, concrete surrounding 2/3 of tree
7	Valley oak	<i>Quercus lobata</i>	11.5	40	28	Fair	Poor	Poor	Removal	Canopy dieback 10-15%, 10-degree lean, heavy unbalanced canopy to northeast, epicormic sprouts on trunk, 100% surrounded by concrete
8	Valley oak	<i>Quercus lobata</i>	26.5	65	57	Good	Fair	Moderate	Removal	Canopy dieback <5%, co-dominant tree with included bark (DSH: 18.25in., 16.75in.), normal vigor, cabled 30ft high between stems, slight unbalanced canopy
84	Valley oak	<i>Quercus lobata</i>	19.75	40	45	Good	Fair	Moderate	Removal	Recent pruning, branch structure problematic with multiple stems originating from same location on main trunk, compacted soil with 1/3 rd surrounded by pavement
85	Valley oak	<i>Quercus lobata</i>	17	32	30	Fair	Fair	Moderate	Removal	Recent pruning, canopy dieback 15%, 5% lean, measured at 46" due to growth, compacted soil with 1/3 rd surrounded by pavement



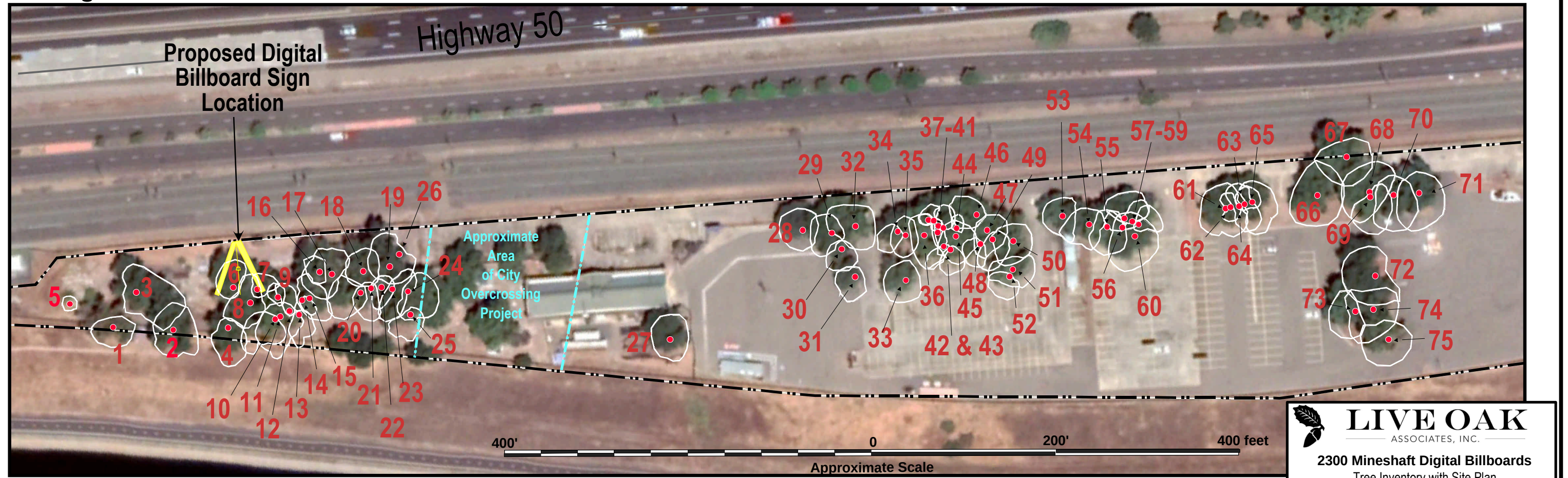
86	Valley oak	<i>Quercus lobata</i>	9.5	25	18	Good	Good	Good	Removal	Recent pruning, canopy dieback <5%, measured at 46" due to growth, compacted soil with 1/3 rd surrounded by pavement
87	Valley oak	<i>Quercus lobata</i>	10.75	20	15	Good	Good	Good	Removal	Recent pruning, co-dominant stems in canopy, cavity at base of tree that has partially healed, compacted soil with 1/3 rd surrounded by pavement
88	Valley oak	<i>Quercus lobata</i>	51.75	65	70	Good	Fair	Moderate	Removal	Recent pruning, canopy dieback <5%, co-dominant stems in canopy, cavity at base of tree that has partially healed, compacted soil with 1/3 rd surrounded by pavement, poison oak at base
89	Valley oak	<i>Quercus lobata</i>	8	18	12	Good	Good	Good	Removal	Recent pruning, 5% lean, compacted soil with 1/3 rd surrounded by pavement
90	Valley oak	<i>Quercus lobata</i>	10.75	20	15	Fair	Fair	Moderate	Removal	Recent pruning, branch structure problematic with multiple stems originating from same location on main trunk, compacted soil with 1/3 rd surrounded by pavement

-  Project Boundary
-  Tree Canopy
-  Tree Trunk Location with Tag Number



Base Map Courtesy of RSC Engineering

Enlargement Area



Aerial Photo Courtesy of Google Earth



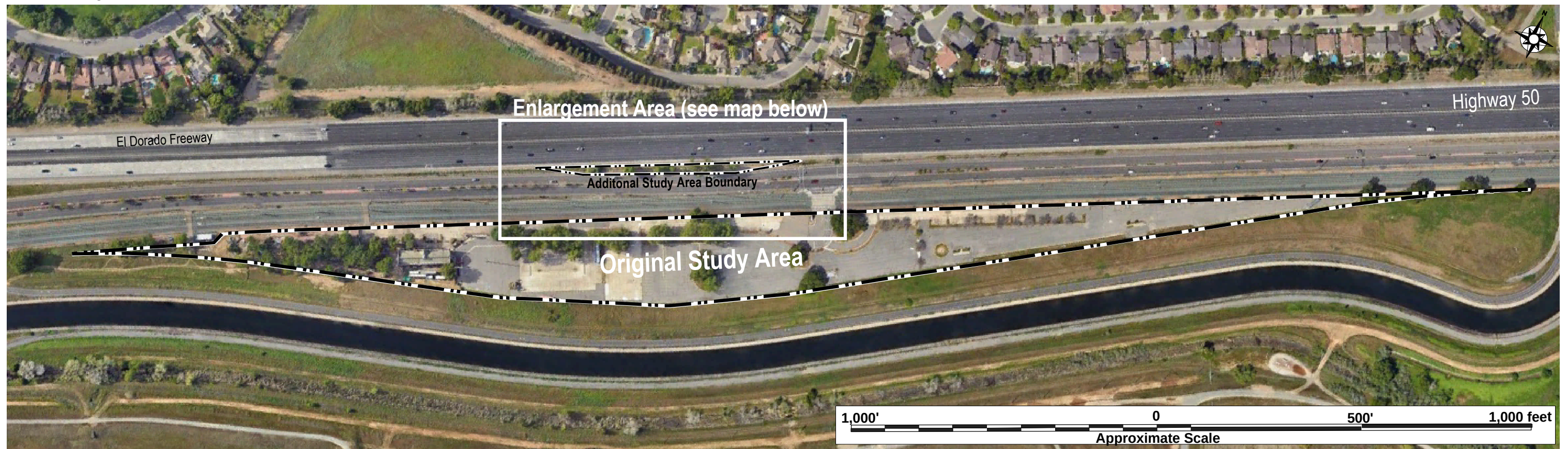
LIVE OAK
ASSOCIATES, INC.

2300 Mineshaft Digital Billboards
Tree Inventory with Site Plan

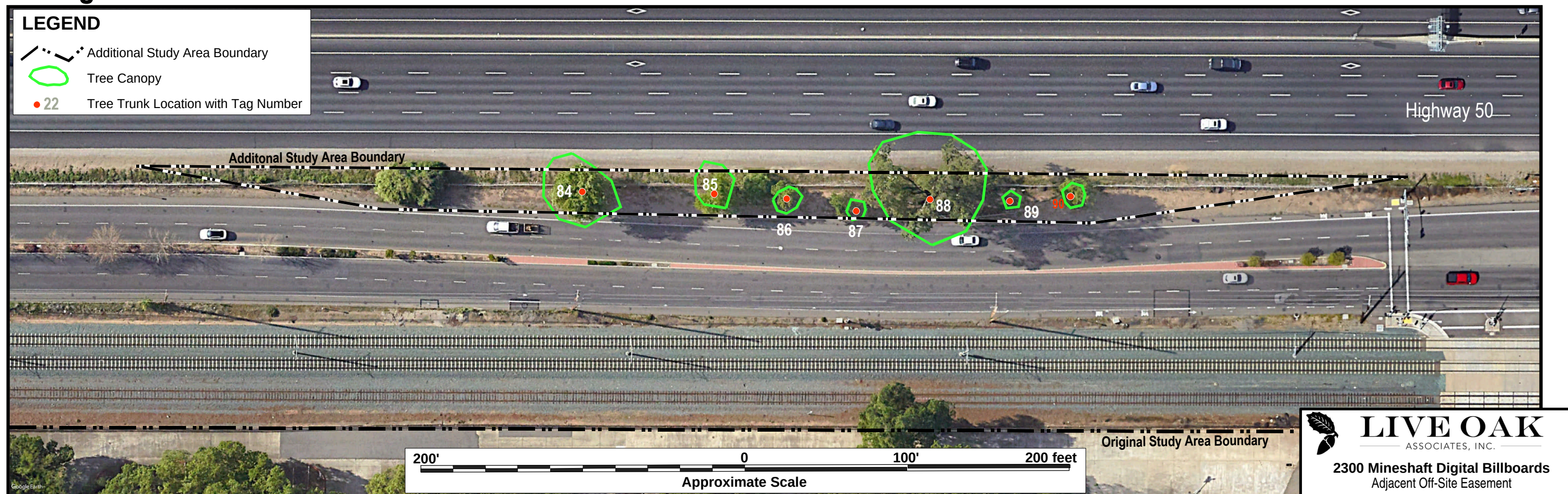
Date
3/14/2023

Project #
2698-01

Figure #
1



Enlargement Area



Aerial Photo Courtesy of Google Earth 2/2022

LIVE OAK
ASSOCIATES, INC.

2300 Mineshaft Digital Billboards
Adjacent Off-Site Easement

Date 7/28/2023 Project # 2698-01 Figure # 2

All of the trees are valley oaks, and this species is prone to sudden branch drop which poses risks to structures and people, especially during extreme weather events. Like the rest of the trees on the subject parcel, the three trees to be removed are surrounded by development including pavement, sidewalks, buildings, and/or utilities. As such, their removal would not degrade or diminish a natural community and would be unlikely to compromise local plant and animal populations.

The electrical trench has no design yet according to the March 2023 plans. If the electrical trench will be located within the dripline of any protected tree, then a certified arborist should evaluate the protected trees to determine if the trenching will cause major root impacts.

Lastly, the City of Rancho Cordova's Parkway Interchange Project will be removing Trees 9-26, east of the western digital billboard location, at the start of this project. These trees are located within the City of Rancho Cordova's Parkway Interchange Project's construction staging area. With the removal of Trees 9-26 by the City, this allows for crane clearance to install the western digital billboard for the Cordova Community Council Project.

Tree Protection Plan and Performance Standards

No tree protection plan is recommended for the eastern digital billboard sign and existing billboard removal activities. As discussed previously, there are no protected trees within approximately 1,000 feet of the work area and all trees within the access area are outside of the standard clearance height and road prism for large machinery. Furthermore, Trees 28-83 are within planters or curbed areas offering them further protection from traffic when accessing the eastern portion or western portion of the project site.

A tree protection plan is recommended for the western digital billboard sign project activities. As discussed previously, three trees are planned for removal. No trees are likely to sustain major root impacts. Four trees within the project work area will require tree protection fencing to prevent damage because their roots and canopy are within the work vicinity. This includes only trees on the western side of the project site (see Figure3). The tree protection fencing location shall be shown on the final site plan or grading plan. Hardscape surrounds some of the existing protected trees. If the hardscape is not being removed or altered, the tree protection fencing may need to be installed at the edge of the hardscape areas, not the edge of the tree's dripline. If the hardscape is being removed, then the tree protection fencing must be installed at the tree's dripline to prevent any major root damage. This will need to be at the discretion of the contractors since a certified arborist will not be on site. All of the tree protection performance standards are described below and shall be followed to stay in compliance with the City tree ordinance.

Tree and Stump Removal

For the tree removal effort, appropriate methods are required to prevent further damage to the surrounding protected trees as well as existing infrastructure on the property. These methods include directional felling and rigging down. Stump removal is required for this project. Stumps are required to be removed to the ground down to a depth of 4 inches below grade, or the entire tree stump shall be removed. Lastly, the woody debris can be disposed of and removed off site in any fashion since there is no concern of pest or disease spreading.



Enlargement Area



Tree Protection Fencing

All trees with canopies within 20 feet of construction areas will be required to have tree protection fencing installed prior to any clearing, grubbing, trenching, grading, or land disturbances. The fencing shall be installed around the edge of the canopy as shown in the designated fencing locations of Figure 3. This includes Trees 2-4, and 27. The fencing shall be temporary, readily visible, and a minimum of 4 feet high and constructed of chain link, orange plastic mesh fence, or a similar material with stationary posts at approximate 10-foot intervals. The fencing shall effectively keep the canopy and trunk of the tree clear from direct contact and damage by foot traffic, equipment, materials, or disturbances, as well as preserve the roots and soil in an intact and non-compacted state.

For any approved work completed within the fenced Tree Protection Zone, fencing will need to be opened and careful excavation shall be done with small equipment, hand tools, or hydraulic or pneumatic tools to expose roots. The project arborist will be required to evaluate roots greater than 3 inches in diameter that may need to be cut.

Trenching

During trenching or digging activities, any roots greater than 2 inches in diameter should be trimmed using ISA root pruning standards as described in ANSI Standard A300 (Part 8) to prevent disease and decay from entering the tree. This protocol requires that the root be cut cleanly where the root stops shredding using a sharp tool (hand saw, sharp hand pruner, or Sawzall). The root should be cut perpendicular to growth, not at an angle like cut flowers. Additionally, any roots encountered that are greater than 4 inches in diameter are potentially structural to the tree and should not be impacted without the construction contractor notifying the property owner first. This may require project activities to pause temporarily.

General Provisions

All large equipment such as cranes, excavators, backhoes, or trucks that are used to complete project activities shall remain on existing paved surfaces wherever possible and shall remain outside of the fenced tree protection areas. All stockpiles of material shall be staged in a designated area located at least 5 feet outside of any tree canopy; this designated area shall be identified prior to the start of construction. Equipment shall not be allowed to operate west of the line of fence shown in Figure 3.

Any washout material or residue from concrete pouring and mixing can alter the pH of soil, harm vegetation or trees, or impact water quality of nearby drainages or the water table. Tarps or plastic shall be placed underneath the concrete truck or mixing location to prevent spilling of liquid onto a permeable surface. A spill kit must be kept on site to effectively manage the spilling or leaking of fluids on any type of surface within the project area.

If tree pruning is required for any reason, although it is not anticipated, it shall be conducted in compliance with the ISA Tree-Pruning Guidelines and ANSI Standard A300 (Part 1). Any pruning that is greater than 10% of a tree's canopy or limbs greater than 2 inches in diameter is considered major pruning, and an arborist shall be contacted prior to any work being completed for best recommendations.

Lastly, construction personnel shall report unanticipated damage to trees from construction activities to the arborist or permit contact immediately. It is recommended that an arborist then give remediation recommendations if appropriate.

Tree Protection Training

The City requires that all construction personnel on site be notified of the tree protection measures in this document prior to the start of construction. Crew personnel shall be reminded to not stage equipment, drive equipment, or stockpile materials under any tree's canopy on the project site because not all protected trees on site are subject to the tree protection fencing shown in Figure 3. A pamphlet summarizing the tree protection plan and general provisions specific to this project will be provided to the construction manager to keep it on site in case potential issues arise.

At the time of the training, an arborist or their designee will also check that all the tree protection fencing is in place prior to any project activities occurring. It is expected that the tree protection fencing will be installed prior to the removal of the proposed three trees, or any other construction related activities.

Tree Replacement Plan

Of the 90 protected trees on site, ten trees are expected to be removed for project activities (Figures 1 and 2). Trees 6-8 are located directly under the proposed sign location or immediately adjacent. Trees 84-90 are located in the adjacent off-site easement. Due to the proximity of the trees to the proposed location, future safety concerns, and visual block of the new western digital billboard, these trees are proposed for removal. Since there is no suitable location to replace trees on site and there is no designated off-site location, the applicant has requested the tree replacement plan follows the guidelines in Chapter 19.12.110.C.2 which states the replacement will be by payment of an in-lieu fee. For calculation of the replacement ratio, Chapter 19.12.110.D as follows, defines the ratio for which protected trees that are removed should be replaced for lots that are not single-unit or duplex dwellings:

Replacement Equivalents. The following equivalent sizes shall be used whenever new trees are planted pursuant to a tree replacement plan or other equivalency calculation made by the director:

1. A tree in a 15-gallon container or smaller equals one-inch DSH;
2. A tree in a 24-inch box equals two-inch DSH; or
3. A tree in a 36-inch box or larger equals three-inch DSH.

Table 2 provides the expected replacement ratios for each tree proposed for removal. The replacement ratios are assumed to be for 15-gallon container trees and are then calculated based on the DSH for each individual tree. This replacement equivalent will be followed because the project site is located on a non-residential property (Chapter 19.120.B.2). Lastly, the contribution toward the in-lieu fund held by the City of Rancho Cordova Tree Fund. On September 12, 2022, the City determined the in-lieu fees to be a total of \$21,738.75 (131.75 DSH inches x \$165 per inch). This fee is subject to change and is anticipated to change with the July 2023 revision, which is removing ten trees. If any of the project scope is changed further, the in-lieu fees will change.

Table 2. Protected Trees to be Removed.

Tree Tag #	Common Name	Scientific Name	DSH (in.)	Replacement Ratios
6	Valley oak	<i>Quercus lobata</i>	19	1:19
7	Valley oak	<i>Quercus lobata</i>	11.5	1:12



8	Valley oak	<i>Quercus lobata</i>	26.5	1:27
84	Valley oak	<i>Quercus lobata</i>	19.75	1:20
85	Valley oak	<i>Quercus lobata</i>	17	1:17
86	Valley oak	<i>Quercus lobata</i>	9.5	1:10
87	Valley oak	<i>Quercus lobata</i>	10.75	1:11
88	Valley oak	<i>Quercus lobata</i>	51.75	1:52
89	Valley oak	<i>Quercus lobata</i>	8	1:8
90	Valley oak	<i>Quercus lobata</i>	10.75	1:11

Conclusion

To conclude, the project activities will result in the removal of ten trees (Trees 6-8, 84-90). The tree protection measures in this report will also prevent and minimize any other construction related impacts that may occur to Trees 2-4, and 27. The tree replacement plan includes payment of an in-lieu fee to a tree program fund held by the City of Rancho Cordova Tree Fund. Construction activities should be considered a reasonable use of property.

The basis for this arborist evaluation is limited to the visual examination of accessible parts during the May 2022 and July 2023 tree surveys, without dissection, excavation, probing, or coring. There is no warranty or guarantee, expressed or implied, that problems or deficiencies of the trees in question may not arise in the future.

Please let us know if you have any questions or require clarification regarding this evaluation.

Sincerely,

Colleen M. Del Vecchio
ISA Certified Arborist, TRAQ, #WE-11788A



Attachment 1: Tree Inventory



Tree Inventory of All Protected Trees at 2300 Mine Shaft Lane

Tree Tag Number	Common Name	Scientific Name	Diameter at Standard Height (DSH) (inches)*	Tree Height (feet)	Canopy Width (feet)	Additional Notes
1	Valley oak	<i>Quercus lobata</i>	29	45	55	
2	Valley oak	<i>Quercus lobata</i>	29	65	55	
3	Valley oak	<i>Quercus lobata</i>	43.5	65	80	Multi-stem tree (35.5", 16")
4	Valley oak	<i>Quercus lobata</i>	27.25	45	50	Multi-stem tree (20", 18.5", 16")
5	Canary Island palm	<i>Phoenix canariensis</i>	28	20	18	DSH estimated due to inaccessibility
6	Valley oak	<i>Quercus lobata</i>	19	50	40	
7	Valley oak	<i>Quercus lobata</i>	11.5	40	28	
8	Valley oak	<i>Quercus lobata</i>	26.5	65	57	Multi-stem tree (18.25", 16.75")
9	Valley oak	<i>Quercus lobata</i>	9	40	25	
10	Valley oak	<i>Quercus lobata</i>	24	55	48	
11	Valley oak	<i>Quercus lobata</i>	28	70	58	
12	Valley oak	<i>Quercus lobata</i>	14	35	35	
13	Valley oak	<i>Quercus lobata</i>	19	55	38	
14	Valley oak	<i>Quercus lobata</i>	11.5			
15	Valley oak	<i>Quercus lobata</i>	19.5	50	50	
16	Interior live oak	<i>Quercus wislizeni</i>	21.5	28	30	Multi-stem tree (12", 10.5", 8.5")
17	Valley oak	<i>Quercus lobata</i>	33	65	55	Multi-stem tree (22.25", 21.5")
18	Valley oak	<i>Quercus lobata</i>	21	40	38	
19	Valley oak	<i>Quercus lobata</i>	30	55	55	
20	Valley oak	<i>Quercus lobata</i>	21	40	45	
21	Valley oak	<i>Quercus lobata</i>	22	50	40	
22	Valley oak	<i>Quercus lobata</i>	18	45	35	
23	Valley oak	<i>Quercus lobata</i>	19.75	55	58	
24	Blue oak	<i>Quercus douglasii</i>	24	50	50	
25	Valley oak	<i>Quercus lobata</i>	22	60	45	
26	Mexican fan palm	<i>Washingtonia robusta</i>	19, 15, 15.75	20-30 range	18	3 palm trees (cluster)
27	Interior live oak	<i>Quercus wislizeni</i>	32	45	45	
28	Blue oak	<i>Quercus douglasii</i>	30.5	40	42	Multi-stem tree, DSH measured at 36" due to growth of tree
29	interior live oak	<i>Quercus wislizeni</i>	27	45	46	Multi-stem tree (19", 16"), smaller limb measured at 50" due to growth of tree
30	Valley oak	<i>Quercus lobata</i>	22	45	30	
31	Valley oak	<i>Quercus lobata</i>	35.5	45	50	Multi-stem tree (21", 15", 14")
32	Blue oak	<i>Quercus douglasii</i>	17.5	35	35	
33	Valley oak	<i>Quercus lobata</i>	30	35	40	Multi-stem tree (21", 16")



34	Interior live oak	<i>Quercus wislizeni</i>	20.5	25	30	Multi-stem tree (15.5", 10")
35	Valley oak	<i>Quercus lobata</i>	17	40	40	
36	Valley oak	<i>Quercus lobata</i>	22.5	55	60	
37	Valley oak	<i>Quercus lobata</i>	13.5	50	35	
38	Valley oak	<i>Quercus lobata</i>	14.5	45	25	
39	Valley oak	<i>Quercus lobata</i>	9	35	12	
40	Valley oak	<i>Quercus lobata</i>	7.5	30	15	
41	Valley oak	<i>Quercus lobata</i>	11	35	25	
42	Valley oak	<i>Quercus lobata</i>	13	35	32	
43	Valley oak	<i>Quercus lobata</i>	10.5	25	30	
44	Valley oak	<i>Quercus lobata</i>	24	60	40	
45	Valley oak	<i>Quercus lobata</i>	8.5	30	20	
46	Valley oak	<i>Quercus lobata</i>	20	40	38	
47	Valley oak	<i>Quercus lobata</i>	17	50	48	
48	Interior live oak	<i>Quercus wislizeni</i>	21.5	40	30	Root sprout at base of tree, 6.5" diameter
49	Valley oak	<i>Quercus lobata</i>	17	40	45	
50	Valley oak	<i>Quercus lobata</i>	25	45	48	
51	Valley oak	<i>Quercus lobata</i>	20	45	50	Multi-stem tree (14", 12.5")
52	Valley oak	<i>Quercus lobata</i>	18.5	35	38	
53	Valley oak	<i>Quercus lobata</i>	20	45	48	
54	Valley oak	<i>Quercus lobata</i>	23	50	50	
55	Valley oak	<i>Quercus lobata</i>	26	55	48	
56	Interior live oak	<i>Quercus wislizeni</i>	14.5	30	25	
57	Valley oak	<i>Quercus lobata</i>	18.5	35	41	
58	interior live oak	<i>Quercus wislizeni</i>	14	20	35	DSH measured at 45" due to growth of tree
59	Valley oak	<i>Quercus lobata</i>	13	30	30	
60	Interior live oak	<i>Quercus wislizeni</i>	32	65	65	
61	Valley oak	<i>Quercus lobata</i>	27.5	55	55	
62	Interior live oak	<i>Quercus wislizeni</i>	10	30	30	
63	Interior live oak	<i>Quercus wislizeni</i>	14	35	28	
64	Interior live oak	<i>Quercus wislizeni</i>	23.5	40	52	Multi-stem tree (18", 11")
65	Valley oak	<i>Quercus lobata</i>	18	35	55	
66	Valley oak	<i>Quercus lobata</i>	36.5	45	70	
67	Valley oak	<i>Quercus lobata</i>	29.5	45	55	
68	Valley oak	<i>Quercus lobata</i>	24	45	70	
69	Valley oak	<i>Quercus lobata</i>	22.5	50	55	
70	Valley oak	<i>Quercus lobata</i>	31	60	60	
71	Valley oak	<i>Quercus lobata</i>	26	60	60	
72	Interior live oak	<i>Quercus wislizeni</i>	38	65	60	
73	Valley oak	<i>Quercus lobata</i>	24.5	60	50	
74	Valley oak	<i>Quercus lobata</i>	34	65	68	Co-dominant stems (20.5", 23.5")
75	Valley oak	<i>Quercus lobata</i>	24	65	50	
76	Valley oak	<i>Quercus lobata</i>	41	60	65	
77	Valley oak	<i>Quercus lobata</i>	30	75	58	
78	Valley oak	<i>Quercus lobata</i>	35	75	62	
79	Valley oak	<i>Quercus lobata</i>	48	65	72	
80	Interior live oak	<i>Quercus wislizeni</i>	30.5	50	50	
81	Valley oak	<i>Quercus lobata</i>	18	40	42	



82	Valley oak	<i>Quercus lobata</i>	24.5	45	48	
83	Interior live oak	<i>Quercus wislizeni</i>	37	55	58	
84	Valley oak	<i>Quercus lobata</i>	19.75	40	45	
85	Valley oak	<i>Quercus lobata</i>	17	32	30	DSH measured at 46" due to growth of tree
86	Valley oak	<i>Quercus lobata</i>	9.5	25	18	
87	Valley oak	<i>Quercus lobata</i>	10.75	20	15	
88	Valley oak	<i>Quercus lobata</i>	51.75	65	70	
89	Valley oak	<i>Quercus lobata</i>	8	18	12	
90	Valley oak	<i>Quercus lobata</i>	10.75	20	15	

*If any measurements were taken at a different standard than the City, it is noted



Attachment 2: Photographs of Site Evaluation, May 2022



Attachment 2: Photographs of Site Evaluation, May 2022 and July 2023



Photo 1. Overview of proposed west digital billboard location, facing west



Photo 2. Overview of trees 6-8 expected to be removed from proposed west billboard location, facing west



Photo 3. Overview of existing billboard that is proposed for removal, facing east



Photo 4. Existing billboard is not expected to impact any protected trees whether on the project parcel or adjacent



Photo 5. Overview of proposed location for east digital billboard, facing west, no impacts expected



Photo 6. Overview of access to the east side of parcel from Mine Shaft Ln off Folsom Blvd



Photo 7. Overview of access to west side of parcel from Mineshaft Ln off Folsom Blvd



Photo 8. Overview of continued access to west side of parcel near existing building



Photo 9. Overview of adjacent off-site easement with 7 tree removals, facing east



Photo 10. Overview of adjacent off-site easement with 7 tree removals, facing west



Photo 11. Close-up of Tree 88, a large valley oak tree proposed for removal



**Attachment 5: City of Rancho Cordova Preservation
and Protection of Private Trees**

Chapter 19.12 PRESERVATION AND PROTECTION OF PRIVATE TREES

Sections:

- 19.12.010 Purpose and intent.**
- 19.12.020 Word construction.**
- 19.12.030 Definitions.**
- 19.12.040 Protected tree permit required.**
- 19.12.050 Application procedure.**
- 19.12.060 Protected tree permit provisions.**
- 19.12.070 Decision criteria.**
- 19.12.080 Emergency conditions.**
- 19.12.090 Prohibited actions relating to protected trees.**
- 19.12.100 Activity allowed near protected trees.**
- 19.12.110 Appeal of denial of protected tree permit.**
- 19.12.120 Tree replacement plan.**
- 19.12.130 Replanting security.**
- 19.12.140 Grading beneath protected tree driplines.**
- 19.12.150 Development control measures.**
- 19.12.160 Tree protection plan.**
- 19.12.170 Protected tree reports for tentative subdivision maps.**
- 19.12.180 Protected tree reports for parcel maps.**
- 19.12.190 Stop work order.**
- 19.12.200 Fees.**
- 19.12.210 Exemption of city from Solar Shade Control Act.**
- 19.12.220 Tree stumps prohibited.**
- 19.12.230 Public nuisances.**
- 19.12.240 Violations.**
- 19.12.250 Enforcement.**
- 19.12.260 Appeals and abatement procedures.**
- 19.12.270 Interference with authorized personnel.**

19.12.010 Purpose and intent.

A. Native oak trees grew naturally in Rancho Cordova. As the area has been developed, many types of trees have been planted. Trees are a community asset that cannot provide benefits without human maintenance,

care, and protection. A clearly defined, reasonable, and effective ordinance guides the growth of a long-term community tree canopy that provides improved air quality, public and mental health, welfare, safety and environmental benefits to the residents, businesses, and visitors of Rancho Cordova. Trees on both public and private properties contribute to the community tree canopy and the growing of trees on both public and private property is necessary to sustain a community-wide tree canopy. Furthermore, it is recognized that the preservation of trees enhances the natural scenic beauty, sustains the long-term potential increase in property values, which encourages quality development, maintains the original ecology, retains the original tempering effect of extreme temperatures, increases the attractiveness of the city to visitors, helps to reduce soil erosion, and increases the oxygen output of the area which is needed to combat air pollution. For these reasons, in order to promote the health, safety, and general welfare, to preserve and protect significant historical heritage values, to enhance the beauty of the city of Rancho Cordova, and to complement and strengthen zoning, subdivision and land use standards and regulations, while at the same time recognizing individual rights to develop private property, the city council adopts this chapter, establishing basic standards and measures for the preservation and protection of trees.

B. It shall be the policy of the city to preserve all trees possible through its development review process.

C. It is the intent of this chapter to establish regulations for the protection, removal, and preservation of landmark trees and protected trees, as defined herein, within the city in order to retain as many trees as possible consistent with the purpose hereof and the reasonable economic enjoyment of all property in the city.

D. In order to promote health and safety and enhance the beauty and general welfare of Rancho Cordova, it is hereby declared to be the policy of the city to eliminate dangerous conditions caused by trees, shrubs and tree stumps that may result in injuries to persons or property; and to protect all public trees within the city from the spread of disease or pests. [Ord. 12-2017 § 2].

19.12.020 Word construction.

Unless the provisions or the context otherwise requires, the following rules of construction and definitions shall govern the construction of this chapter. The singular number includes the plural, and the plural, the singular. The masculine gender includes the feminine. The present tense includes the past and future tenses, and the future, the present. "Shall" is mandatory and "may" is permissive. [Ord. 12-2017 § 2].

19.12.030 Definitions.

For the purpose of this chapter the following words and terms have the following meanings:

A. "Approving body," as used in this chapter, shall be any one of the following: city council, public works director, planning commission, or the planning director.

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- B. "Business day" means a day the city of Rancho Cordova City Hall is open for business.
- C. "Certified arborist" means an arborist certified by the International Society of Arboriculture with current certification standing, meeting all current renewal requirements and continuing education requirements; or an ASCA registered consulting arborist with current membership standing, meeting all continuing education requirements; or a Society of American Foresters (SAF) certified urban forester in good standing.
- D. "City" means the city of Rancho Cordova.
- E. "City council" means the city council of the city of Rancho Cordova.
- F. "City arborist" is any certified arborist designated by the public works director, or his or her designee, to act as arborist on behalf of the city of Rancho Cordova.
- G. "Damaged or destroyed tree" means the cutting and removal of any protected tree without a tree permit such that more than 50 percent of the live foliage or buds from a protected tree within a 12-month period were removed; the cutting and removal of an entire protected tree; physical damage to a trunk or main leader 50 percent or greater of the circumference; or damage to greater than 33 percent of the root system of a protected tree.
- H. "Development project" means any exterior construction work associated with or requiring a building or grading permit for any new building, building addition, building demolition, site grading, excavation or site paving.
- I. "Diameter at standard height" or "DSH" means the diameter of a tree measured at four and one-half feet above natural grade, except as specified below. The diameter shall be calculated by using the following formula: diameter equals circumference/3.14.
1. For a tree that branches at or below four and one-half feet, DSH means the diameter at the narrowest point between the grade and the branching point.
 2. For a tree with a common root system that branches at the ground, DSH means the sum of the diameter of the largest trunk and one-half the cumulative diameter of the remaining trunks at four and one-half feet above natural grade.
- J. "Discretionary project," as used in this chapter, shall be a project that must be approved by one of the following approving bodies: city council, planning commission, or planning director. Discretionary projects shall include, but are not limited to, a special development permit, a parcel map, a parking reduction permit, a rezone, a site plan approval permit, a subdivision map, a variance, or a conditional use permit.

K. "Dripline" means the maximum measurement from the center of the tree trunk to the most outward lateral branch of the foliar crown of a protected tree.

L. "Easement" means any utility easement, drainage easement, sanitary sewer easement or other legal easement within the city boundaries.

M. "Landmark trees" 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.

N. "Maintain" or "maintenance," when used in reference to trees, shall mean and include pruning, spraying, mulching, fertilizing, cultivating, supporting, treating for disease or injury, promoting public safety, or any other similar act which promotes the life, growth, health or beauty of trees.

O. "Major trimming" means a cutting or pruning in a way which reduces the overall canopy of the tree by 10 percent or more, or cutting of roots or branches greater than two inches diameter within a 12-month period.

P. "Minor trimming" means a cutting or pruning in a way which reduces the overall canopy by less than 10 percent, does not significantly reduce the overall canopy of the tree, and does not cut roots or branches greater than two inches diameter within a 12-month period.

Q. "Permittee" means a person who has been granted a protected tree permit as provided in this chapter.

R. "Person" includes a natural person, legal owner, firm, association, corporation, co-partnership, trustee, receiver, utility, or an agent or employee thereof.

S. "Planning director" means the planning director of the city of Rancho Cordova, or his or her designee.

T. "Planting easement" means an area of land, usually a strip of land adjoining a street right-of-way, which has been dedicated for the purpose of growing trees, shrubs, or other vegetation.

U. "Private land" shall include all land owned by private interest, and not designated city-owned land.

V. "Protected tree" means:

1. Native oak – *Quercus lobata*, valley oak; *Quercus wislizenii*, interior live oak; *Quercus douglasii*, blue oak; or *Quercus morehus*, oracle oak – having a trunk diameter of at least six inches or greater; or
2. Any tree species other than a native oak having a trunk diameter of at least 12 inches or greater on nonresidential property; or

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3. Any tree species other than a native oak having a trunk diameter of at least 24 inches or greater on residential property; or
4. 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.
5. "Protected tree" does not include any trees for sale within the city sold by a nursery.

W. "Public premises" includes city-owned properties, including but not limited to properties in the right-of-way and owned or managed by the city.

X. "Public nuisance tree" means any tree or shrub that is maintained in violation of this chapter.

Y. "Public tree" means a tree or shrub whose trunk is planted in a street, planting easement, public premises, public sidewalk, median, traffic island or any other right-of-way owned or controlled by the city through an easement, license, fee title, or other permissive grant of use and maintained by the city.

Z. "Public works director" means the director of the department of public works of the city of Rancho Cordova, or his or her designee.

AA. Replacement Value. For purposes of this chapter, "replacement value" shall be determined utilizing the most recent edition of the Guide for Plant Appraisal, published by the Council of Tree and Landscape Appraisers.

BB. "Street" includes the right-of-way width of any city-maintained street, avenue, boulevard, line, walk, road, parkway, alley, or other right-of-way for highway purposes, as determined by the department of public works.

CC. "Topping" means a major trimming of a protected tree which reduces the overall canopy of the tree by more than 50 percent. Topping shall be prohibited in the city, unless otherwise permitted by the public works director.

DD. "Tree permit" means an authorization by the public works director for the planting, major trimming, treatment, or removal of a protected tree.

EE. "Tree protection plan" shall be submitted for approval by the public works director for protecting trees during any site development as requested by the planning director. A plan shall be prepared by a certified arborist stating the protection, steps required and approved work within the dripline or other designated protected areas near protected trees. The tree protection plan shall be included on all construction documents, specification documents, and explained to all contractors and subcontractors working on the

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subject project.

FF. “Tree purchase specifications” means the specifications that designate the acceptable branching and foliar crown, tree structure, and root system for any trees to be planted in the subject project for the landscape design submitted for approval with a development project or building permit.

GG. “Tree stump” means any portion of the base or trunk of a tree and its roots that remain after a tree is removed. For purposes of this chapter, a “tree stump” must have a diameter of at least six inches or greater. [Ord. 12-2017 § 2].

19.12.040 Protected tree permit required.

No person shall trench, grade or fill within the dripline of any protected tree, or damage, kill or remove any protected tree, or perform a major trimming of any protected tree without an approved tree permit.

It shall be the responsibility of the owner or lessee/tenant of the property on which the protected tree is located and the person performing tree work to have the approved tree permit and/or a copy of the conditions of permit approval at the work site. [Ord. 12-2017 § 2].

19.12.050 Application procedure.

Any person needing a protected tree permit for one or more protected trees shall make application to the public works director. Said application shall contain:

- A. A brief statement of the reasons for removal or major trimming, written by a certified arborist;
- B. Consent of the owner of record of the land on which the proposed activity is to occur;
- C. A tree inventory including: site sketch or site plan showing the accurate location, number of trees affected, species, trunk diameter, approximate height, and approximate dripline of the tree or trees to be removed;
- D. If the project involves other discretionary development, then this inventory must be part of the total development plan and must also describe any tree or trees which could be affected by the proposed development;
- E. If the application is for the removal of a protected tree, the applicant shall also submit a tree replacement plan pursuant to the standards set forth in RCMC [19.12.120](#), or as may be amended;
- F. Any other pertinent information; and
- G. The application and statement from a certified arborist for a tree permit shall be reviewed by staff within 20 business days of submittal. [Ord. 12-2017 § 2].

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19.12.060 Protected tree permit provisions.

- A. A granted protected tree permit shall be valid for a period of six months from the date of issuance. An extension of time may be granted not to exceed six months.
- B. The public works director may impose such reasonable conditions of approval as are necessary and appropriate to minimize the environmental, health or safety effects of the development or use.
- C. The protected tree permit or a copy of the conditions of approval shall be kept at the tree removal site at all times.
- D. The protected tree permit, or the conditions of approval, shall entitle the applicant to remove or trim only the protected tree or trees approved.
- E. If the tree or shrub is to be removed, grinding out the stump to a depth of four inches below grade or the entire removal of the tree stump shall be required. [Ord. 12-2017 § 2].

19.12.070 Decision criteria.

Prior to the issuance of a protected tree permit, the public works director shall review the request. The determination in granting or denying a permit shall be based on the following criteria:

- A. The protected tree is found to be dead;
- B. The protected tree is found to be dying, and 50 percent or greater of the leaves and buds are dead;
- C. The protected tree is found to be attacked by an insect or disease that cannot be mitigated without removing the tree;
- D. The protected tree is found to be structurally unsound or presents a significant risk that cannot be reasonably mitigated without removing the tree;
- E. The number of trees on a property is overcrowded to where the individual canopy of the protected tree is overlapped or compromised, and the removal of the protected tree would not reduce the property's tree canopy cover;
- F. Whether or not the preservation of the tree would compromise the reasonable use of an owner's development of land;
- G. The number of healthy trees that a given parcel of land will support;
- H. The effect of tree removal on soil stability/erosion, particularly near watercourses or on steep slopes;

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- I. The potential for the tree to be a public nuisance, or interfere with utility service, as well as its proximity to existing structures;
- J. The extent to which the tree interferes with efficient operation of a preexisting solar energy system or the potential for the construction of a solar energy system;
- K. Whether or not there are any alternatives that would allow for the preservation of the tree;
- L. If the applicant is seeking to conduct a major trimming, the public works director will consider the type of trimming and the effect the trimming or pruning will have on the overall health of the tree;
- M. The overall impact on the environment;
- N. The proposed tree replacement plan pursuant to the standards set forth in RCMC [19.12.120](#), or as may be amended; and
- O. Any other information the public works director finds pertinent to the decision. The protected tree shall be scheduled for a site inspection, if necessary, after receipt of the tree permit application and accompanying certified arborist statement. [Ord. 12-2017 § 2].

19.12.080 Emergency conditions.

An emergency condition shall exist when a protected tree creates an imminent and serious threat to the health and safety of the community or nearby property. Emergency removals shall require an after-the-fact application for approval. A permit application shall be submitted within 10 business days following the date of tree removal and shall include a photograph of the condition requiring removal, and a letter from a certified arborist or report from a recognized emergency worker documenting the emergency condition. [Ord. 12-2017 § 2].

19.12.090 Prohibited actions relating to protected trees.

No person shall, without an approved permit from the public works director, do, or cause to be done by others, any of the following acts:

- A. Secure, fasten, or run any rope, wire, sign, unprotected electrical installation or other device or material to, around, or through a protected tree;
- B. Break, injure, deface, kill, or destroy a protected tree or allow any fire to burn where it will injure any protected tree;
- C. Allow any chemical, gas, smoke, salt brine, oil, pesticide, or other injurious substance to seep, drain, or be

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emptied upon, above, or below any protected tree;

D. Excavate any ditch, tunnel, or trench, or fill within the dripline of any protected tree;

E. Erect, alter, repair or raze any building or structure without placing suitable guards around all nearby protected trees which may be injured by such operations;

F. Remove any guard or other device or materials intended for the protection of a protected tree or take away or obstruct any open space around the base of a protected tree designed to prevent soil compaction or physical damage; or

G. Allow the topping of any protected tree. [Ord. 12-2017 § 2].

19.12.100 Activity allowed near protected trees.

The following activities are permitted around or near protected trees without a protected tree permit:

A. Paving for existing streets and/or driveways under the supervision of an arborist to guarantee appropriate measures are taken to ensure tree conservation;

B. Parking or operation of motor vehicles within the protected zone on existing paved areas;

C. Placement or storage of equipment or construction material within the protected zone on existing paved areas;

D. Maintenance of under-canopy landscaping for nonnative oak species;

E. Maintenance activities approved by the city within improved parking lots;

F. Pruning of broken branches damaged by weather or failure;

G. Activity performed by a public utility necessary to comply with safety regulations or to repair or avoid the interruption of services, provided such activity is done under the supervision of a certified arborist. [Ord. 12-2017 § 2].

19.12.110 Appeal of denial of protected tree permit.

A. If a permit is denied, the public works director shall provide written notification, including the reasons for denial, to the applicant.

B. The applicant shall have 15 days from the time of the mailing of the aforesaid notice to file an appeal with the city concerning the denial of the tree permit by the public works director. The city manager, or his or her designee, shall appoint a hearing officer. The appeal hearing shall be conducted pursuant to RCMC

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[16.18.205](#)(F)(8), or as may be amended. [Ord. 12-2017 § 2].

19.12.120 Tree replacement plan.

A. When replacement for tree loss is required by this chapter or through the CEQA process, replacement of the tree shall be provided consistent with the standards set forth in this section. Applicants who are granted permits to remove protected trees shall be required to prepare and implement a tree replacement plan.

B. Replacement Standards.

1. A tree replacement plan for private protected trees located on lots that include single-unit or duplex dwellings must provide for the replacement of one tree for each protected tree removed.
2. Any other tree replacement plan must provide for the replacement of trees at a ratio of one-inch DSH of tree replaced for each inch DSH of tree removed (1:1 ratio) pursuant to subsection (D) of this section, or as may be amended.
3. If tree is removed without an approved permit, the city may impose in-lieu fees and tree replacement based on the tree's replacement equivalent, as set forth in subsections (C) and (D) of this section.

C. Replacement Options.

1. On-Site or Off-Site Replacement. A tree replacement plan that includes on-site or off-site replacement shall specify where the trees shall be planted and how the trees shall be monitored and maintained for a time period as determined by the public works director. The public works director may require security to ensure that the replacement trees survive for the minimum establishment period as provided in subsection (F) of this section. If the public works director determines that a tree cannot be planted on site or other suitable off-site location within the city due to a reasonable site condition, the applicant shall pay an in-lieu fee as described in subsection (C)(2) of this section into the Rancho Cordova tree program fund, as described in subsection (G) of this section. The fee shall be calculated as the current Rancho Cordova tree or landscape maintenance contract price for purchasing, planting, and providing irrigation to an equivalent number of 15-gallon-size tree containers, as calculated per subsection (D) of this section.
2. Payment of an In-Lieu Fee. The applicant may pay a fee for the loss of the trees in an amount established by resolution of the city council. The in-lieu fee shall be calculated as the current Rancho Cordova tree or landscape maintenance contract price for purchasing, planting, and providing irrigation to an equivalent number of 15-gallon-size tree containers, as calculated per subsection (D) of this section. Such monies shall be deposited in the tree program fund, as described in subsection (G) of this section.

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3. Credit for Existing Trees Smaller Than a Private Protected Tree. An applicant may be entitled to replacement credit when the applicant preserves trees that are on the same lot from which the private protected trees were removed and that are smaller than the size requirements of private protected trees. To be entitled to the credit, the preserved trees must be viable long-term. The director shall determine whether a tree is viable long-term by considering the location of the trees, the quality of the environment in which the trees are located, potential impacts to the trees from any proposed development, and other factors that the director deems relevant. If approved the applicant shall receive credit at a rate of one-inch DSH per one-inch DSH of tree preserved with a two-inch minimum credit.

D. Replacement Equivalents. The following equivalent sizes shall be used whenever new trees are planted pursuant to a tree replacement plan or other equivalency calculation made by the director:

1. A tree in a 15-gallon container or smaller equals one-inch DSH;
2. A tree in a 24-inch box equals two-inch DSH; or
3. A tree in a 36-inch box or larger equals three-inch DSH.

E. Waiver Replacement Requirement. The public works director, in his or her discretion, may waive the tree replacement requirements in this section, for the following reasons:

1. The tree removal is required to mitigate overcrowded, overlapping and compromised tree canopies, and the removal of the protected tree would not significantly reduce the property's tree canopy cover;
2. The condition of the tree with respect to disease, danger of falling, or interference with utility services, is such that the public health, safety, or welfare requires its removal. The tree shall be replaced with at least one tree unless replacement of the tree would be ineffective due to environmental conditions such as disease or contamination; or
3. The tree or its roots are causing, or threatening to cause, damage to any main structure on the property or on any adjacent property and there are no reasonable alternative means to mitigate the damage or threatened damage while minimizing the impact on the tree. Reasonable alternative means of mitigation include, but are not limited to, cutting tree roots, trimming the tree canopy, or installing a root barrier. Removing, relocating, or in any way altering any main structure on the property shall not be considered a reasonable alternative means of mitigation. The tree shall be replaced with at least one tree unless replacement of the tree would be ineffective due to environmental conditions such as disease or contamination.

F. Security.

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1. Security may be required for any tree replacement plan that does not include payment of an in-lieu fee. The security shall guarantee the tree permittee's compliance with conditions of approval and city provisions regarding tree protection and preservation. Security may also be required at the discretion of the public works director to ensure the completion of any additional work specified as a condition of permit approval or other approvals.

2. The security shall be in the amount of the estimated cost of the required work. The applicant shall include the cost estimate as part of the tree replacement plan. The terms and conditions of the security shall be reviewed and approved by the public works director prior to approval of the tree replacement plan.

3. Security posted on actual work required shall be maintained for the time period determined by the public works director.

G. Tree Program Fund. A tree program fund is established for the city of Rancho Cordova for the purposes specified in this section. The monies received in lieu of replacement of illegally removed trees shall be forwarded to the finance director for deposit in the tree program fund. Except as provided in this section, under no circumstances shall the funds collected by the finance director for the tree preservation fund be directed to any other fund to be used for any purposes other than for tree planting and preservation programs and public education programs regarding trees. Tree program fund monies may be directed by the city council to nonprofit organizations for the implementation of programs consistent with the purposes of the tree program fund. [Ord. 12-2017 § 2].

19.12.130 Replanting security.

Adequate security may be required for any project for which a permit or other approval is required pursuant to provisions of this chapter or the zoning code to ensure that the replanting will be performed in compliance with this chapter. The purpose of such security shall be to guarantee the applicant's compliance with conditions of approval and city ordinance provisions regarding tree protection and preservation. Security may also be required at the discretion of the public works director, or his or her designee, to ensure to completion of any additional work specified as a condition of permit approval or other approvals. The security may be required in the following forms:

A. The security shall be in the amount of 100 percent of the estimated cost of the required work; or

B. The security may be in the form of a letter of credit, cash deposit, or a combination thereof; or

C. The security may be required whenever it appears that substantial work is required, including but not limited to:

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1. Substantial grading is required;

2. Significant violations of the RCMC exist;

D. Security posted on actual work required shall be maintained until work is completed;

E. Any interest gained on cash security posted shall accrue to the applicant and his or her designee. [Ord. 12-2017 § 2].

19.12.140 Grading beneath protected tree driplines.

Grading beneath protected trees to be retained shall be given special attention. Every reasonable effort shall be made to avoid creating conditions adverse to the protected tree's health. The natural ground within the driplines of protected trees shall remain as undisturbed as possible. Grading within the driplines of protected trees will not be permitted unless specifically authorized by the public works director.

A. Major roots two inches or greater in diameter encountered within the protected tree's dripline in the course of excavation from beneath protected trees which are to be retained shall not be cut and shall be kept moist and covered with earth as soon as possible. Roots one inch to two inches in diameter which are severed shall be pruned and covered to keep moist or covered with earth as soon as possible.

B. Support roots that are inside the dripline of the protected tree shall be protected. The permittee is required to hand-dig in the vicinity of protected trees to prevent root cutting and mangling which may be caused by heavy equipment.

C. Cross-sections may be required where protected trees are located adjacent to roadways, new slopes or critical areas. In addition, a dimension from the face of a protected tree to some critical point or line may be required.

D. Any condition imposed by the city council, planning commission, the planning director, or the public works director relating to grading in the vicinity of protected trees is incorporated into and made a part of the improvement standards. The consulting engineer for the project shall verify in writing on a form to be provided by the public works director that the grading has been completed as required by this section and any conditions imposed. [Ord. 12-2017 § 2].

19.12.150 Development control measures.

The public works director, the planning director, the planning commission or the city council may mandate any or all of the following control measures to mitigate damage to protected trees caused by land development:

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A. No grade cuts greater than one foot shall occur within the driplines of protected trees, and no grade cuts whatsoever shall occur within five feet of their trunks;

B. No fill greater than one foot shall be placed within the driplines of protected trees and no fill whatsoever shall be placed within five feet of their trunks;

C. No trenching whatsoever shall be allowed within the driplines of protected trees. If it is absolutely necessary to install underground utilities within the driplines of a protected tree, the trench shall be either bored or drilled;

D. No irrigation system shall be installed within the driplines of native oak tree(s) which may be detrimental to the preservation of the native oak tree(s) unless specifically authorized by the public works director, or his or her designee;

E. Landscaping beneath protected trees may include nonplant materials such as boulders, cobbles, wood chips, etc. Plants shall not be planted closer than six feet from the trunk of a native oak. The only plant species that shall be planted within the dripline of native oak trees are those which are listed as low and very low water use plants in the most current Water Use Classification of Landscape Species (WUCOLS) published by the University of California (<http://ucanr.edu/sites/WUCOLS>);

F. Paving within the driplines of protected trees should be stringently minimized. When it is absolutely necessary, porous material should be used. [Ord. 12-2017 § 2].

19.12.160 Tree protection plan.

Any development or building permit project that encroaches upon the existing dripline of a protected tree shall require a tree protection plan submitted with the project application. The tree protection plan shall be included on all demolition, grading, construction, and landscaping plans and project specifications. All protected trees and protective fencing or other protection features shall be shown on all project demolition, grading, construction, and landscape plans. [Ord. 12-2017 § 2].

19.12.170 Protected tree reports for tentative subdivision maps.

No application for a tentative subdivision map approval for a subdivision where a protected tree is located shall be considered complete unless it includes a report, in a form acceptable to the public works director, which pertains to preservation of the tree(s) and evaluates the subdivider's proposals for the preservation, removal, replacement, or relocation of any protected tree(s) on the property. The report shall be prepared by a certified arborist and shall include all protected trees identified pursuant to this chapter. If the subdivider proposes any grading, land movement, or other activity within the dripline of a protected tree referred to in the report, or proposes to relocate or remove any protected tree, the report shall also evaluate any replacement measures proposed by the subdivider and their anticipated effectiveness in preserving the

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protected tree. [Ord. 12-2017 § 2].

19.12.180 Protected tree reports for parcel maps.

No application for a preliminary parcel map approval for a parcel where a protected tree is located shall be considered complete unless it includes a report, in a form acceptable to the public works director, which pertains to preservation of the tree(s) and evaluates any proposals for the preservation, removal, replacement, or relocation of any protected tree(s) on the property. The report shall be prepared by a certified arborist and shall include all protected trees identified pursuant to this chapter. If the proposal includes any grading, land movement, or other activity within the dripline of a protected tree referred to in the report, or proposes to relocate or remove any protected tree, the report shall also evaluate any replacement measures proposed and their anticipated effectiveness in preserving the protected tree. [Ord. 12-2017 § 2].

19.12.190 Stop work order.

Whenever the public works director, the planning director, the planning commission or the city council determines that any permit, or variance or any action being taken thereunder, or any action under it without a permit, is in conflict with this chapter or with the standards established by the city or any department thereof, or ordinance, regulation, or policy, the public works director shall issue a stop work order which shall prohibit any action thereunder. Such stop work order shall set forth the alleged violations and may list remedies to be taken to correct the violations. The person receiving such a stop work order shall report in writing to the officer, person or body issuing the order within 48 hours regarding the next steps to be taken to correct the violations. Such stop work order may be extended to provide an opportunity for a hearing being extended to the affected party. During the period of such extension, the public works director shall review the matter as herein provided. A stop work order issued pursuant to this section may be withdrawn by the public works director upon a finding that the circumstances giving rise to the order no longer exist. [Ord. 12-2017 § 2].

19.12.200 Fees.

Fees for the issuance of a protected tree permit shall be set by city council resolution, as amended from time to time. [Ord. 12-2017 § 2].

19.12.210 Exemption of city from Solar Shade Control Act.

The city of Rancho Cordova shall be exempt from the provisions of the Solar Shade Control Act pursuant to Section 25985(a) of the California Public Resource Code, or as amended. [Ord. 12-2017 § 2].

19.12.220 Tree stumps prohibited.

Any tree stump that is visible from the public right-of-way is hereby declared a public nuisance and maintenance of a tree stump is prohibited. Any tree stump shall be ground down to a depth of four inches below grade or the entire tree stump shall be removed one year from the date of adoption of the ordinance codified in this chapter and thereafter. [Ord. 12-2017 § 2].

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19.12.230 Public nuisances.

Any violation of the provisions of this chapter is unlawful and a public nuisance, and the fully constituted authorities of the city shall immediately commence an action proceeding for the abatement and enjoinder thereof and shall take other steps in the manner provided by law. The city may pursue any and all legal and equitable remedies related to the enforcement of the provisions of this chapter, including criminal, civil, and administrative remedies and penalties pursuant to RCMC [1.01.190](#). [Ord. 12-2017 § 2].

19.12.240 Violations.

A. Each person shall be guilty of a separate offense for each and every day during any portion of which any violation of any provision of this code is committed, continued, or permitted by any such person, and he or she shall be punished accordingly. A violation of this chapter is a misdemeanor and is punishable by imprisonment in the county jail for a period up to six months or by a fine of up to \$1,000 or both.

B. In addition to a fine, any violation of this chapter shall also require replacement measures pursuant to RCMC [19.12.120](#) to offset the violation(s), which shall be determined by the public works director. [Ord. 12-2017 § 2].

19.12.250 Enforcement.

The department of public works, or its designee, is charged with the responsibility of enforcing the provisions of this chapter. The remedies provided for herein shall be cumulative and not exclusive. The public works director, or his or her designee, may upon the presentation of his credentials go upon any premises at any reasonable time for the investigation and inspection of any tree which is suspected to be in violation of this chapter, after having given the owner or occupant thereof at least five days' prior notice of the date of inspection or sooner if the owner or occupant consents to said inspection. [Ord. 12-2017 § 2].

19.12.260 Appeals and abatement procedures.

The following procedures shall be followed when abating or correcting a condition relative to a public nuisance tree or a violation of this chapter:

A. The owner or occupant of property on which the tree is located shall be notified in writing by certified mail that the tree and tree stump shall be removed, pruned, treated or otherwise abated or that a violation of this chapter occurred and the corrective action necessary;

B. The owner or occupant of property on which the tree is or was located shall have the right to appeal the determination of the public works director;

C. The owner or occupant of such premises shall have 15 days from the time of the mailing of the aforesaid notice to either comply with the terms of the notice of abatement or corrective action or to file an appeal with the city concerning the contemplated action of the public works director. The city manager, or his or her

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designee, shall appoint a hearing officer. The appeal hearing shall be conducted pursuant to RCMC [16.18.205](#)(F)(8), or as may be amended;

D. If the owner or occupant of such premises or his agent refuses or neglects to comply with the notice or to appeal the order of the public works director within the time specified, the public works director shall cause the tree to be treated, pruned, removed or otherwise abated or the public works director shall take the corrective action necessary;

E. The public works director shall keep an account of the cost of abatement and shall recover delinquent fees, penalties, charges and costs by lien or special assessment pursuant to RCMC [1.01.200](#). [Ord. 12-2017 § 2].

19.12.270 Interference with authorized personnel.

It is unlawful for any person to prevent, delay or interfere with any work being done under the provisions of this chapter whether the work is done by an employee of the city or a person or firm performing work for the city pursuant to contract, hire or assignment. [Ord. 12-2017 § 2].



The Rancho Cordova Municipal Code is current through Ordinance 04-2022, passed February 22, 2022.

Disclaimer: The city clerk's office has the official version of the Rancho Cordova Municipal Code. Users should contact the city clerk's office for ordinances passed subsequent to the ordinance cited above.

City Website: <https://www.cityofranhocordova.org/>

City Telephone: (916) 851-8720

[Code Publishing Company](#)



**Attachment 6: Relative Tolerance of Selected Species
to Development Impacts**



This table is taken from the ISA Best Management Practices, “Managing Trees During Construction,” second edition 2016. This is a companion publication to the American National Standard Institute (ANSI) A300 Part 5 publication. Additional data was taken from a research laboratory technical report by Kim D. Coder at the University of Georgia, Bartlett Tree Experts, titled “Relative Tolerance of Tree Species to Construction Damage.”

Table 3. Relative Tolerance of Selected Species to Development Impacts		
Common Name	Scientific Name	Tolerance¹
Canary Island palm	Phoenix canariensis	No data
Coast live oak	Quercus agrifolia	G
Blue oak	Quercus douglasii	No data
Valley oak	Quercus lobata	M
Interior live- oak	Quercus wislizeni	No data; other live oak species characterized as G
Mexican fan palm	Washingtonia robusta	No data

¹P=Poor, M=Moderate, G=Good

APPENDIX C

Noise Model Inputs and Outputs

Traffic Noise Prediction Model, (FHWA RD-77-108)
Model Input Sheet



Project Name : Mineshaft Sign Board
Project Number : 60702886
Modeling Condition : Existing
Ground Type : Hard
Metric (L_{eq}, L_{dn}, CNEL) : Leq

K Factor : NA
Traffic Desc. (Peak or ADT) : Peak

Segment	Roadway	Segment		Traffic Vol.	Speed (Mph)	Distance to CL	% Autos	%MT	% HT	Day %	Eve %	Night %	Offset (dB)
		From	To										
1	US 50	Sunrise Boulevard	Nimbus Road	12100	60	150	97	2	1	85	0	15	

0

Traffic Noise Prediction Model, (FHWA RD-77-108)
Predicted Noise Levels



Project Name : Mineshaft Sign Board
Project Number : 60702886
Modeling Condition : Existing
Metric (Leq, Ldn, CNEL) : Leq

Segment	Roadway	Segment		Noise Levels, dB Leq				Distance to Traffic Noise Contours, Feet				
		From	To	Auto	MT	HT	Total	70 dB	65 dB	60 dB	55 dB	50 dB
1	US 50	Sunrise Boulevard	Nimbus Road	77.0	66.7	67.4	77.8	897	2835	8966	28353	89661

Project-Generated Construction Source Noise Prediction Model



Location	Distance to Nearest Receiver in feet	Combined Predicted Noise Level (L_{eq} dBA)	Assumptions:	Reference Emission Noise Levels (L_{max}) at 50 feet ¹	Usage Factor ¹
Threshold*	489	60	Drill Rig Truck	79	0.2
	50	80	Backhoe	78	0.4
Receptor	400	62	Flat Bed Truck	74	0.4
			Concrete Mixer Truck	79	0.4
			Pickup Truck	75	0.4

0.5

0.5

Ground Type Hard
Ground Factor 0.00

Predicted Noise Level ²	L_{eq} dBA at 50 feet ²
Drill Rig Truck	72.0
Backhoe	74.0
Flat Bed Truck	70.0
Concrete Mixer Truck	75.0
Pickup Truck	71.0

Combined Predicted Noise Level (L_{eq} dBA at 50 feet)

79.8

Sources:

¹ Obtained from the FHWA Roadway Construction Noise Model, Janu² Based on the following from the Federal Transit Noise and Vibration $L_{eq}(\text{equip}) = E.L. + 10 \log (U.F.) - 20 \log (D/50) - 10 \log (G/50)$

Where: E.L. = Emission Level;

U.F. = Usage Factor;

G = Constant that accounts for topography and ground effects; and

D = Distance from source to receiver.

*Project specific threshold

**Responses to Public Comments
Mine Shaft Digital Billboards Project Initial Study / Mitigated Negative Declaration**

Individuals and Neighborhood Organizations

Comment 1 - Eureka Village at Gold River Homeowners Association

RE: Electronic Billboards Proposal on Highway 50 near Mine Shaft and Gold River

Dear Ms. Granadosin-Jones:

We are writing on behalf of the Eureka Village at Gold River Homeowners Association to express our concerns regarding the proposed large electronic billboards along Highway 50 near Mine Shaft and Gold River.

The introduction of two enormous, lighted, flickering signs with changing messages will adversely impact residents in Gold River.

We respectfully request reconsideration of the sign placement, height, and the impact that the light will have on residences in our community. Thank you in advance for taking our request into consideration.

Sincerely, Board of Directors Eureka Village at Gold River Homeowners Association

Response 1

The environmental effects of the proposed digital signs are evaluated throughout the Mine Shaft Digital Billboards Project Initial Study/Mitigated Negative Declaration (IS/MND), which was released for public review in September 2023. The visual effects of the project related to the height, locations, and light output of the proposed billboards, on the scenic quality of the area and on ambient light conditions are evaluated in Section 3.1, Aesthetics. The analysis concluded that the impacts would be less than significant based on the methods and thresholds described therein. As the project site is located in an urbanized area, the impact of the project on scenic quality was evaluated based on whether the proposed digital signs would conflict with applicable zoning and other regulations governing scenic quality. In particular, the project is subject to the requirements of Section 23.743.150 (Digital Freeway Signs Overlay) of the City of Rancho Cordova Municipal Code is intended to reduce visual impacts of freeway signage through design parameters, such as orientation of billboards toward opposing directions of traffic, signage height and area limitations, minimum distance between signs, avoidance of stylistic or architectural detailing that would further call attention to the sign, a prohibition against moving or animated messaging, and maximum brightness level of 0.3 foot-candles above ambient light as measured using a foot-candle meter at a distance of 250 feet from the sign face.

As detailed in the IS/MND, the project would introduce lighting designed to automatically adjust the brightness of the sign as ambient light conditions change throughout the day so that the brightness level would remain at 0.3 foot-candles (fc) above ambient light, as measured using a foot-candle meter at a distance of 250 feet from the sign face. One foot-candle is approximately equal to the amount of light put out by one candle at a distance of one foot. The project is required to comply with Section 23.743.150 (Digital Freeway Signs Overlay) of the City of Rancho Cordova Municipal Code, which is designed to reduce adverse effects through limitations on the number of display areas, the maximum

height, the maximum area, the minimum distance between digital signs, stylistic designs or architectural detailing that would draw additional attention, animation, and characteristics that would create a visibility hazard to traffic.

Finally, it should also be noted that the existing visual quality of the project site is low because of the surrounding urbanized environment and because it does not contain any unique visual features or landscape characteristics that influence visual quality. In addition, views of the project site from the north side of US 50 tend to be screened by ornamental trees, landscaping, and a berm elevated sound wall that backs up along US 50.

Comments for or against approval of the proposed project will be considered by the City Council when a hearing is conducted early in 2024. All comments are reprinted in this document for decision maker consideration.

Comment 2 - Alden

As a long time resident of Gold River I strongly encourage you not to install the two 70 foot billboards along Highway 50. The brightness of the billboards will have a significant impact on the quality of nighttime in the neighborhood.

In addition, these types of billboards are an eyesore and a driver distraction. Let's not turn Rancho Cordova and Gold River into Times Square or Tokyo Japan with intrusive signs and lighting. Rancho Cordova doesn't need to be like every other community with a Highway going through it with unending signage. Let's be different!!

Respectfully submitted,
Rich Alden

Response 2

See Response 1. In Section 3.17, the IS/MND evaluated whether the project would substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses and concluded there would be no impact. Regarding that the effects of lighted message signs on driving distraction are minimized, it is noted in Section 3.1, Aesthetics, that outdoor advertising displays require a permit from Caltrans if they are within 660 feet from the edge of the right-of-way and viewed primarily by persons traveling on the main-traveled way of the freeway (Caltrans 1998). The northern edge of the project site is approximately 150 feet from the edge of right-of-way of US 50.

Comment 3 - Anderson

To Whom it may Concern,

As long time residents of Gold River, we are very concerned about the impact that the gigantic Digital Billboards you are planning to place directly across Highway 50 from our very quiet and private neighborhoods, will make. There certainly must be an alternate location for them that will not affect us so negatively, and we urge you to rethink your proposed plans. We also urge you to downsize them.

We thank you in advance for altering your plans, and realizing that they need further thought and alteration before proceeding!

Mr. And Mrs. Ronald Andersen
Miner's Village, Gold River

Response 3

See Response 1.

Comment 4 - Astorino

Hello, I'm writing to provide commentary on the Mine Shaft Digital Billboards Project along Highway 50, which will adversely impact the residents in Gold River. I'd respectfully request reconsideration of the sign placement, height, and the impact that the illuminating lights will have. It is not appropriate and needs to be rethought and/or moved. Light pollution from such billboards is a public health menace.

Sincerely,
Richard Astorino, MD

Response 4

See Responses 1 and 20.

Comment 5 - Azimi

Hello, I'm writing to provide commentary on the Mine Shaft Digital Billboards Project along Highway 50, which will adversely impact the residents in Gold River. I'd respectfully request reconsideration of the sign placement, height, and the impact that the illuminating lights will have. It is not appropriate and needs to be rethought and/or moved.

Thank you for reading. This will be a very detrimental impact to our quality of life.

Denise Azimi
Gold River Resident

Response 5

See Responses 1 and 20.

Comment 6 - Baird

Dear Arlene Granadosin-Jones, Senior Planner with the City of Rancho Cordova Planning Division,

As an Architect who recently bought in Gold River, I'm writing to provide commentary on the Mine Shaft Digital Billboards Project along Highway 50, which will adversely impact all the residents in Gold River. I'd respectfully request reconsideration of the sign placement, height, and the impact that the

illuminating lights will have. It is not appropriate in the Gold River area and needs to be rethought and/or moved.

Respectfully,

Annalise Baird

Response 6

See Responses 1 and 20.

Comment 7 - Beckley

Hello, I'm writing to provide commentary on the Mine Shaft Digital Billboards Project along Highway 50, which will adversely impact the residents in Gold River. I'd respectfully request reconsideration of the sign placement, height, and the impact that the illuminating lights will have. It is not appropriate and needs to be rethought and/or moved.

Response 7

See Responses 1 and 20.

Comment 8 - Benson

Hello, I'm writing to provide commentary on the Mine Shaft Digital Billboards Project along Highway 50, which will adversely impact the residents in Gold River. I'd respectfully request reconsideration of the sign placement, height, and the impact that the illuminating lights will have. It is not appropriate and needs to be rethought and/or moved.

Thank you,
Vicky

Response - 8

See Responses 1 and 20.

Comment 9 - Bessette

Hello, I'm writing to provide commentary on the mine shaft billboards project along Highway 50, which will adversely impact the residents in Gold River. I'd respectfully request reconsideration of the sign placement, height, and the impact that the illuminating lights will have. It is not appropriate and needs to be rethought and/or moved.

Michele Bessette

Response 9

See Responses 1 and 20.

Comment 10 - Blanford

I'm amazed Rancho Cordova is even considering adding more billboards in the City limits. A majority of cities and counties have a long time ago ban billboards as an eyesore and because it creates a negative effect on the quality of life of its citizens.

I don't understand how this could even been considered. For the people of Rancho Cordova and surrounding areas, billboards have no positive aesthetic value that it brings, only negative impressions, to travelers on the highway, of our City.

Thomas Blanford

Response 10

See Response 1.

Comment 11 - Bradus

I am writing to strongly oppose this billboard project. We already deal with air pollution from surrounding main thoroughfares. Please do not add light pollution as well. I grew up in Las Vegas. I moved here to get away from the bright lights and fake landscape. If you care at all about the people who live here, and not just about money, please stop this project.

Thank you
Ellen Bradus

Response 11

See Response 1. In Section 3.3, the IS/MND evaluated emissions of criteria pollutants related to both construction and operation of the proposed digital signs. The analysis concluded that operational emissions would be less than significant, and emissions from construction would be less than significant with incorporation of Mitigation Measure AIR-1: Implement the SMAQMD Basic Construction Emission Control Practices.

Comment 12 - Brennan

Hello, I'm writing to provide commentary on the Mine Shaft Digital Billboards Project along Highway 50, which will adversely impact the residents in Gold River. I'd respectfully request reconsideration of the sign placement, height, and the impact that the illuminating lights will have. It is not appropriate and needs to be rethought and/or moved. I have lived in gold river since 1990.

Response 12

See Response 1.

Comment 13 - Brooks

Hello, I'm a resident of Gold River and I believe that the lighting from the new billboard will cause much too much constant light pollution to those of us who live near the freeway. Please find a less populated area for the billboard.

Thank you,
Ann and Bill Brooks

Response 13

See Response 1.

Comment 14 - Brown

Good evening.

I'm writing to provide commentary on the mine shaft billboards project along Highway 50, which will adversely impact the residents in Gold River. I'd respectfully request reconsideration of the sign placement, height, and the impact that the illuminating lights will have. It is not appropriate and needs to be rethought and/or moved.

--

Amy Brown
Gold River Resident

Response 14

See Responses 1 and 20.

Comment 15 - Busman

As a resident of Gold River, I'm writing you because I am very concerned about the Mine Shaft Digital Billboards Project along Highway 50. I request that a more detailed audit or impact study be performed on the sign location. I expect that this sign will have a very negative impact on the homes in Gold River and the surrounding area.

Roger Busman

Response 15

See Response 1. To the extent that the proposed project might have any adverse physical environmental impact, such impacts are comprehensively addressed in the IS/MND.

Comment 16 - Cabrera

Hello,

I am writing you to request more information regarding the proposal for billboards along the side of highway 50 close to Gold River. As a Gold River resident that concerns me as the light pollution to our neighborhood will be significant not only for humans but for all of the amazing wildlife that lives in Gold

River. Please let me know how the city of Rancho Cordova is addressing these concerns and if they are factoring into the billboard proposal.

Thanks,
Tiffany Cabrera
Gold River resident

Response 16

See Response 1. The IS/MND evaluates the effects of the project on wildlife in Section 3.4. The project site and surrounding area consist primarily of introduced ornamental trees and shrubs, as well as invasive weeds in disturbed areas. No critical habitat is located within or near the project site. Buffalo Creek and its associated riparian habitat is not close enough proximity to the project site to adversely affected. Mitigation is required to ensure against an impact related to nesting birds and roosting bats and to ensure consistency with the City's Tree Preservation Ordinance (Mitigation Measures BIO-1 and BIO-2).

Comment 17 - Callnon

Hello, I'm writing to provide commentary on the Mine Shaft Digital Billboards Project along Highway 50, which will adversely impact the residents in Gold River. I'd respectfully request reconsideration of the sign placement, height, and the impact that the illuminating lights will have. It is not appropriate and needs to be rethought and/or moved.

Response - 17

See Responses 1 and 20.

Comment 18 - Carlton

Hi Ms Granadosin-Jones,

I would like to provide commentary on the Mine Shaft Digital Billboards Project along Highway 50, which will adversely impact Gold River residents. I respectfully request reconsideration of the sign placement, height, and impact the illuminating lights will have. It is not appropriate and needs to be rethought and/or moved.

Jessica Carlton

Response 18

See Responses 1 and 20.

Comment 19 - Chahal

Hello,
I'm writing to provide commentary on the Mine Shaft Digital Billboards Project along Highway 50, which will adversely impact the residents in Gold River. I'd respectfully request reconsideration of the sign

placement, height, and the impact that the illuminating lights will have. It is not appropriate and needs to be rethought and/or moved.

Thank you,
Reet Chahal

Response 19

See Responses 1 and 20.

Comment 20 - Champlin

Good morning- I am commenting on the proposed digital illuminated mine shaft signage. Most certainly progress is progress, however, it is very unclear to many of us why there would be a necessity to propose digital illuminated signage at this location instead of the normal non-illuminated freeway signage found at the freeway exits. I am not aware of any other freeway exit signage that is digital and illuminated except for a few emergency sign notifications randomly placed along highway 50 and not impacting the surrounding residential neighborhoods. Moreover, Gold River is a charming and well maintained community priding itself on the importance of its many parks and trails and the surrounding natural wonders of the unspoiled environment. The proposed lights, alone, would be a seriously negative environmental impact destroying the nature and quality of Gold River. The impact to at least five (5) large villages, at a minimum, caused by lights blazing into all of these private residential yards is unacceptable and not necessary and a massive interference with the quiet enjoyment of their property. With regard to the height and size of the proposed signage, I would like to request data on a size comparison of this proposed project to the other existing signage to determine whether the proposed structure is appropriate in size whether it is illuminated or not. Based on the environmental impact, I would request a review and reconsideration of this project as proposed.

Sincerely,
John Champlin MD
Gold River

Response 20

See Response 1. In Section 3.3 of the IS/MND, the analysis determined that the billboards would incorporate light sensing technology that would automatically adjust the brightness of the sign as ambient light conditions change throughout the day so that the brightness level would remain at 0.3 foot-candles (fc) above ambient light, as measured using a foot-candle meter at a distance of 250 feet from the sign face, as required by Section 23.743.150 (Digital Freeway Signs Overlay) of the City of Rancho Cordova Municipal Code. For these reasons, the IS/MND concluded that the project's impact related to creating a new source of substantial light or glare that would adversely affect day or nighttime views in the area would be less than significant. Information regarding the size of the signage in comparison to other signage is provided in the project staff report presented at the February 5, 2024, City Council meeting.

Comment 21 - Chaponot

Hi Arlene,

I want to discuss the Mine Shaft Digital Billboards Project on Highway 50, and its potential negative impact on Gold River residents. I believe that none of us in the neighborhood would welcome this addition. Frankly, it seems like an eyesore, and I strongly believe we can find a more meaningful and appealing use for the 11 acres that would benefit our community.

I kindly urge you to consider the importance of maintaining the sense of community in our neighborhood and avoid turning it into something resembling the Las Vegas Strip. Your support in vetoing this project would be greatly appreciated.

Best regards,

Brett Chaponot
Gold River Homeowner

Response 21

See Response 1.

Comment 22 - Child

Hello, I'm writing to provide commentary on the Mine Shaft Digital Billboards Project along Highway 50, which will adversely impact the residents in Gold River. I'd respectfully request reconsideration of the sign placement, height, and the impact that the illuminating lights will have. It is not appropriate and needs to be rethought and/or moved.

Respectfully submitted,
Julie Child
Gold River resident

Response 22

See Responses 1 and 20.

Comment 23 - Clark

Arlene,

I'm writing to provide my concern on the Mine Shaft Digital Billboards Project along Highway 50, which will adversely impact the residents in Gold River. I'd respectfully request reconsideration of the sign placement, height, and the impact that the illuminating lights will have. It is not appropriate and needs to be rethought and/or moved.

Thank you for your consideration.

Kim Clark

Response 23

See Responses 1 and 20.

Comment 24 - Coleman

I'm writing to provide commentary on the Mine Shaft Digital Billboards Project along Highway 50, which will adversely impact the residents in Gold River. I'd respectfully request reconsideration of the sign placement, height, and the impact that the illuminating lights will have. It is not appropriate and needs to be rethought and/or moved.

Thanks,
Jerry Coleman
Gold Spike Village, Gold River, CA

Response 24

See Responses 1 and 20.

Comment 25 - Cooper

Hello,

I'm writing to provide commentary on the Mine Shaft Digital Billboards Project along Highway 50, which will adversely impact the residents in Gold River. I'd respectfully request reconsideration of the sign placement, height, and the impact that the illuminating lights will have. It is not appropriate and needs to be rethought and/or moved.

Lawrence Cooper

Response 25

See Responses 1 and 20.

Comment 26 - Coyne

Dear Ms. Granadosin-Jones:

As a Gold River resident of 32 years, I'm writing in opposition to the Mine Shaft Digital Billboards Project along Highway 50. While it may bring revenue to the City of Rancho Cordova, I believe it will adversely impact the residents in Gold River. The bright, illuminating lights will bring unwanted "visual noise" to the Gold River residents who live near the Highway 50 freeway. Those residents already will be adversely affected by the approved Freeway Interchange that will create a steady stream of car lights into those same homes. The aforementioned Freeway Interchange was strongly opposed by Gold River residents, but nonetheless, approved by the City of Rancho Cordova.

Please consider your neighboring community of Gold River. We bring value to the City of Rancho Cordova by the beauty and consistency of our development and the close proximity we share. Please be a good neighbor!

I respectfully request your reconsideration of the sign placement, height, and the impact that the illuminating lights will have. We must have a greater vision for this fast-growing region and Highway 50 corridor. It is not appropriate and needs to be rethought and/or moved.

Thank you for your consideration of this email.

Michael & Terry Coyne

Response 26

See Responses 1 and 20. Section 3.21 of the IS/MND evaluated the potential longer-term visual/aesthetic impacts resulting from the proposed project in combination with the Rancho Cordova Parkway Interchange Project.

Comment 27 - Craig

Hello,

I'm writing to provide commentary on the Mine Shaft Digital Billboards Project along Highway 50, which will adversely impact the residents in Gold River. I'd respectfully request reconsideration of the sign placement, height, and the impact that the illuminating lights will have. It is not appropriate and needs to be rethought and/or moved.

Respectful,

Peter and Rosa Craig

Response 27

See Responses 1 and 20.

Comment 28 - Cutler

Dear Director McCaslin

I'm a Gold River resident and this is my feedback about the Mine Shaft Digital Billboards Project along Highway 50, Due to its placement and size the glow of the proposed signage will be visible from my home and will be an annoying eyesore. It will be objectionable year-round - longer on winter evenings and irritating in summer when bedroom windows are open. Please consider the impact on all of Gold River and do not approve its construction.

Robert Cutler
11601 Union Mill Way
Gold River

Response 28

See Response 1.

Comment 29 - Czapla

Dear Ms. Granadosin-Jones,

We live in Gold River.

I have reviewed the Mine Shaft Digital Billboards Project Initial Study/Mitigated Negative Declaration (draft) document, dated September 2023.

It appeared to suggest the environmental factors potentially affected, “population and housing” is not seen as having any potential significant impact by this project.

I contend that the two proposed billboards (operating 24 hours a day, 7 days week, 365 days a year - with digital messages with a minimum display transition time of 8 seconds for each message) do offer a significant impact on our neighborhood living environment. These billboards will have a level of impact on our communities residents, and our vast nocturnal wildlife population - specifically at night.

I served on the county zoning board in Michigan, before we moved to California, and recognize all the factors that need to be considered on the impact of such decisions (removed from revenue considerations). The planning of one similar digital billboard when in Michigan, was approved in an area that had minimal impact on area residents, environment, and its potential as a traffic distraction. I mention traffic distraction, due to the visual intensity of this type of sign (both day or night).

At the very least, I would hope that some type of lumen limits would be imposed on the signs — especially during nighttime hours, for the reasons stated above.

Thank you for this opportunity to convey our concerns, and for your genuine consideration.

Sincerely,

Linda Czapla
Lawrence Czapla
11400 Gold Hill Court, Gold River, Ca 95670

Response 29

See Responses 2 and 20. Regarding population and housing, the IS/MND concluded the project would not induce population growth in the area because it is not anticipated that workers would relocate to the project area from other areas in the county or region; therefore, there would be no impact. The IS/MND evaluates the effects of the project on wildlife in Section 3.4.

Comment 30 - Denny

Good morning Ms. Granadosin-Jones,

I am a resident of Gold River and have received the letter from the city of Rancho Cordova regarding the Hwy 50 billboard project.

Page 3.1-1 under Aesthetics, asks the question "will the project create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?" The response is that it would be less than significant.

How anyone could come to the conclusion that 1,344 square feet of illuminated signage along Hwy 50 shining directly into three Gold River villages would be "less than significant" is shocking.

At 70 feet tall, there would be obvious impacts to hundreds of residents of Gold River, so their conclusion should be that the project would have a "significant impact" to residents.

In their analysis, they also do not address or consider night-time light impacts on Gold River residents. A total of 1,344 square feet of illuminated sign at night will be significant.

Please let this serve as my formal opposition to this project.

Thank you,

Julie Denny

Response 30

See Response 1. See Response 20 regarding the light and glare impact conclusion of less than significant. Section 3.1 of the IS/MND concluded that the impact of the project on scenic quality in an urbanized area would be less than significant because it would comply with City regulations governing location and design for digital freeway signs, as well as a digital signs operating agreement with the City and the City of Rancho Cordova Tree Preservation Ordinance.

Comment 31 – De Rosa

Hello, I'm writing to provide commentary on the Mine Shaft Digital Billboards Project along Highway 50, which will adversely impact the residents in Gold River.

I'm alarmed that this is the first opportunity I've had to hear about it, and you are about to go ahead with this project. It has the feel of avoiding the opportunity for such input so you can build without dealing with the people whom it impacts. I'd respectfully request reconsideration of the sign placement, height, and the impact that the illuminating lights will have. It is not appropriate and needs to be rethought and/or moved.

Gale De Rosa

Response 31

See Response 1.

Comment 32 - DeSimone

Hello, I'm writing to provide commentary on the Mine Shaft Digital Billboards Project along Highway 50, which will adversely impact the residents in Gold River. I'd respectfully request reconsideration of the sign placement, height, and the impact that the illuminating lights will have. It is not appropriate and needs to be rethought and/or moved.

Response 32

See Responses 1 and 20.

Comment 32 - Dodds

Hello. We live in Pioneer Village. Please consider this proposal carefully. It appears to us to be a colossally poor idea. Light pollution is more and more recognized as a problem to people and animals. If even one neighbor is inconvenienced By this commercial process, it should not be approved.

Thank you

Dave and Sharon Dodds

Response 32

See Responses 1 and 20. The IS/MND evaluates the effects of the project on wildlife in Section 3.4.

Comment 33 - Dodge

Hello, I'm writing to provide commentary on the Mine Shaft Digital Billboards Project along Highway 50, which will adversely impact the residents in Gold River. I'd respectfully request reconsideration of the sign placement, height, and the impact that the illuminating lights will have. It is not appropriate and needs to be rethought and/or moved.

Response 33

See Responses 1 and 20.

Comment 34 - Donohue

Dear Ms. Arlene Granadosin-Jones

Hello, I'm writing to provide commentary on the Mine Shaft Digital Billboards Project along Highway 50, which will adversely impact the residents of Gold River. I'd respectfully request reconsideration of the sign placement, height, and the impact that the illuminating lights will have. It is not appropriate and needs to be rethought and/or moved.

Thank you

Jim Donohue

Response 34

See Responses 1 and 20.

Comment 35 - Ehlers

Hello, I'm writing to provide commentary on the above project plan for Highway 50, which will adversely impact residents in Gold River. I'd respectfully request reconsideration of the sign placement, height, and the impact that the lights will have on residences in our community. While the interchange and freeway work may be necessary and approved, having an adverse impact to a residential community in close proximity is not appropriate and needs to be rethought and possibly moved.

Sincerely,
Josh Ehlers
Gold River Resident

Response 35

See Response 1.

Comment 36 - Erickson

Regarding your proposed installation of Digital Billboards along Highway 50 between Sunrise Blvd and Hazel, I'm very much against the project and disappointed in Rancho Cordova for even considering it.

I live in Gold River, which is approximately 40 years old. It is a very nice community and well maintained. My family moved to Gold River from Carmichael due to our neighborhood's lack of concern for maintaining and improving their community. We now pay HOA fees in Gold River to invest in keeping the neighborhood well maintained to protect property values.

Installing very large and illuminated billboards highly cheapens the entire area. A large number of Gold River houses parallel the proposed site along highway 50. As it is, some houses can hear the traffic noise and don't need to add bright lights and billboards nearby. I can only guess what type of advertisement would be shown on the billboards-- attorney's seeking clients for auto/motorcycle wrecks. Or better yet Gold Club Centerfold featuring Bambi. In addition, we recently took a trip through LA and the billboards looked cheesy and are very distracting to drivers who do not need further distractions.

I would like to believe the planning commission would consider older communities and the quality of the surrounding neighborhoods and not desert them while concentrating on new developments. New developments are welcome but not at the expense of existing areas in the community.

Please add my name and email to the mailing list of interested parties so that I can attend any public meetings on this matter. Thank you for your consideration.

Sincerely,
Pete Erickson

Response 36

See Responses 1 and 2. The IS/MND evaluates the project's noise effects in Section 3.13.

Comment 37 - Espinosa

Hello,

I'm writing to provide commentary on the Mine Shaft Digital Billboards Project along Highway 50, which will adversely impact the residents in Gold River. I'd respectfully request reconsideration of the sign placement, height, and the impact that the illuminating lights will have. It is not appropriate and needs to be rethought and/or moved.

Respectfully,
Maria Espinosa
Gold River resident

Response 37

See Responses 1 and 20.

Comment 38 - Fennel

As a resident of Gold River, I respectfully request that you reconsider this project. It will have a negative effect on the residents of Gold River with the bright illumination all throughout the night. Perhaps you can consider another location or reduce the size and length of time that the sign would be illuminated.

Thank you for your consideration,
Llona Fennel
2230 Fort Point Drive
Gold River, CA 95670

Response 38

See Response 1.

Comment 39 - Fine

Good morning- I am commenting on the proposed digital illuminated mine shaft signage. Most certainly progress is progress, however, it is very unclear to many of us why there would be a necessity to propose digital illuminated signage at this location instead of the normal non-illuminated freeway signage found at the freeway exits. I am not aware of any other freeway exit signage that is digital and illuminated except for a few emergency sign notifications randomly placed along highway 50 and not impacting the surrounding residential neighborhoods. Moreover, Gold River is a charming and well maintained community priding itself on the importance of its many parks and trails and the surrounding natural wonders of the unspoiled environment. The proposed lights, alone, would be a seriously negative environmental impact destroying the nature and quality of Gold River. The impact to at least five (5) large villages, at a minimum, caused by lights blazing into all of these private residential yards is unacceptable and not necessary and a massive interference with the quiet enjoyment of their property.

With regard to the height and size of the proposed signage, I would like to request data on a size comparison of this proposed project to the other existing signage to determine whether the proposed structure is appropriate in size whether it is illuminated or not. Based on the environmental impact, I would request a review and reconsideration of this project as proposed.

Sincerely,
Robin Fine
Gold River

Response 39

See Response 20.

Comment 40 - Freeman

Hello, I recently learned about the Mine Shaft Digital Billboards Project along Highway 50. I am opposed to this project which will adversely impact the residents in Gold River. I respectfully request reconsideration of the sign placement, height, and the impact that the illuminating lights will have on the nearby neighborhood and residents. It is not appropriate and needs to be rethought and/or moved to another location. Thank you.

Response 40

See Response 1.

Comment 41 - Freitas

Hello, I'm writing regarding the Mine Shaft Digital Billboards Project along Highway 50, which will adversely impact the residents in Gold River. I'd respectfully request reconsideration of the sign placement, height, and the impact that the illuminating lights will have. It is not appropriate and needs to be rethought and/or moved.

Crystal Freitas
Gold River Resident

Response 41

See Responses 1 and 20.

Comment 42 - Fuchslin

Arlene:

I am in opposition to the proposed Mine Shaft Digital Billboards Project along Highway 50. This project will adversely impact the residents in Gold River and if completed will add 2 additional 70 foot tall electronic signs in the Mine Shaft property area. With 2 similar signs already in place in that area, this would result in (4) 70 foot tall bright electronic signs within app. a 1.5 mile stretch. This is not an acceptable placement of additional lighting as is being proposed and I am against this project being

moved forward. Finally, these signs will potentially be a source of driver distraction resulting in a driver safety issue as well being a source of unnecessary light pollution.

For these reasons, I am against this entire project.

Ralph Fuchslin
Gold River Resident

Response 42

See Responses 1 and 2.

Comment 43 - Fusco

With respect I would like to beg you NOT to move forward with this Billboard Project. I live on Tenderfoot Drive and I am already fearful of the "overpass" project planned that will FOR SURE affect me and my property value. This feels unfair to plan 2 horrible projects in the exact same area - feels like there is no consideration for the neighborhood and the live humans that live in this neighborhood.

I'd respectfully request reconsideration of the sign placement, height, and the impact that the illuminating lights will have. It is not appropriate in my opinion, and needs to be rethought and/or moved.

Please consider how you would feel if this was happening to your neighborhood. Is there NOT a better place for these 2 obnoxious billboards, somewhere that would NOT affect people in their homes....
-Pam Fusco

Response 43

See Responses 1 and 20.

Comment 44 - George

Dear Ms. Granadosin-Jones,
I'm writing to provide commentary on the Mine Shaft Digital Billboards Project along Highway 50, which will adversely impact the residents in Gold River. I'd respectfully request reconsideration of the sign placement, height, and the impact that the illuminating lights will have.

It is not appropriate and needs to be rethought and/or moved. Thank you for your consideration into this matter.

Sincerely,
Constance George
Resident of Gold River

Response 44

See Responses 1 and 20.

Comment 45 - Gerety

Hello,

As residents of Gold River since 2001, we are concerned, and in opposition to the proposed Mine Shaft Digital Billboards Project along Highway 50.

We believe that the illuminated signage will adversely impact the residents of Gold River, and the quality of life we enjoy. We'd respectfully request reconsideration of the sign placement, height, and the impact that the illuminating lights will have. It is not appropriate so close to a highly populated residential area, and needs to be rethought and/or moved.

We sincerely hope the City of Rancho Cordova reconsiders the signage, and either cancels the project, or provides a non-illuminated alternative.

Thank you,
Chris and Merrin Gerety
Sutter Village

Response 45

See Responses 1 and 20.

Comment 46 - Ging

Arlene, I would like you to consider not placing these billboards on Highway 50. There's enough distraction already with signs and people going too fast and LED headlights making it difficult to see. I would appreciate you considering my concerns for additional signage, that distracts drivers from concentrating on the road. Thank you.

Constance Ging

Response 46

See Response 2.

Comment 47 - Giordano

Dear Arlene Granadosin-Jones,
Senior Planner with the City of Rancho Cordova Planning Division

My husband and I just learned of the Mine Shaft Digital Billboard project proposed along Highway 50. Our view is that this will adversely impact the residents in Gold River. We respectfully request reconsideration of the sign placement, height, and the impact that the illuminating lights will have. It is not appropriate and needs to be rethought and/or moved.

Thank you in advance for your consideration
Traci Giordano

Response 47

See Responses 1 and 20.

Comment 48 - Goggins

Dear Arlene,

I am writing to provide commentary on the Mine Shaft Digital Billboards Project along Highway 50, which will adversely impact the residents in Gold River. I'd respectfully request reconsideration of the sign placement, height, and the impact that the illuminating lights will have. It is not appropriate and needs to be rethought and/or moved.

Sincerely,
Karon Goggins

Response 48

See Responses 1 and 20.

Comment 49 - Goldstene

Dear Arlene and the City of Rancho Cordova Planning Division —

We are writing to comment against the Mine Shaft Digital Billboards Project along Highway 50. This project will adversely impact the residents in Gold River. I'd respectfully request reconsideration of the sign placement, height, and the impact that the illuminating lights will have on the neighborhood and the environment. It is not appropriate and needs to be rethought and/or moved.

Thank you,
James and Jami Goldstene

Response 49

See Responses 1 and 20.

Comment 50 - Greeson

I strongly oppose the installation of any more digital billboards along Highway 50. I believe they pose a serious safety hazard by causing egregious and totally unnecessary distractions to freeway drivers. Cell phones are bad enough distractions causing many collisions, but to now add more digital billboards along Hwy 50 is VERY unwise.

Gary Greeson, Lt Col, USAF (Retired)

Response 50

See Responses 1 and 2.

Comment 51 - Haakenson

Hello, I'm writing to provide commentary on the Mine Shaft Digital Billboards Project along Highway 50, which will adversely impact the residents in Gold River. I'd respectfully request reconsideration of the sign placement, height, and the impact that the illuminating lights will have. It is not appropriate and needs to be rethought and/or moved.

Dave & Linda Haakenson

Response 50

See Responses 1 and 20.

Comment 51 - Hafner

Hello, I'm writing to provide commentary on the Mine Shaft Digital Billboards Project along Highway 50, which will adversely impact the residents in Gold River with nighttime illumination. I'd respectfully request reconsideration of the sign placement, height, and the impact that the illuminating lights will have. It is very impactful and needs to be rethought and/or moved to and are that does affect negatively nearby residential neighborhoods.

Hubert Hafner
Gold River resident

Response 51

See Responses 1 and 20.

Comment 52 - Hedges

Hello, I'm writing to provide commentary on the Mine Shaft Digital Billboards Project along Highway 50, which will adversely impact the residents in Gold River. I'd respectfully request reconsideration of the sign placement, height, and the impact that the illuminating lights will have. It is not appropriate and needs to be rethought and/or moved. Our skylines are already too bright and can cause many problems for birds as well as our home's views and peaceful atmosphere. We do NOT need a large illuminated sign at night that is so obtrusive.

Please reconsider....this is a horrible idea.

Mr & Mrs Hedges
Gold River

Response 52

See Responses 1 and 20.

Comment 53 - Helms

To whom it may concern,

I'm writing to provide commentary on the Mine Shaft Digital Billboards Project along Highway 50, which will adversely impact the residents in Gold River. I'd respectfully request reconsideration of the sign placement, height, and the impact that the illuminating lights will have. It is not appropriate and needs to be rethought and/or moved.

Thank you,
Trevor Helms

Response 53

See Responses 1 and 20.

Comment 54 - Hennings

Hi,

As a resident of Gold River and HOA Vice-President, I'm writing to provide commentary on the Mine Shaft Digital Billboards Project along Highway 50.

I am deeply concerned that the two proposed billboards will adversely impact residents in Gold River, particularly to those living in Villages closest to Highway 50 and the proposed billboard sites. 1344 square feet of illuminated signs is significant. I respectfully request reconsideration of the sign placement, height, and the negative impact of illuminated billboards upon residents as a result of this proposed project.

Thank you for your consideration.

Susan Scott Hennings
Stanford Court Village

Response 54

See Response 1.

Comment 55 - Hernandez

To whom it may concern:

The proposed signs will be very impactful on the homes in Gold River as they produce significant light. The impact will be significant in the Gold River Area. Please know that I am opposed to these signs for these reasons.

Anthony

Response 55

See Responses 1 and 20.

Comment 56 - Houston

I've recently heard about the Mine Shaft Digital Billboards Project along Highway 50, which will adversely impact the residents in Gold River where I live. In particular, I'm in Carson Creek which is directly across Highway 50 from Mine Shaft. I've heard the concerns they had over this and I'm not looking forward to the additional light these large screens will project. I'd respectfully request reconsideration of the sign placement, height, and the impact that the illuminating lights will have. At least shut them off at night time so residents can sleep (like we have for noise after 10 PM).

Regards,
Steve Houston

Response 56

See Response 1.

Comment 57 - Jackson

I'm writing to provide commentary on along Highway 50, which will adversely impact the residents in Gold River. I'd respectfully request reconsideration of the sign placement, height, and the impact that the illuminating lights will have. It is not appropriate and needs to be rethought and/or moved.

Response 57

See Responses 1 and 20.

Comment 58 - Jacobs

Dear Ms. Agranadosin-Jones:

I'm writing to provide commentary on the Mine Shaft Digital Billboards Project along Highway 50, which will adversely impact the residents in Gold River.

While the Initial Study/Mitigated Negative Declaration addressed the impact of the billboards on the Gold River residents, I respectfully request reconsideration of the sign placement, height, and the impact that the illuminating lights will actually have.

The billboards are not appropriate and need to be rethought and/or moved.

Sincerely,
Anne Jacobs

Response 58

See Responses 1 and 20.

Comment 59 - Janwar

Hello there, I'm writing to provide commentary on the Mine Shaft Digital Billboards Project along Highway 50, which will adversely impact the residents in Gold River. I'm a resident in Gold River and I'd respectfully request reconsideration of the sign placement, height, and the impact that the illuminating lights will have. It is not appropriate and needs to be rethought and/or moved.

Mike

Response 59

See Responses 1 and 20.

Comment 60 - Johnson

Hello,
I'm writing to provide commentary on the Mine Shaft Digital Billboards Project along Highway 50, which will adversely impact the residents in Gold River. I'd respectfully request reconsideration of the sign placement, height, and the impact that the illuminating lights will have. It is not appropriate and needs to be rethought and/or moved.

Response 60

See Responses 1 and 20.

Comment 61 - Wellman

Dear Arlene Granadosin-Jones,

I am writing to you as a resident of the Gold River Community. Simply stated: I am very against these signs. We are all inundated with signage, lights, and noise. Gold River makes every effort to keep our community 'as is'. And I wish this for all people: that we can live in a space where we have to think for ourselves and not have signs directing or encouraging us to buy something or attend an event or whatever it may be, where we get to have peace and quiet, and less impacts into our everyday life.

I see truly no benefit to this. Except the concept of more information.
Please NO SIGNS.

Robin Joy Wellman

Response 61

See Response 1. See Response 1. The IS/MND evaluates the project's noise effects in Section 3.13.

Comment 62 - Kam

Hello, I'm writing to provide commentary on the Mine Shaft Digital Billboards Project along Highway 50, which will adversely impact the residents in Gold River. I'd respectfully request reconsideration of the sign placement, height, and the impact that the illuminating lights will have. It is not appropriate and needs to be rethought and/or moved.

Best regards,
Sin Kam
Property owner of Gold River

Response 62

See Responses 1 and 20.

Comment 63 - Keane

Hello,
I'm writing to provide commentary on the Mine Shaft Digital Billboards Project along Highway 50, which will adversely impact the residents in Gold River. I'd respectfully request reconsideration of the sign placement, height, and the impact that the illuminating lights will have. We have too much unnecessary light pollution in our area already.

It is not appropriate and needs to be rethought and/or moved. These billboards are intrusive to neighboring communities.

Thank you,
Lynn Keane

Response 63

See Responses 1 and 20.

Comment 63 - Keirns

Hello, I'm writing to provide commentary on the Mine Shaft Digital Billboards Project along Highway 50, which will adversely impact the residents in Gold River. I'd respectfully request reconsideration of the sign placement, height, and the impact that the illuminating lights will have. It is not appropriate and needs to be rethought and/or moved.

David and Alicia Keirns

Response 63

See Responses 1 and 20.

Comment 64 - Kensky

Hello, I'm writing to provide commentary on the Mine Shaft Digital Billboards Project along Highway 50, which will adversely impact the residents in Gold River. I'd respectfully request reconsideration of the sign placement, height, and the impact that the illuminating lights will have. It is not appropriate and needs to be rethought and/or moved.

Thank you ,
Katherine Kensky

Response 64

See Responses 1 and 20.

Comment 65 - Kier

Dear Ms. Granadosin-Jones:

Hello, I'm writing to request a further review on the Mine Shaft Digital Billboards Project along Highway 50. The size and scope of the signs will definitely negatively impact residents within Gold River. Is there any way you could reconsider where the signs are being placed – possibly further south – so there would be less impact to residential citizens?

Thank you,
Teri Kier
Gold River Resident

Response 65

See Response 1.

Comment 66 - Kopitske

Hello, I'm writing to provide commentary on the Mine Shaft Digital Billboards Project along Highway 50. This willl adversely impact the residents in Gold River due to the illumination (plus impact of distracted drivers). I'd respectfully request reconsideration of the sign placements, height, and the impact that these illuminated Billboards will have. This is not appropriate adjacent to a residential community. Place them along businesses such as by the U-Haul area along 50 just East of Sunrise BLVD as an example, but not as far back as the residential Gold River area from after Blue Cross to the business area described above. Placing them in a residential area is not appropriate and needs to be rethought and/or moved.

Gold River Resident,
Andy Kopitske

Response 66

See Responses 1 and 2.

Comment 67 - Larson

Hello,

I'm writing to provide commentary on the Mine Shaft Digital Billboards Project along Highway 50, which will adversely impact the residents in Gold River. I'd respectfully request reconsideration of the sign placement, height, and the impact that the illuminating lights will have. It is not appropriate and needs to be rethought and/or moved.

Sincerely,

Linda Larson

Gold River resident

Response 67

See Responses 1 and 20.

Comment 68 - Lembi

Hello, I'm writing to provide commentary on the Mine Shaft Digital Billboards Project along Highway 50, which will adversely impact the residents in Gold River. I'd respectfully request reconsideration of the sign placement, height, and the impact that the illuminating lights will have. It is not appropriate and needs to be rethought and/or moved.

George Lembi

Response 68

See Responses 1 and 20.

Comment 69 - Leopold

To Whom It May Concern,

I'm writing to provide commentary on the Mine Shaft Digital Billboards Project along Highway 50, which will adversely impact the residents in Gold River. I'd respectfully request reconsideration of the sign placement, height, and the impact that the illuminating lights will have. I don't believe it is necessary to further clutter highways with more billboards and feel as if this needs to be rethought and/or moved to another location.

Sincerely,

Jason Leopold

Response 69

See Responses 1 and 20.

Comment 70 - Lewis

Hello,

I'm writing to provide commentary on the Mine Shaft Digital Billboards Project along Highway 50, which will adversely impact the residents in Gold River. I'd respectfully request reconsideration of the sign placement, height, and the impact that the illuminating lights will have. It is not appropriate and needs to be rethought and/or moved.

Bonnie Lewis, Resident
Pioneer Village, Gold River

Response 70

See Responses 1 and 20.

Comment 71 - Line

Hello,

I'm writing to provide commentary on the Mine Shaft Digital Billboards Project along Highway 50, which will adversely impact the residents in Gold River. I'd respectfully request reconsideration of the sign placement, height, and the impact that the illuminating lights will have. It is not appropriate and needs to be rethought and/or moved.

Thank you,
Austin & Suzanne Lin

Response 71

See Responses 1 and 20.

Comment 72 - Litle

Hello,

I am writing to express concern about the impacts of the proposed illuminated billboards on Highway 50 adjacent to our Gold River residential community. This project will have adverse effects on our quality of life, enjoyment of our homes & neighborhood & will be seen as undesirable by future buyers affecting home values. Please consider designating these signs to a different area.

Sincerely,
Ellen Litle
Gold River resident

Response72

See Response 1. Regarding changes in property values, CEQA requires an analysis of physical impacts to the environment; it does not require analysis of social and economic impacts. Under CEQA, "an economic or social change by itself shall not be considered a significant effect on the environment." (14 CCR §§ 15131 & 15382.) Effects analyzed under CEQA must be related to a physical change. (14 CCR §

15358(b).) Social and economic impacts alone do not constitute a significant effect on the environment. (14 CCR §§ 15064(e), 15131 & 15382.)

Comment 73 - Loewy

To whom it may concern:

Please reconsider any billboard placement on highway 50...we worked so hard years ago to do away with them...and here they are, creeping back again...shame on you.

Dr. Roberta Springer Loewy

Rancho Cordova

Response 73

See Response 1.

Comment 74 - Lozano-Friedrich

Hello,

I live in Gold River and I'm writing to provide commentary on the Mine Shaft Digital Billboards Project along Highway 50. I believe this will adversely impact the residents in Gold River given the light reflected especially at night.

But I also ask why is it necessary to place more billboards along our highways....I remember a time when we were trying to "beautify America" by not putting so much advertising along these roads. We are already bombarded with advertising from so many mediums, do we really need more along the highway? I know income stream may be important but we so much distraction already on roads with drivers who may be on phones or under the influence.

I'd respectfully request reconsideration of the sign placement, height, and the impact that the illuminating lights will have. It is not appropriate and needs to be rethought.

Sincerely,

Zori Lozano-Friedrich

Response 74

See Responses 1 and 20.

Comment 75 - Magni

Hello, I'm writing to provide commentary on the Mine Shaft Digital Billboards Project along Highway 50, which will adversely impact the residents in Gold River. I'd respectfully request reconsideration of the sign placement, height, and the impact that the illuminating lights will have. It is not appropriate and needs to be rethought and/or moved.

Thank you.

Jeffrey Magni

Carson Creek Village
Gold River CA

Response 75

See Responses 1 and 20.

Comment 76 - Malm

Dear Ms. Granadosin-Jones,

I'm writing to provide commentary on the Mine Shaft Digital Billboard Project along Highway 50, which will adversely impact the residents in Gold River. I respectfully request reconsideration of the sign placement, height, and the impact that the illuminating lights will have. It is not appropriate and needs to be rethought and/or moved.

Sincerely,
Enid E. Malm

Response 76

See Responses 1 and 20.

Comment 77 - Masoud

Hello, I'm writing to provide commentary on the Mine Shaft Digital Billboards Project along Highway 50, which will adversely impact the residents in Gold River. I'd respectfully request reconsideration of the sign placement, height, and the impact that the illuminating lights will have. It is not appropriate and needs to be rethought and/or moved.

Regards,
Masoud

Response 77

See Responses 1 and 20.

Comment 78 - McAlwee

Hello, I'm writing to provide commentary on the Mine Shaft Digital Billboards Project along Highway 50, which will adversely impact the residents in Gold River. I'd respectfully request reconsideration of the sign placement, height, and the impact that the illuminating lights will have. It is not appropriate and needs to be rethought and/or moved.

Thank you for your consideration.

Response 78

See Responses 1 and 20.

Comment 79 - McCaslin

Hello Arlene,

In response to the communication below. I would like to express my concerns that your analysis doesn't address or consider night-time light impacts on Gold River residents. A total of 1,344 square feet of illuminated sign at night will be significant. Please consider moving these signs somewhere else.

Regards,
Socorro

Response 79

See Responses 1, 20, and 30.

Comment 80 – McCale, Robert

Greetings,

I am writing to provide commentary on the Mine Shaft Digital Billboards Project along Highway 50, which will adversely impact the residents in Gold River and the Rancho Cordova community. Projects like this do not add anything positive to the residents of Rancho Cordova. It is a form of urban blight. The city of Rancho Cordova has taken similar action before to make our community ugly. I remember when Rancho Cordova changed zoning so strip clubs can move into the area by Sunrise and Highway 50. Who's interest was served by that decision? Why do the people who represent citizens of Rancho Cordova hate the people they serve? I hope you see my point. We have enough ugliness in this area and we do not need to add huge billboards advertising casinos and auto malls.

Time for you to look after the citizens interests and not continue down this path of making our area look more like Los Angeles. Dump this project and let the sign company move their obnoxious signs further up the road.

Robert McHale

Response 80

See Response 1.

Comment 81 – McHale, Carolyn

Hello, I'm writing to provide commentary on the Mine Shaft Digital Billboards Project along Highway 50, which will adversely impact the residents in Gold River. I'd respectfully request reconsideration of the sign placement, height, and the impact that the illuminating lights will have. It is not appropriate and needs to be rethought and/or moved.

Carolyn McHale

Response 81

See Responses 1 and 20.

Comment 82 - Melnicoe

Dear Arlene Granadosin-Jones,

I am writing after learning of a proposal to build two 60- to 70-feet high digital billboards directly across the highway from Gold River. As Gold River is a residential area with hundreds of homes, this would seem to constitute bad planning. I have also heard that no consideration was given to Gold River -at least so far - in the plan for these billboards.

Having illuminated billboards in our sky at all hours of the night clearly would be a detriment to the residents who live here. We already have more than enough light pollution in the city, and a contract that benefits almost no one (other than those who would own and profit from it) seems like a very poor idea.

I respectfully ask that the placement and height of these billboards be reconsidered in light of (no pun intended) the impact they would have on Gold River residents. I have lived in my house for 39 years, so it is certainly fair to say that many of us were here first.

Thank you for your consideration.

Mark Melnicoe

Response 82

See Responses 1 and 20.

Comment 83 - Mercer

Hello, I'm writing to provide commentary on the Mine Shaft Digital Billboards Project along Highway 50, which will adversely impact the residents in Gold River. I'd respectfully request reconsideration of the sign placement, height, and the impact that the illuminating lights will have. It is not appropriate and needs to be rethought and/or moved.

Thank you
y. mercer

Response 83

See Responses 1 and 20.

Comment 84 - Miller

Dear Ms. Granadosin,

As an owner of a Gold River home, I'm writing regarding the Mine Shaft Digital Billboards Project along Highway 50.

I and many other Gold River residents believe the billboards will adversely impact the residents in Gold River. We are a quiet and sleepy community and live here because of the low impact from light and sound pollution. The proposed billboards would greatly impact our community, especially with respect to light pollution.

I respectfully request the City and affiliates reconsider the sign placement, and at least address the height and the impact that the illuminating lights will have.

It is my belief the signs are not appropriate and need to be rethought and/or moved.

Thank you for your consideration.

Catherine Ann Miller (Gold River resident)

Response 84

See Responses 1 and 20.

Comment 85 - Milne

Dear Ms. Granadosin-Jones,

I'm writing to provide commentary on the Mine Shaft Digital Billboards Project along Highway 50, which will adversely impact the residents in Gold River. I'd respectfully request reconsideration of the sign placement, height, and the impact that the illuminating lights will have. It is not appropriate and needs to be rethought and/or moved.

Thank you.

Jen Milne

Response 85

See Responses 1 and 20.

Comment 86 – Montgomery, Celia

Dear Ms. Granadosin-Jones

I am writing to provide commentary on the Mine Shaft Digital Billboards Project along Highway 50, which will adversely impact the residents in Gold River. I respectfully request reconsideration of the sign placement, height, and the impact that the illuminating lights will have. It is not appropriate and needs to be rethought and/or moved.

Your time and attention to this matter are greatly appreciated.

Thank you.

Celia Montgomery

Response 86

See Responses 1 and 20.

Comment 87 – Montgomery, Tom

Arlene Granadosin-Jones,

Hello, I'm writing to provide commentary on the Mine Shaft Digital Billboards Project along Highway 50, which will adversely impact the residents in Gold River and surrounding communities. I'd respectfully request reconsideration of the sign placement, height, and the impact that the illuminating lights will have. We must do all we can to reduce both light and noise pollution whenever possible. As you know, this starts with making these decisions during the planning phase. I implore you to prioritize the care and health of the people of Rancho Cordova and Gold River over these type of commercial activities. I'm sure that those who would profit from this, would think twice if they had to live next to them.

Please make the right decision in favor of those who live in our communities.

Thanks,
Tom Montgomery

Response 87

See Responses 1 and 20. The IS/MND evaluates the project's noise effects in Section 3.13.

Comment 88 - Morris

Hello,

Please reconsider the above project that will impact Gold River neighborhoods with unwanted illumination from the current proposal. It needs to be reconsidered and placed elsewhere to prevent the unwanted light in our villages. Was any consideration given to the impact on other areas? Doesn't seem so.

Thank You
Ken Morris
Gold River Resident

Response 88

See Response 1.

Comment 89 - O'Brien

Hi there!

I am writing to provide commentary on the Mine Shaft Digital Billboards Project along Highway 50, which will adversely impact the residents in Gold River. While the lighting will not effect my address directly, it will do so to my Gold River community neighbors. This illuminated signage will be seen as a nuisance and lower their property values and, thus indirectly, mine and all homeowners in Gold River.

Secondarily, I object to more nighttime lighting in general, especially when it does not enhance security. These signs could actually be a distraction to drivers and become a safety hazard.

I respectfully request reconsideration of the sign placements, height, and the impact that the illuminating lights will have. This project is not needed and not appropriate.

Please rethink this proposal and come up with a different approach.

Pamela O'Brien
Gold River resident

Response 89

See Responses 1, 2, 20, and 72.

Comment 90 - Orsburn

Hello, I'm writing to provide commentary on the Mine Shaft Digital Billboards Project along Highway 50, which will adversely impact the residents in Gold River. I'd respectfully request reconsideration of the sign placement, height, and the impact that the illuminating lights will have on our community. It is not appropriate and needs to be rethought and/or moved to an area that will not exude light pollution into a residential neighborhood. Thank you.

Kathy Orsburn

Response 90

See Responses 1 and 20.

Comment 91 - Panchal

Hello,

I'm writing to provide commentary on the Mine Shaft Digital Billboards Project along Highway 50, which will adversely impact the residents of Gold River. We already have too much light pollution at night, and by adding these huge billboards, we are adding more lights at night, which are directly facing the community. I'd respectfully request reconsideration of the sign placement, height, and the impact that the illuminating lights will have. It is not appropriate and needs to be rethought and/or moved.

Thanks
Dhruv
Gold River, CA

Response 91

See Responses 1 and 20.

Comment 92 – Peters

Hello.

I'm writing to provide commentary on the Mine Shaft Digital Billboards Project along Highway 50, which will adversely impact the residents in Gold River. I'd respectfully request reconsideration of the sign placement, height, and the impact that the illuminating lights will have. It is not appropriate and needs to be rethought and/or moved. I live in Gold River and believe there are already enough billboards along that stretch of highway.

Respectfully submitted, Jim

Response 92

See Responses 1 and 20.

Comment 93 - Rasmusson

Hello, I am sending you an email to ask for reconsideration with the request to add digital Billboards along Highway 50, which will adversely impact the residents in Gold River. We respectfully request reconsideration of the sign placement, height, and the impact that the illuminating lights will have both on the residential neighborhood and the animals that reside in their natural habitat in the area. It is not appropriate and needs to be reconsidered for a different section of Highway 50 which will not impact the American River Parkway.

Thank you !

Katherine and Kaul Rasmusson

Response 93

See Responses 1 and 20.

Comment 94 - Rickey-Pidd

Hello, I'm writing to provide commentary on the Mine Shaft Digital Billboards Project along Highway 50, which will adversely impact the residents in Gold River. I'd respectfully request reconsideration of the sign placement, height, and the impact that the illuminating lights will have. It is not appropriate and needs to be rethought and/or moved.

Michele Rickey-Pidd

Discovery Village Gold River

Response 94

See Responses 1 and 20.

Comment 95 – Rico, Louis

I strongly encourage the city of Rancho Cordova to reconsider its current plans for the placement and size of the electronic billboards to be placed along Interstate 50 near the Mine Shaft.

As a Gold River home owner I am concerned with the potential degradation of the quality of life for Gold River residents. This project also has the very real ability to impact home values in our community, something we all are concerned about, especially as we enter our golden years. As we age we bravely depend on our home values to increase which becomes, for many of us, to fund home care for ourselves or placement into residential care facilities.

The impact on our future can be negatively impacted by placement of the two planned electronic billboards. Additionally, once these electronic billboards are constructed you can be guaranteed that others will follow resulting in further devaluation of home values and will become an eyesore for our community.

I therefore ask that you reconsider installing electronic signs/billboards along the I50 corridor that parallels the Gold River community.

Respectfully

Louis Rico

Response 95

See Responses 1 and 72.

Comment 96 - Rico, Leticia

Hello, I'm writing to provide commentary on the Mine Shaft Digital Billboards Project along Highway 50, which will adversely impact the residents in Gold River. I'd respectfully request reconsideration of the sign placement, height, and the impact that the illuminating lights will have. It is not appropriate and needs to be rethought and/or moved.

More considerate planning went into the single digital billboard at Capitol Christian Center. They were asked to reduce the size and height of the billboard and it is located just as close to the residents of Rosemont. In the case of the Mine Shaft, there is the large established community of Gold River directly across Highway 50 that will certainly be impacted by TWO digital billboards. The excess lighting will negatively impact our outdoor life that many of us have invested in.

Response 96

See Responses 1 and 20.

Comment 97 - Robblee

Hello, I'm writing to provide commentary on the Mine Shaft Digital Billboards Project along Highway 50, which will adversely impact the residents in Gold River. I'd respectfully request reconsideration of the

sign placement, height, and the impact that the illuminating lights will have. It is not appropriate and needs to be reconsidered.

Thank you.

Arthur and Mary Robblee
Discovery Village, Gold River

Response 97

See Responses 1 and 20.

Comment 98 - Sabbagh

Hello, I'm writing to provide commentary on the Mine Shaft Digital Billboards Project along Highway 50, which will adversely impact the residents in Gold River. I'd respectfully request reconsideration of the sign placement, height, and the impact that the illuminating lights will have. It is not appropriate and needs to be rethought and/or moved.

Rich Sabbagh
Gold River Resident

Response 98

See Responses 1 and 20.

Comment 99 - Saverien

The proposed sign is too large and too tall. It also is a light pollutant.

Response 99

See Responses 1 and 20.

Comment 100 - Scheeler

Hello,

I'm writing to express my concerns on the mine shaft billboards project along Highway 50, which will adversely impact the residents in Gold River. I'd respectfully request reconsideration of the sign placement, height, and the impact that the illuminating lights will have. It is not appropriate and needs to be rethought and/or moved.

Thank you,
Julia Scheeler
Gold River Resident

Response 100

See Responses 1 and 20.

Comment 101 - Shulmister

Hello, I'm writing to provide commentary on the Mine Shaft Digital Billboards Project along Highway 50, which will adversely impact the residents in Gold River. I'd respectfully request reconsideration of the sign placement, height, and the impact that the illuminating lights will have. It is not appropriate and needs to be rethought and/or moved.

Regards,
Jeff Shulmister
Gold River

Response 101

See Responses 1 and 20.

Comment 102 - Snopkowski

We are Gold River residents, and have concerns about the digital billboards that are under consideration at the Mine Shaft site. Have there been any tests to determine the impact of the brightness of the billboards at night on the residents of Gold River? Additionally, we don't think the addition of more billboards adds anything of value to our community and consider them to be disruptive and distracting. If we had a vote, I think we would vote against these billboards.

Thank you for your consideration.
With Best Regards,
Mark&Sharon Snopkowski
Gold River

Response 102

See Responses 1 and 20.

Comment 103 - Somorjai

Arlene,
Please do not install these billboards on highway 50 across from our neighborhood. My children's bedrooms are in direct line of sight to where these billboards will be built. It will be like building floodlights right outside their windows. How will I expect them to sleep with these lights shining at them?

Please have mercy on my children!

Thank you
Roger

Response 103

See Responses 1 and 20.

Comment 104 - Spencer

Good morning. On the behalf of all the residents in the Marshall Village of Gold River, I would like to state our opposition to the proposed illuminated billboards on Highway 50 between Sunrise and Hazel. We feel that the addition of these billboards is inconsistent with the lifestyle of the community at large, particularly the Eureka, Gold Spike, and Carson Creek Villages. Whatever affects them also impacts us. On behalf of the approximately 5,000 residents of Gold River, please say no.

— David Spencer, President, Marshall Village

Response 104

See Response 1.

Comment 105 - Tirrito

Hello,

I'm writing to provide commentary on the Mine Shaft Digital Billboards Project along Highway 50, which will adversely impact the residents in Gold River. I'm very concerned with the lasting negative effect these billboards will have on our community. I'd respectfully request reconsideration of the sign placement, height, and the impact that the illuminating lights will have.

Thank you for your time and consideration.
Vittorio

Response 105

See Response 1.

Comment 106 - Traud

Hello, I'm writing to provide commentary on the Mine Shaft Digital Billboards Project along Highway 50, which will adversely impact the residents in Gold River. Please reconsider this as it will have a major impact to all of our houses along highway 50.

Response 106

See Response 1.

Comment 107 - Trimm

Hello, I'm writing to provide commentary on the Mine Shaft Digital Billboards Project along Highway 50. I am saddened to hear of this plan as a resident of Gold River. This is a residential community. We can already see flashing lights and hear music for events in the evening at Mine Shaft. While that is certainly not a problem on occasion, I'd hate to have this disturbance of unnatural lighting all night long. It affects our enjoyment of the nighttime stars/sky and can be disturbing to the wildlife here.

Thank you for your consideration.
Elizabeth Trimm

Response 107

See Responses 1 and 20. The IS/MND evaluates the effects of the project on wildlife in Section 3.4.

Comment 108 - Upton

Hello,

I'm writing to provide commentary on the Mine Shaft Digital Billboards Project along Highway 50, which will adversely impact the residents in Gold River. I'd respectfully request reconsideration of the sign placement, height, and the impact that the illuminating lights will have. It is not appropriate and needs to be rethought and/or moved.

Thank you
Alan Upton

Response 108

See Responses 1 and 20.

Comment 109 - Vander Broek

Dear Arlene Granadosin-Jones,

I'm writing to provide commentary/feedback on the Mine Shaft Digital Billboards Project along Highway 50, which will adversely impact the residents in Gold River and specifically my village, Carson Creek. As a long time resident of Rancho Cordova, I respectfully request reconsideration of the sign placement, height, and the impact that the illuminating lights will have as I do not believe it has been studied or nearby residents consulted. It is not appropriate and needs to be rethought and/or moved.

Allyson Vander Broek

Response 109

The IS/MND evaluates the effects of the project on wildlife in Section 3.4.

Comment 110 - Veach

Hello, I'm writing to provide commentary on the above mine shaft billboards project along Highway 50, which will adversely impact the residents in Gold River. I'd respectfully request reconsideration of the sign placement, height, and the impact that the illuminating lights will have. It is not appropriate and needs to be rethought and/or moved.

Shelby Veach
Gold river resident

Response 110

The IS/MND evaluates the effects of the project on wildlife in Section 3.4.

Comment 111 - Voelker

City of Rancho Cordova Planning Department,
I am writing you concerning the Mine Shaft Digital Billboards Project along Highway 50, which will adversely impact the residents in Gold River. The mine shaft currently has excessive bright lighting that negatively impacts the living esthetics and quality of life for Gold River residents. In Eureka village the negative impact is the greatest. We have already had to complain to the city several times in the past about the excessive noise from the Mine Shaft at late hours of the day sometimes lasting two to three days until after 1:00 AM. The complaints about this nuisance have not been addressed by the city on how they plan to resolve the issue. I'd respectfully request reconsideration of the sign placement, height, and the impact that the illuminating lights will have especially since there is already excessive lighting in the area and the Mine Shaft already excessively has negative impacts on the quality of life for the residents of Gold River, especially those living in Eureka village. This project is not appropriate at this location and needs to be moved to a location that doesn't impact a housing community

Robert & Renee Voelker

Response 111

See Responses 1 and 20. The IS/MND evaluates the project's noise effects in Section 3.13.

Comment 112 - Watts

Hello Arlene,
I'm writing to provide commentary on the Mine Shaft Digital Billboards Project along Highway 50, which will adversely impact the residents in Gold River. I'd respectfully request reconsideration of the sign placement, height, and the impact that the illuminating lights will have. It is not appropriate and needs to be rethought and/or moved.

Kind regards,
Denise Watts

Response 112

See Responses 1 and 20.

Comment 113 - Wilkerson

Hello. I would like to make a comment regarding the Mine Shaft Visual Billboard Project. I certainly hope the advertising won't be for topless bars or any other seedy business, as we have seen in the past.

Response 113

See Response 1.

Comment 114 - Wilkson, Brian

Arlene, just heard about the proposed two billboards on Highway 50 ... IMHO a project like that will negatively impact Gold River's residents particularly with reference to the effect of the light pollution which will come with two illuminated billboards of the proposed size. There are many locations along 50 East of Hazel where billboards won't have such a negative and adverse impact on a residential area, and I hope (and request) that the City will reconsider the location of the billboards and either discontinue the project or choose another location(s)

I don't think the Mine Shaft location on 50 is appropriate.

Thank you
Brian Wilkinson

Response 114

See Response 1.

Comment 115 - Williams

Hello,
I am writing to provide utter disappointment on the Mine Shaft Digital Billboards Project along Highway 50 without considering the impact to those who live nearby. I ask one simple question:

Would you want this in YOUR neighborhood, permanently illuminating YOUR backyard every day from now until eternity??

If your honest answer is NO, then I respectfully ask that you reconsider the placement, the size and the impact that the illuminating lights will have on those of us that it will impact. This sign is not appropriate

and needs to be rethought and/or moved to the backyard of the people who will benefit from it financially.

Regards,
Lili Williams

Response 115

See Responses 1 and 20.

Comment 116 - Williams-Keller

Hello, as a Gold River resident I'm writing to provide commentary on the above mine shaft billboards project along Highway 50, which will adversely impact the residents in Gold River. I'd respectfully request reconsideration of the sign placement, height, and the impact that the illuminating lights will have. It is not appropriate and needs to be rethought and/or moved.

Response 116

See Responses 1 and 20.

Comment 117 - Wilson

Hello,

I'm writing to provide commentary on the Mine Shaft Digital Billboards Project along Highway 50, which will adversely impact the residents in Gold River. I'd respectfully request reconsideration of the sign placement, height, and the impact that the illuminating lights will have. It is not appropriate and needs to be rethought and/or moved. Please consider the residents that would be affected by these signs.

Thank you,
Chris and Susan Wilson

Response 117

See Responses 1 and 20.

Comment 118 - Witteborg

Hello, I'm writing to provide commentary on the Mine Shaft Digital Billboards Project along Highway 50, which will adversely impact the residents in Gold River. I'd respectfully request reconsideration of the sign placement, height, and the impact that the illuminating lights will have. It is not appropriate and needs to be rethought and/or moved.

Response 118

See Responses 1 and 20.

Comment 119 - Walcott

Hello, I'm writing to provide commentary on the Mine Shaft Digital Billboards Project along Highway 50, which will adversely impact the residents in Gold River. I'd respectfully request reconsideration of the sign placement, height, and the impact that the illuminating lights will have. It is not appropriate to this community and needs to be rethought and/or moved. Please inflict it on someone else's living area.

Response 119

See Responses 1 and 20.

Comment 120 - Woolsey

Please reconsider the placement of these sign so close to our community. I understand you need the revenue from these monstrous signs, but does it have to come at the expense of our comfort and well being?

Katherine Woolsey

Response 120

See Response 1.

Comment 121 - Yan

Hello, I'm writing to provide commentary on the Mine Shaft Digital Billboards Project along Highway 50, which will adversely impact the residents in Gold River. I'd respectfully request reconsideration of the sign placement, height, and the impact that the illuminating lights will have. It is not appropriate and needs to be rethought and/or moved.

Response 121

See Responses 1 and 20.

Comment 122 - Zirjacks

Ms Granadosin-Jones

I recently learned that the City of Rancho Cordova is considering issuing a Negative Declaration to serve as the environmental review action for the installation of two, 70-foot billboards on Hwy 50 near the Mine Shaft property. As this installation will be directly adjacent to the Gold River residential community, I strongly recommend that a thorough Lighting Impact Evaluation on this project be performed before considering the approval of a Negative Declaration.

Respectfully,
Winston Zirjacks

Response 122

See Responses 1 and 20.

Public Agencies

Comment Letter from Central Valley Regional Water Quality Control Board (see attachment) [Note to reviewers: Due to length and formatting of the regional board and SMUD letters, we felt it would be best to attach the PDFs to this portion of the staff report.]

Peter Minkel
Engineering Geologist

Response - CVRWQCB

The description of the Regional Board's permitting requirements described is acknowledged. The project will comply with all such applicable requirements. With regard to water quality standards, Section 3.10 of the IS/MND notes that the project will comply with the National Pollutant Discharge Elimination System (NPDES) Area Wide Stormwater Program and the City's standard storm water runoff provisions for construction activities, such as runoff control and other measures set forth in the City of Rancho Cordova Municipal Code Chapter 15.12 (Storm Water Management and Discharge Control).

Comment from Sacramento Regional Transit District

Hi Arlene,

Thanks for the opportunity to review the IS-MND. FYI – a track warrant will need to be obtained from SacRT prior to construction, and for all future maintenance of the infrastructure, due to the distance from light rail tracks. Those requests can be directed to permits@sacrt.com.

Thanks,
Sarah Poe
Planner

Response - SacRT

The requirement is acknowledged. The project applicant will obtain a track warrant from SacRT prior to construction.

Comment from Sacramento Metropolitan Fire District

There are no fire department comments for this project.

Matt Rieger
Fire Inspector II

Response - Sacramento Metropolitan Fire District

The comment is acknowledged.

Comment Letter from Sacramento Municipal Utility District (see attachment)

Jerry Park

Environmental Services Specialist

Response - SMUD

The requirements regarding underground transmission and distribution line easements, utility line routing, and electrical load needs are acknowledged. The project will comply with all applicable SMUD requirements. Section 3.6 of the IS/MND evaluates the project's energy impacts. The analysis concluded that in terms of the wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation, the project's impact would be less than significant. In addition, the IS/MND concluded that the project would not conflict with or obstruct a state or local plan for renewable energy or energy efficiency. It should be noted that digital signs are designed to be energy efficient, with brightness limited to 0.3 candles above ambient light automatically adjusted up or down based on ambient light conditions. In terms of climate change, greenhouse gas (GHG) emissions were evaluated in Section 3.8 of the IS/MND. The analysis concluded that the project's GHG emissions would have a less than cumulatively considerable impact on the environment. It also concluded that the project would have a less than cumulatively considerable impact with respect to conflicts with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases. As part of pre-construction planning, the project applicant would address any potential need to relocate and or remove any SMUD infrastructure that may be affected in or around the project area.

Central Valley Regional Water Quality Control Board

30 October 2023

Arlene Granadosin-Jones
City of Rancho Cordova
2729 Prospect Park Drive
Rancho Cordova, CA 95670
agranadosin-jones@cityofranchocordova.org

COMMENTS TO REQUEST FOR REVIEW FOR THE MITIGATED NEGATIVE DECLARATION, MINE SHAFT DIGITAL BILLBOARDS PROJECT, SCH#2023090677, SACRAMENTO COUNTY

Pursuant to the State Clearinghouse's 28 September 2023 request, the Central Valley Regional Water Quality Control Board (Central Valley Water Board) has reviewed the *Request for Review for the Mitigated Negative Declaration* for the Mine Shaft Digital Billboards Project, located in Sacramento County.

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

I. Regulatory Setting

Basin Plan

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

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

Administrative Law (OAL) and in some cases, the United States Environmental Protection Agency (USEPA). Basin Plan amendments only become effective after they have been approved by the OAL and in some cases, the USEPA. Every three (3) years, a review of the Basin Plan is completed that assesses the appropriateness of existing standards and evaluates and prioritizes Basin Planning issues. For more information on the *Water Quality Control Plan for the Sacramento and San Joaquin River Basins*, please visit our website:

http://www.waterboards.ca.gov/centralvalley/water_issues/basin_plans/

Antidegradation Considerations

All wastewater discharges must comply with the Antidegradation Policy (State Water Board Resolution 68-16) and the Antidegradation Implementation Policy contained in the Basin Plan. The Antidegradation Implementation Policy is available on page 74 at:

https://www.waterboards.ca.gov/centralvalley/water_issues/basin_plans/sacsjr_2018_05.pdf

In part it states:

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

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

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

II. Permitting Requirements

Construction Storm Water General Permit

Dischargers whose project disturb one or more acres of soil or where projects disturb less than one acre but are part of a larger common plan of development that in total disturbs one or more acres, are required to obtain coverage under the General Permit for Storm Water Discharges Associated with Construction and Land Disturbance Activities (Construction General Permit), Construction General Permit Order No. 2009-0009-DWQ. Construction activity subject to this permit includes clearing, grading, grubbing, disturbances to the ground, such as stockpiling, or excavation, but does not include regular maintenance activities performed to restore the original line, grade, or capacity of the facility. The Construction General Permit requires the development and implementation of a Storm Water Pollution Prevention Plan (SWPPP). For more information on the Construction General Permit, visit the State Water Resources Control Board website at:

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

Clean Water Act Section 404 Permit

If the project will involve the discharge of dredged or fill material in navigable waters or wetlands, a permit pursuant to Section 404 of the Clean Water Act may be needed from the United States Army Corps of Engineers (USACE). If a Section 404 permit is required by the USACE, the Central Valley Water Board will review the permit application to ensure that discharge will not violate water quality standards. If the project requires surface water drainage realignment, the applicant is advised to contact the Department of Fish and Game for information on Streambed Alteration Permit requirements. If you have any questions regarding the Clean Water Act Section 404 permits, please contact the Regulatory Division of the Sacramento District of USACE at (916) 557-5250.

Clean Water Act Section 401 Permit – Water Quality Certification

If an USACE permit (e.g., Non-Reporting Nationwide Permit, Nationwide Permit, Letter of Permission, Individual Permit, Regional General Permit, Programmatic General Permit), or any other federal permit (e.g., Section 10 of the Rivers and Harbors Act or Section 9 from the United States Coast Guard), is required for this project due to the disturbance of waters of the United States (such as streams and wetlands), then a Water Quality Certification must be obtained from the Central Valley Water Board prior to initiation of project activities. There are no waivers for 401 Water Quality Certifications. For more information on the Water Quality Certification, visit the Central Valley Water Board website at: https://www.waterboards.ca.gov/centralvalley/water_issues/water_quality/certification/

Waste Discharge Requirements – Discharges to Waters of the State

If USACE determines that only non-jurisdictional waters of the State (i.e., “non-federal” waters of the State) are present in the proposed project area, the proposed project may require a Waste Discharge Requirement (WDR) permit to be issued by Central Valley Water Board. Under the California Porter-Cologne Water Quality Control Act, discharges to all waters of the State, including all wetlands and other waters of the State including, but not limited to, isolated wetlands, are subject to State regulation. For more information on the Waste Discharges to Surface Water NPDES Program and WDR processes, visit the Central Valley Water Board website at: https://www.waterboards.ca.gov/centralvalley/water_issues/waste_to_surface_water/

Projects involving excavation or fill activities impacting less than 0.2 acre or 400 linear feet of non-jurisdictional waters of the state and projects involving dredging activities impacting less than 50 cubic yards of non-jurisdictional waters of the state may be eligible for coverage under the State Water Resources Control Board Water Quality Order No. 2004-0004-DWQ (General Order 2004-0004). For more information on the General Order 2004-0004, visit the State Water Resources Control Board website at: https://www.waterboards.ca.gov/board_decisions/adopted_orders/water_quality/2004/wqo/wqo2004-0004.pdf

Dewatering Permit

If the proposed project includes construction or groundwater dewatering to be discharged to land, the proponent may apply for coverage under State Water Board General Water Quality Order (Low Threat General Order) 2003-0003 or the Central Valley Water Board's Waiver of Report of Waste Discharge and Waste Discharge Requirements (Low Threat Waiver) R5-2018-0085. Small temporary construction dewatering projects are projects that discharge groundwater to land from excavation activities or dewatering of underground utility vaults. Dischargers seeking coverage under the General Order or Waiver must file a Notice of Intent with the Central Valley Water Board prior to beginning discharge.

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

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

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

https://www.waterboards.ca.gov/centralvalley/board_decisions/adopted_orders/waivers/r5-2018-0085.pdf

Limited Threat General NPDES Permit

If the proposed project includes construction dewatering and it is necessary to discharge the groundwater to waters of the United States, the proposed project will require coverage under a National Pollutant Discharge Elimination System (NPDES) permit. Dewatering discharges are typically considered a low or limited threat to water quality and may be covered under the General Order for *Limited Threat Discharges to Surface Water* (Limited Threat General Order). A complete Notice of Intent must be submitted to the Central Valley Water Board to obtain coverage under the Limited Threat General Order. For more information regarding the Limited Threat General Order and the application process, visit the Central Valley Water Board website at:

https://www.waterboards.ca.gov/centralvalley/board_decisions/adopted_orders/general_orders/r5-2016-0076-01.pdf

NPDES Permit

If the proposed project discharges waste that could affect the quality of surface waters of the State, other than into a community sewer system, the proposed project will require coverage under a National Pollutant Discharge Elimination System (NPDES) permit. A complete Report of Waste Discharge must be submitted with the Central Valley Water Board to obtain a NPDES Permit. For more information regarding the NPDES Permit and the application process, visit the Central Valley Water Board website at: <https://www.waterboards.ca.gov/centralvalley/help/permit/>

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Mine Shaft Digital Billboards Project
Sacramento County

- 5 -

ATTACHMENT 2

30 October 2023

If you have questions regarding these comments, please contact me at (916) 464-4684 or Peter.Minkel2@waterboards.ca.gov.

Peter Minkel

Peter Minkel
Engineering Geologist

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

**Sent Via E-Mail**

October 27, 2023

Arlene Granadosin-Jones, AICP, Senior Planner City
Rancho Cordova Planning Division
2729 Prospect Park Dr.
Rancho Cordova, CA 95670
agranadosin-jones@cityofranchocordova.org

Subject: **Mine Shaft Digital Billboards Project / 2023090677 / MND**

Dear Ms. Granadosin-Jones:

The Sacramento Municipal Utility District (SMUD) appreciates the opportunity to provide comments on the Mitigated Negative Declaration (MND) for the Mine Shaft Digital Billboards Project (Project, SCH 2023090677).

As a Responsible Agency, SMUD's review of projects include supporting the goals of our 2030 Zero Carbon Plan. This plan is a flexible road map to eliminate greenhouse gas emissions from our electricity production by 2030, which is the most ambitious goal of any large utility in the United States, while maintaining reliable and affordable service. This ambitious goal puts the Sacramento region on the map as an example to follow and a region where innovative, climate-friendly businesses want to be. As a community-owned, not-for-profit utility, our customers and community are at the heart of all we do. By pursuing zero carbon, we're helping create a cleaner and healthier region for all.

It is our desire that the Project will acknowledge any impacts related to the following:

- Overhead and or underground transmission and distribution line easements. Please view the following links on smud.org for more information regarding transmission encroachment:
 - <https://www.smud.org/en/Business-Solutions-and-Rebates/Design-and-Construction-Services>
 - <https://www.smud.org/en/Corporate/Do-Business-with-SMUD/Land-Use/Transmission-Right-of-Way>
- Utility line routing
- Electrical load needs/requirements
- Energy Efficiency
- Climate Change
- Cumulative impacts related to the need for increased electrical delivery
- The potential need to relocate and or remove any SMUD infrastructure that may be affected in or around the project area

ITEM 19.2.

ATTACHMENT 2

More specifically, please be aware of SMUD's existing facilities and future plan as described below with development requirements.

- South of Folsom Blvd, there are existing 12kV OH/UG facilities
- Proposed future plan is to rebuild the existing 12kV OH line with a 69kV OH line with a 12kV underbuild along Folsom Blvd
- Structural setbacks of less than 14-feet shall require the applicant to conduct a pre-engineering meeting with all utilities to ensure proper clearances are maintained
- To maintain adequate trench integrity, building foundations must have a minimum horizontal clearance of 5 feet from any SMUD trench. Developer to verify with other utilities (Gas, Telephone, etc.) for their specific clearance requirements
- Proposed SMUD facilities located on the customer's property outside of the existing or proposed PUE(s) may require a dedicated SMUD easement
- The Applicant shall dedicate and provide a vehicular access road; SMUD will supply the minimum specifications during the acquisition process. (or: 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 requires a minimum 12.5-foot PUE adjacent to all public roads for 12kV facilities
- The developer shall dedicate any private drive, ingress and egress easement, or Irrevocable Offer of Dedication (and 10 feet adjacent thereto) as a public utility easement for overhead and underground facilities and appurtenances
- If alternative locations are not provided, existing overhead/underground 12kV facilities will need to remain in order to maintain existing services not part of development
- If applicable existing overhead lines will be removed and existing underground cables will be relocated at developer's expense to maintain existing services within development

SMUD would like to be involved with discussing the above areas of interest as well as discussing any other potential issues. We aim to be partners in the efficient and sustainable delivery of the proposed Project. Please ensure that the information included in this response is conveyed to the Project planners and the appropriate Project proponents.

Environmental leadership is a core value of SMUD, and we look forward to collaborating with you on this Project. Again, we appreciate the opportunity to provide input on this Project. 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

cc: Entitlements

CITY OF RANCHO CORDOVA

CITY COUNCIL RESOLUTION NO. XX-2024

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA, STATE OF CALIFORNIA, FINDING THE MITIGATED NEGATIVE DECLARATION WITH MITIGATION MEASURES TO BE ADEQUATE AND ADOPTING A RESOLUTION APPROVING THE MINE SHAFT DIGITAL FREEWAY SIGNS CONDITIONAL USE PERMIT AND MINOR DESIGN REVIEW, – PROJECT NO. PLND-0822-0047

WHEREAS, in August 2022, Cordova Community Council (hereinafter referred to as “Applicant”), plans to construct two digital freeway signs, each with two sign area displays measuring 20 feet by 60 feet on a parcel located at 2300 Mine Shaft Lane; and

WHEREAS, the proposed project is located on real property in the incorporated portions of the City more particularly described as APN: 072-0231-014-0000; and

WHEREAS, the project is designated Folsom Boulevard Planning Area in the General Plan and zoned General Commercial (GC); and

WHEREAS, the project site is located within the Digital Freeway Signs Overlay; 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 conducted a properly noticed public hearing pursuant to Government Code Section 65090 and has duly considered all written and verbal testimony presented during the hearing.

NOW, THEREFORE, BE IT HEREBY RESOLVED BY THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA that the City Council approves the Mine Shaft Digital Freeway Signs Conditional Use Permit and Minor Design Review per the Project Plans (Exhibit A), subject to the following findings, Conditions of Approval (Exhibit B), and Operating Agreement (Exhibit C):

1. 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, from September 29, 2023, to November 13, 2023. Areas identified in the Draft IS/MND that required mitigation measures to avoid less than significant effects on the environment were Air Quality, Biological Resources, Cultural Resources, and Hazards and Hazardous Materials. Mitigation measures, detailed in Exhibit D, to address these impacts include emission controls and reduction during construction, bird surveys prior to ground disturbance, tree inventory and protection during construction, appropriate measures in the event any archaeological resources are exposed during construction, and monitoring of any evidence of hazardous materials during site preparation and construction.

The City sent out a Notice of Intent when the Mitigated Negative Declaration was released for the 30-day public comment period. A Public Hearing Notice was mailed out regarding the February 5, 2024, City Council meeting. The radius list notification for the meeting meets the minimum requirement of 500 feet from the project boundary, as required by Section 23.11.120 B.4. of the Rancho Cordova Municipal Code.

During the public review period, 122 email comments from residents of Gold River and four comment letters from outside agencies were received. As a result of comments received, there were no substantial revisions made to the Draft IS/MND that required recirculation of the document. The revisions proposed in the Final IS/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. Approve the **Conditional Use Permit** subject to the Conditions of Approval attached hereto as Exhibit B, and subject to the findings as defined by Zoning Code Section 23.134.070 and evidence as follows:

- A. *Finding: The site size, dimensions, location, topography, and access are adequate for the needs of the proposed use, considering the proposed building mass, parking, traffic, noise, vibration, exhaust/ emissions, light, glare, erosion, odor, dust, visibility, safety, and aesthetic considerations.*

Evidence: The project site is within the Digital Freeway Signs Overlay and the proposed signs are approximately 2,700 feet from each other at either end of the parcel. The project site is a former mini-golf course with a building and associated parking lot. The site is level and mostly covered with hardscape surfaces, although it does contain ruderal grassland and trees, with the greatest extent west of the existing building. It is bordered by light rail tracks, Folsom Boulevard, and US 50 to the north. The site is bordered by Folsom South Canal on the south side. The unincorporated community of Gold River is located north of US 50, and to the south is open space and industrial uses. Environmental impacts of the proposed digital freeway signs are identified and analyzed in the Draft Initial Study/Mitigated Negative Declaration (IS/MND). The IS/MND analyzed a number of environmental factors and identified less than significant impact in the following areas: air quality, biological resources, cultural resources, and hazards and hazardous materials. Subsequently, the IS/MND outlines mitigation measures to address these impacts in the Mitigation and Monitoring Program as shown in Exhibit D. The project has also been reviewed and conditioned by all applicable departments and agencies to minimize any potential impacts.

- B. *Finding: The negative impacts of the proposed use on adjacent properties and on the public can be mitigated through application of other code standards or other reasonable conditions of approval.*

Evidence: The project has been reviewed and conditioned by all applicable departments and agencies to minimize any potential impacts. Environmental impacts of the proposed digital freeway signs are identified and analyzed in the Draft Initial Study/Mitigated Negative Declaration (IS/MND). The IS/MND analyzed a number of environmental factors and identified less than significant impact in the following areas: air quality, biological resources, cultural resources, and hazards and hazardous materials. Subsequently, the IS/MND outlines mitigation measures to address these impacts in the Mitigation and Monitoring Program as shown in Exhibit D.

- C. *Finding: All required public facilities have adequate capacity to serve the proposal.*

Evidence: The project has been reviewed by all applicable departments and agencies to supply adequate facilities to the proposed project. As part of the Conditions of Approval, the project will be required to provide separate plan

ITEM 19.1.

ATTACHMENT 3

submittals to all applicable utility providers and the Public Works Department to ensure the construction of adequate public infrastructure.

- D. *Finding: The project meets the requirements of the zoning code including development standards, design guidelines, and special use provisions.*

Evidence: Aside from the deviations requested by the applicant through the Operating Agreement (Exhibit C), the proposed project is consistent with the applicable zoning regulations and design standards for digital freeway signs. The proposed signs are approximately 2,700 feet from each other at either end of the parcel, each with two sign area displays. Though the west sign (at 70 feet) requests deviation from the development standards, the east sign is consistent with the 60-foot maximum height requirement. Both sign structures supporting and surrounding the digital display area are as small as feasibly possible to avoid any unnecessary height or width to the sign. Both sign structures do not add stylistic or architectural detailing to further call attention to the sign. The proposed digital freeway signs would not operate at brightness levels of more than 0.3 foot-candles above ambient light, automatically adjusting as ambient light conditions change. As outlined in the Operating Agreement (Exhibit C), the signs will display static messages only for a minimum of 8 seconds. The City of Rancho Cordova will be provided access to a portion of the total available display time to allow the City to present messages of community interest. This access will also include other appropriate agencies for the purpose of displaying public safety messages such as “Amber Alert” messages and emergency-disaster communications.

- E. *Finding: If structures and site plans are considered nonconforming, the elements of a project that are nonconforming have been brought into compliance with the zoning code, where feasible*

Evidence: The proposed project has been reviewed in accordance with all current design standards. There are no existing nonconforming uses or structures on the site.

3. Approve the **Minor Design Review** subject to the Conditions of Approval (Exhibit B) herein, and subject to the findings as defined by Zoning Code Section 23.141.070 and evidence as follows:

- A. *Finding: The proposed project is consistent with the objectives of the General Plan, complies with applicable zoning regulations, Specific Plan provisions, and special planning area provisions, and is consistent with the applicable Rancho Cordova design guidelines.*

Evidence: The proposed project is within the Folsom Boulevard Planning Area of the General Plan and zoned General Commercial (GC). The project is also within the Digital Freeway Signs Overlay area as outlined in Section 23.743.150 of the Zoning Code. The overlay zone was established to protect residential areas from the negative impacts of digital freeway signs, such as excessive glare or light pollution. Aside from the deviations requested by the applicant through the Operating Agreement (Exhibit C), the proposed project is consistent with the applicable zoning regulations and design standards for digital freeway signs.

- B. *Finding: The proposed architecture, site design, and landscape are suitable for the purposes of the building and the site and will enhance the character of the neighborhood and community.*

Evidence: The project site is a former mini-golf course with a building and associated parking lot. The site is level and mostly covered with hardscape surfaces, although it does contain ruderal grassland and trees, with the greatest extent west of the existing building. It is bordered by light rail tracks, Folsom Boulevard, and US 50 to the north. The site is bordered by Folsom South Canal on the south side. The unincorporated community of Gold River is located north of US 50, and to the south is open space and industrial uses. The proposed signs are approximately 2,700 feet from each other at either end of the parcel and is within the Digital Freeway Signs Overlay, which was established to protect residential areas from the negative impacts of digital freeway signs. The proposed project provides productive use for a currently unused property located near US 50.

- C. *Finding: The architecture, including the character, scale, and quality of the design, relationship with the site and other buildings, building materials, screening of exterior appurtenances, exterior lighting and signing, and similar elements, establishes a clear design concept and is compatible with the character of existing or anticipated buildings on adjoining and nearby properties.*

Evidence: Each proposed digital freeway sign would have a monopole that would support two electronic displays angled to provide line-of-sight for highway travelers. The proposed sign structures supporting and surrounding the digital display areas are as small as possible and avoid any unnecessary height or width to the sign. The structures also do not add stylistic or architectural detailing that would call additional attention to the sign. The proposed digital billboard signs would not operate at brightness levels of more than 0.3 foot-candles above ambient light, automatically adjusting as ambient light conditions change.

- D. *Finding: The proposed project will not create conflicts with vehicular, bicycle, or pedestrian transportation modes of circulation.*

Evidence: The proposed project will be on private property and will not create conflicts with the existing circulation of any transportation modes.

PASSED AND ADOPTED by the City Council of the City of Rancho Cordova on the _____ day of _____ 2024 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

David Sander, Mayor

ITEM 19.1.

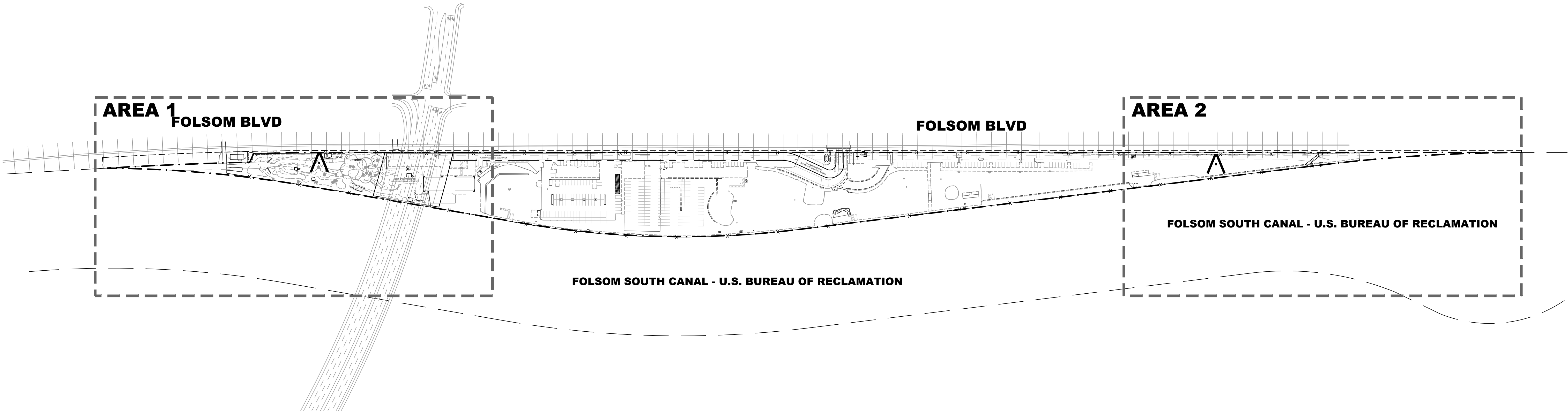
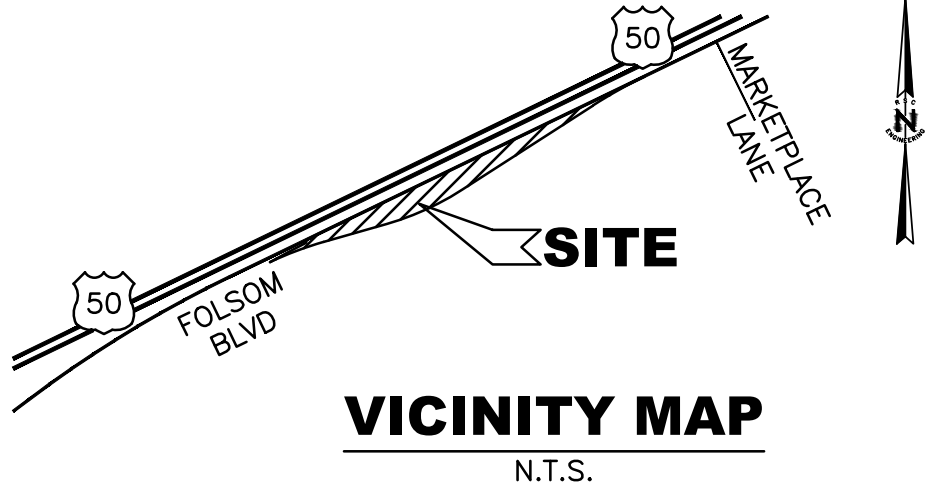
ATTACHMENT 3

ATTEST:

Stacy Leitner, CMC
City Clerk

PRELIMINARY PLANS FOR
MINESHAFT DIGITAL FREEWAY SIGNS

2300 MINE SHAFT LANE
RANCHO CORDOVA, CA 95670
APN: 072-231-014



OWNER

CORDOVA COMMUNITY CENTER FOUNDATION
2729 PROSPECT PARK DRIVE, SUITE 117
RANCHO CORDOVA, CA 95670
CONTACT: SHELLY BLANCHARD
PHONE: (916) 273-5704
SHELLY@CORDOVA.COUNCIL.ORG

APPLICANT

RSC ENGINEERING, INC.
1420 ROCKY RIDGE DRIVE, SUITE 150
ROSEVILLE, CA 95661
CONTACT: TIFFANY WILSON
PHONE: (916) 788-2884
T.WILSON@RSC-ENGR.COM

APN

072-231-014

EXISTING GENERAL PLAN

FOLSOM BLVD PLANNING AREA

EXISTING ZONING

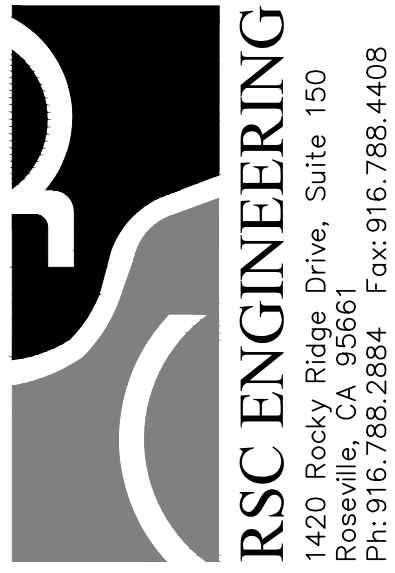
GC

EXISTING SITE ACREAGE

11.38± AC

SHEET INDEX

1. CV COVER SHEET
2. EX1 ENLARGED EXISTING CONDITIONS (AREA 1)
3. EX2 ENLARGED EXISTING CONDITIONS (AREA 2)
4. SP1 ENLARGED SITE PLAN (AREA 1)
5. SP2 ENLARGED SITE PLAN (AREA 2)



PROJECT NO: 297-001

DRAWN BY: RSC Eng

CHECKED BY: RSC Eng

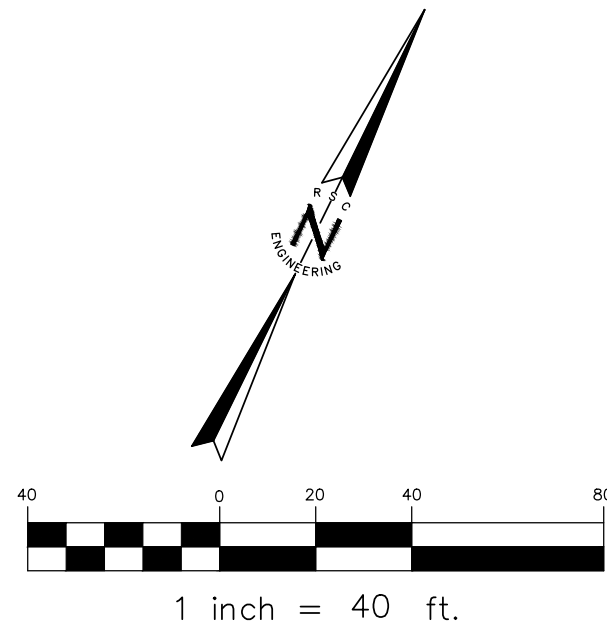
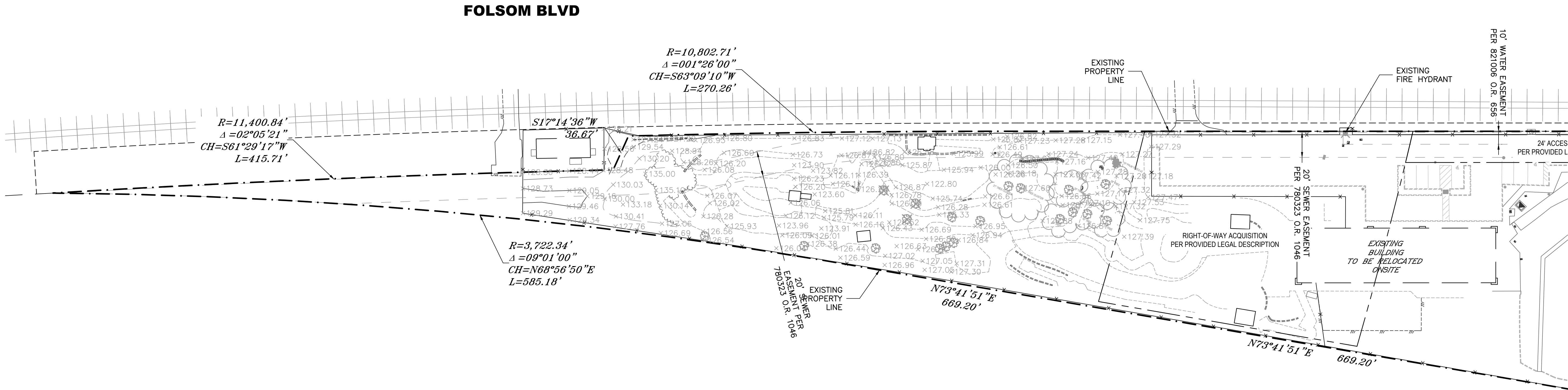
DESIGNED BY: RSC Eng

PRELIMINARY PLANS FOR
MINESHAFT DIGITAL
FREEWAY SIGNS
2300 MINE SHAFT LANE
RANCHO CORDOVA, CA 95670

SHEET TITLE
**COVER
SHEET**

SHEET NO.
CV
1 OF 5

DATE: MARCH 14, 2023



LEGEND

EXISTING PROPERTY LINE

EXISTING RIGHT OF WAY

EXISTING EASEMENTS

EXISTING LIGHT RAIL TRACKS

EXISTING BOUNDARY FENCE

CORDOVA COMMUNITY COUNCIL FOUNDATION

REV	DATE	DESCRIPTION	ENG	BY	DATE
1					
2					
3					
4					
5					
6					
7					
8					
9					
10					



RSC ENGINEERING
1420 Rocky Ridge Drive, Suite 150
Roseville, CA 95661
Ph: 916.788.2884 Fax: 916.788.4408

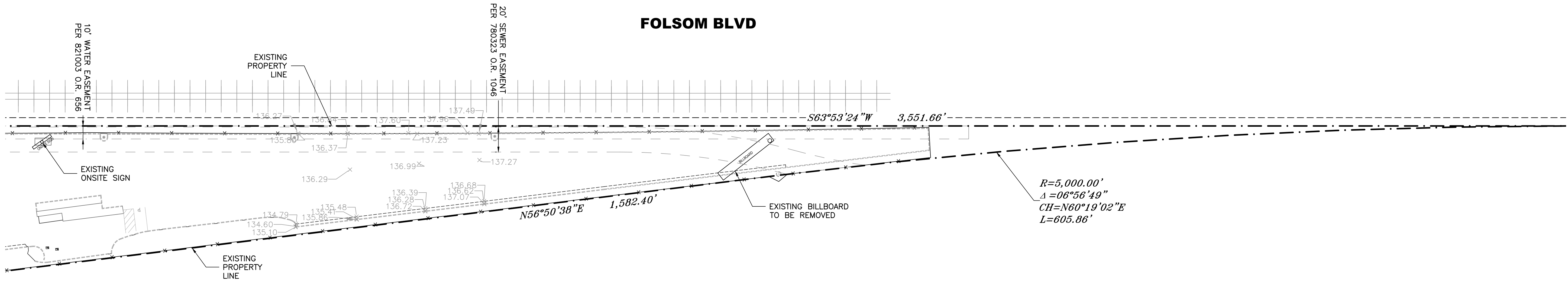
PROJECT NO:	297-001
DRAWN BY:	RSC Eng
CHECKED BY:	RSC Eng
DESIGNED BY:	RSC Eng

PRELIMINARY PLANS FOR MINESHIFT DIGITAL FREEWAY SIGNS
2300 MINE SHAFT LANE
RANCHO CORDOVA, CA 95670

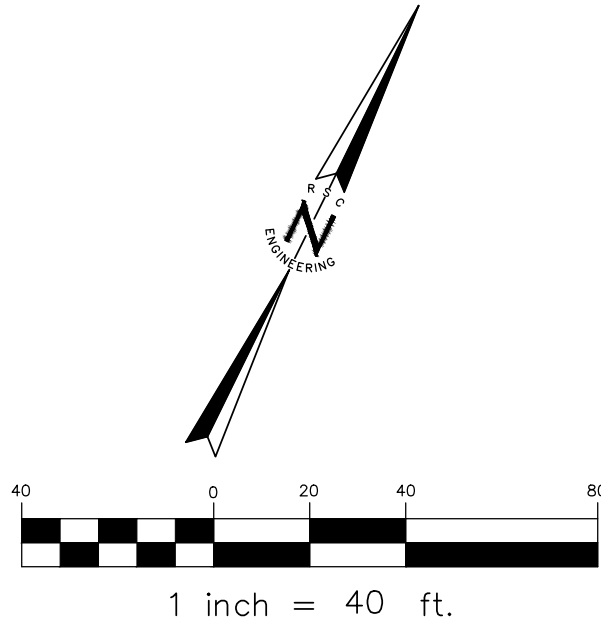
SHEET TITLE
ENLARGED EXISTING CONDITIONS (AREA 1)

SHEET NO.
EX1
2 OF 5

DATE: MARCH 14, 2023



FOLSOM SOUTH CANAL - U.S. BUREAU OF RECLAMATION



LEGEND

- EXISTING PROPERTY LINE
- EXISTING RIGHT OF WAY
- EXISTING EASEMENTS
- EXISTING LIGHT RAIL TRACKS
- EXISTING BOUNDARY FENCE

CORDOVA COMMUNITY
COUNCIL FOUNDATION

REV	DATE	DESCRIPTION	ENG	BY	DATE



RSC ENGINEERING
1420 Rocky Ridge Drive, Suite 150
Roseville, CA 95661
Ph: 916.788.2884 Fax: 916.788.4408

PROJECT NO:	297-001
DRAWN BY:	RSC Eng
CHECKED BY:	RSC Eng
DESIGNED BY:	RSC Eng

PRELIMINARY PLANS FOR
MINESHAFT DIGITAL
FREEWAY SIGNS
2300 MINE SHAFT LANE
RANCHO CORDOVA, CA 95670

SHEET TITLE
**ENLARGED
EXISTING
CONDITIONS
(AREA 2)**

SHEET NO.
EX2
3 OF 5

DATE: MARCH 14, 2023

**PROPOSED LOCATION
OF DIGITAL
FREEWAY SIGN**

FOLSOM BLVD

$R=10,802.71'$
 $\Delta=001^{\circ}26'00''$
 $CH=S63^{\circ}09'10''W$
 $L=270.26'$

$R=11,400.84'$
 $\Delta=02^{\circ}05'21''$
 $CH=S61^{\circ}29'17''W$
 $L=415.71'$

$S17^{\circ}14'36''W$
 $36.67'$

$R=3,722.34'$
 $\Delta=09^{\circ}01'00''$
 $CH=N68^{\circ}56'50''E$
 $L=585.18'$

20' SEWER
EASEMENT
PER
780323 O.R. 1046

$N73^{\circ}41'51''E$
 $669.20'$

EXISTING
PROPERTY
LINE

EXISTING
FIRE HYDRANT

10' WATER EASEMENT
PER 821006 O.R. 656

24' ACES
PER PROVIDED L

20' SEWER EASEMENT
PER 780323 O.R. 1046

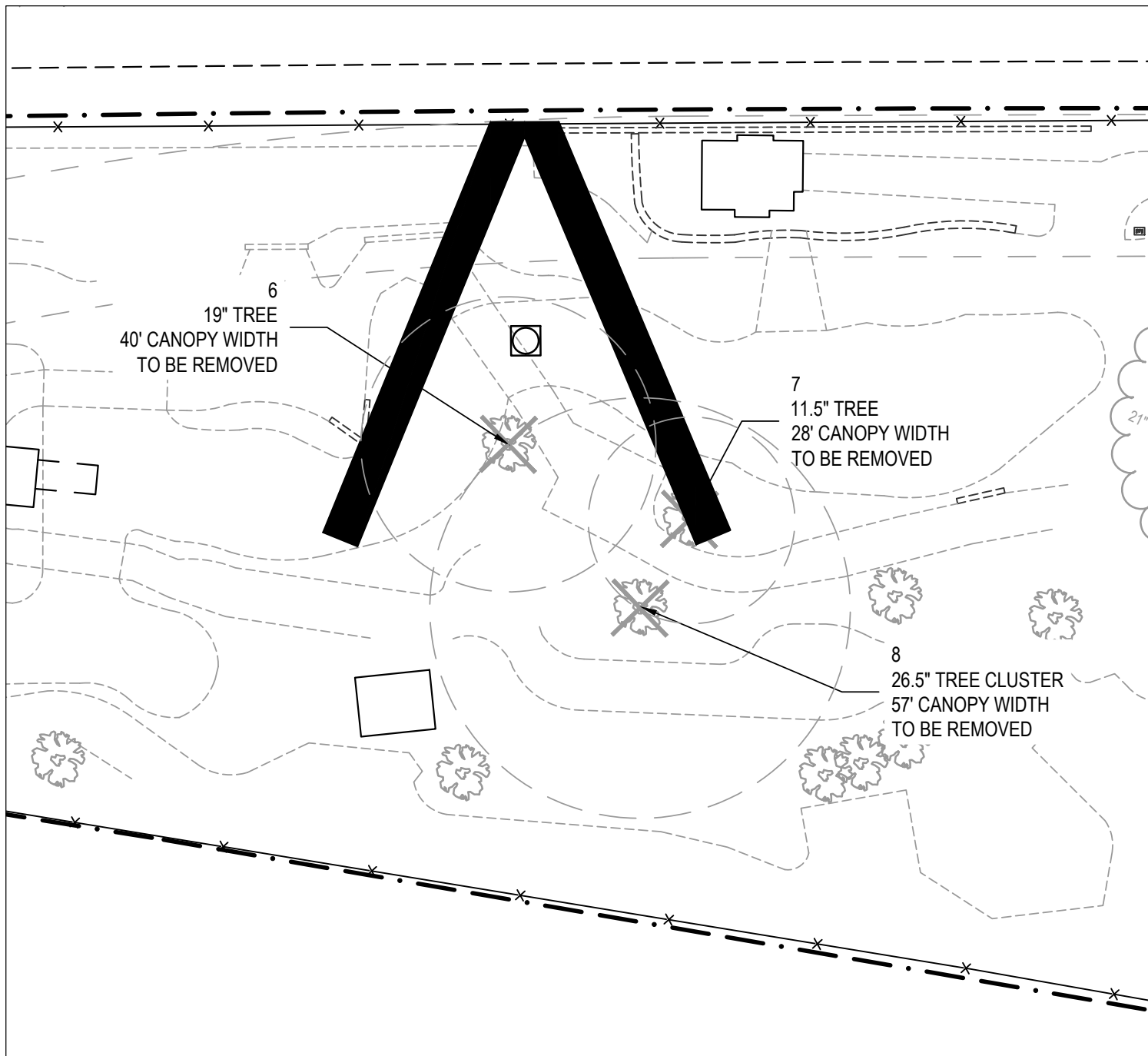
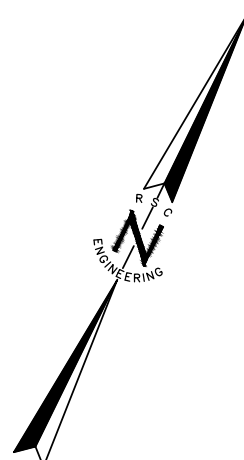
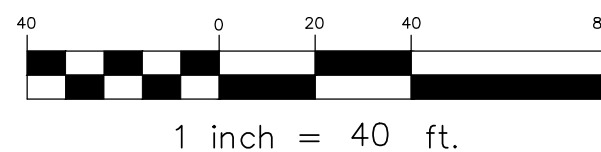
RIGHT-OF-WAY ACQUISITION
PER PROVIDED LEGAL DESCRIPTION

EXISTING
BUILDING
TO BE RELOCATED
ON SITE

FUTURE RANCHO
CORDOVA PARKWAY
OVERCROSSING

$N73^{\circ}41'51''E$
 $669.20'$

FOLSOM SOUTH CANAL - U.S. BUREAU OF RECLAMATION



1 TREE REMOVAL ENLARGEMENT
1"=10'

NOTES

1. THE RECOMMENDED TREE PROTECTION METHODS AND PROCEDURES AS DESCRIBED IN THE LIVE OAKS ASSOCIATES, INC., PROJECT NO. 2698-01, ARBORIST TREE INVENTORY AND ASSESSMENT FOR PROPOSED MINESHAFT DIGITAL BILLBOARD SIGNS, PROJECT DATED JANUARY 29, 2022, SHALL BE FOLLOWED BY THE CONTRACTOR.
2. TREE STUMPS ARE REQUIRED TO BE GROUND DOWN TO A DEPTH OF 4" BELOW GRADE, OR THE ENTIRE STUMP SHALL BE REMOVED.

LEGEND

	EXISTING PROPERTY LINE
	EXISTING RIGHT OF WAY
	EXISTING EASEMENTS
	EXISTING LIGHT RAIL TRACKS
	REMOVE EXISTING TREE
	TREE PROTECTION FENCING
	EXISTING BOUNDARY FENCE

**CORDOVA COMMUNITY
COUNCIL FOUNDATION**

REV	DATE	DESCRIPTION	ENG	BY	DATE

RSC ENGINEERING
1420 Rocky Ridge Drive, Suite 150
Roseville, CA 95661
Ph: 916.788.2884 Fax: 916.788.4408

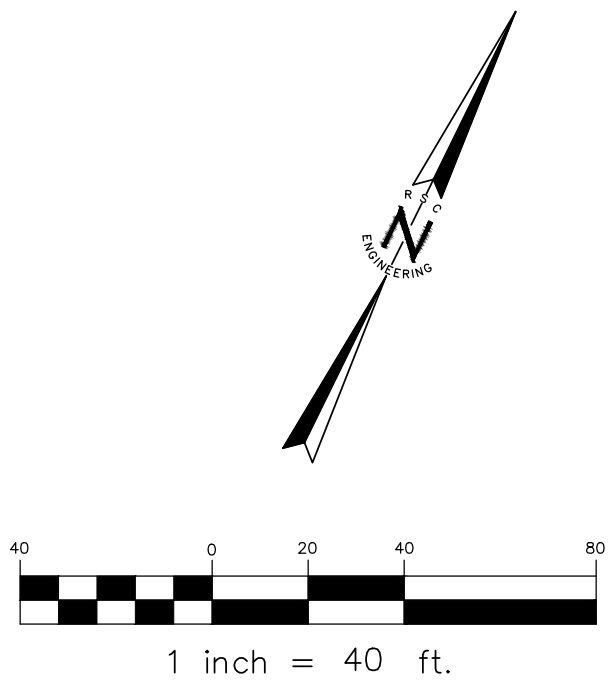
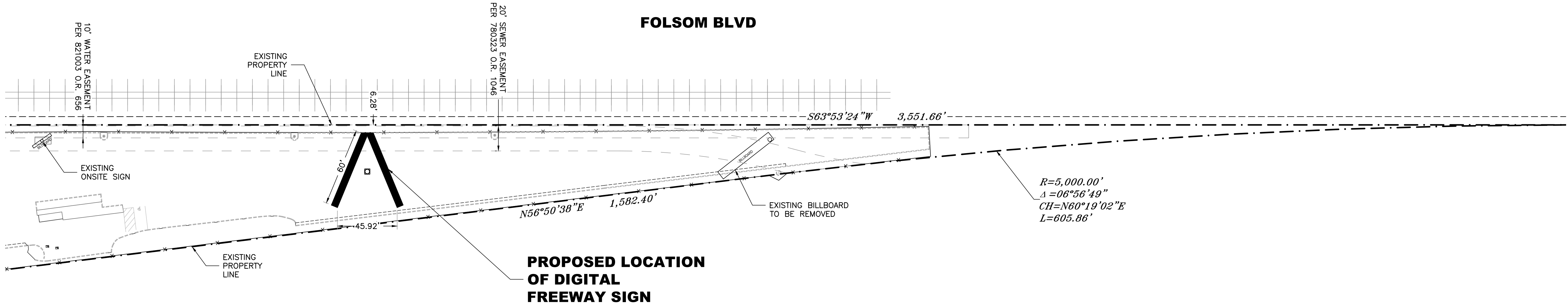
PROJECT NO: 297-001
DRAWN BY: RSC Eng
CHECKED BY: RSC Eng
DESIGNED BY: RSC Eng

**PRELIMINARY PLANS FOR
MINESHAFT DIGITAL
FREEWAY SIGNS**
2300 MINE SHAFT LANE
RANCHO CORDOVA, CA 95670

SHEET TITLE
**ENLARGED
SITE PLAN
(AREA 1)**

SHEET NO.
SP1
4 OF 5

DATE: MARCH 14, 2023



NOTES

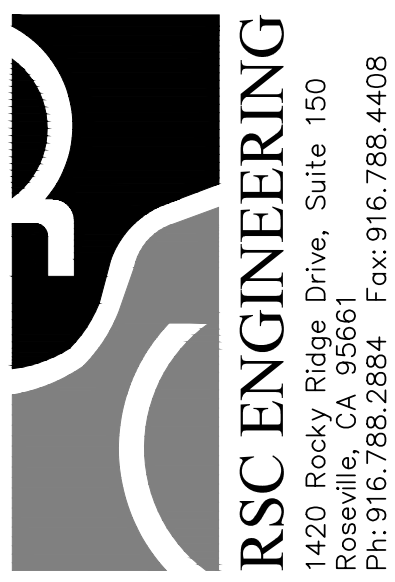
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LEGEND

- EXISTING PROPERTY LINE
- EXISTING RIGHT OF WAY
- EXISTING EASEMENTS
- EXISTING LIGHT RAIL TRACKS
- REMOVE EXISTING TREE
- TREE PROTECTION FENCING
- EXISTING BOUNDARY FENCE

CORDOVA COMMUNITY
COUNCIL FOUNDATION

REV	DATE	DESCRIPTION	BY	DATE
1				
2				
3				
4				
5				



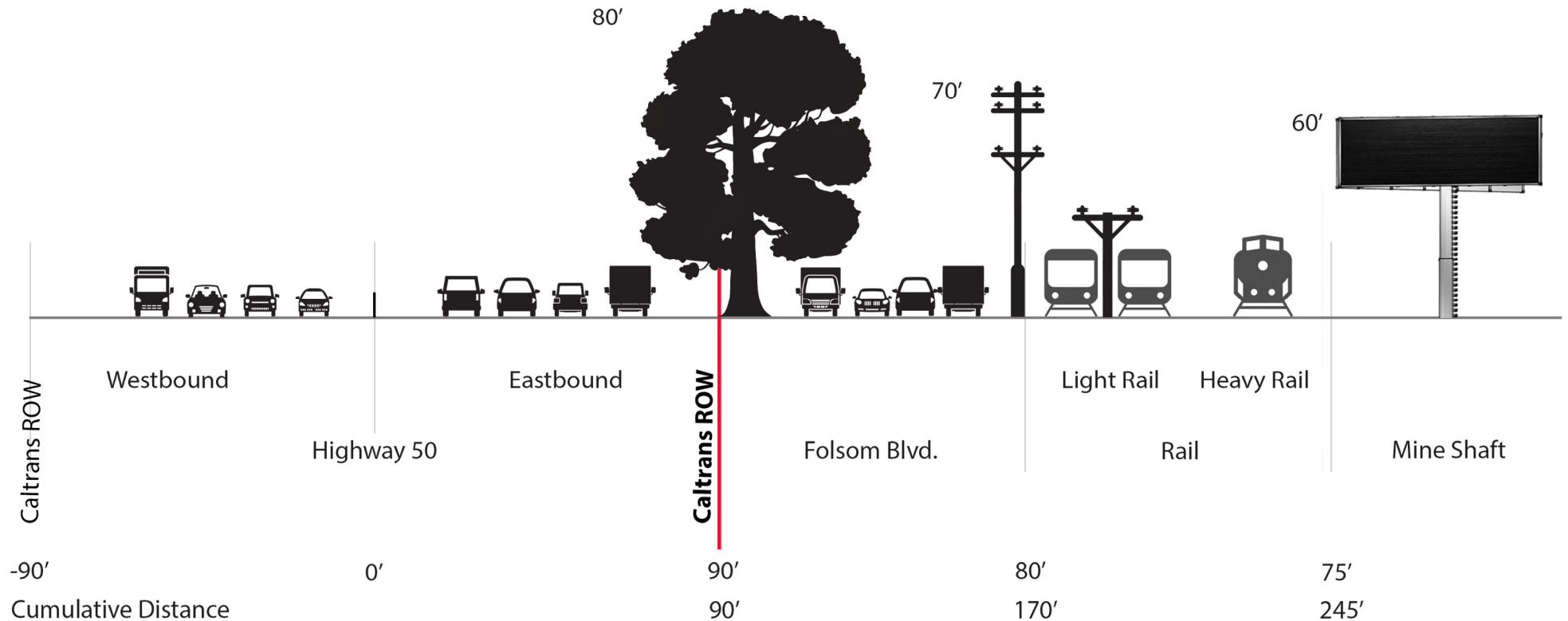
PROJECT NO: 297-001
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PRELIMINARY PLANS FOR
MINESHAFT DIGITAL
FREEWAY SIGNS
2300 MINE SHAFT LANE
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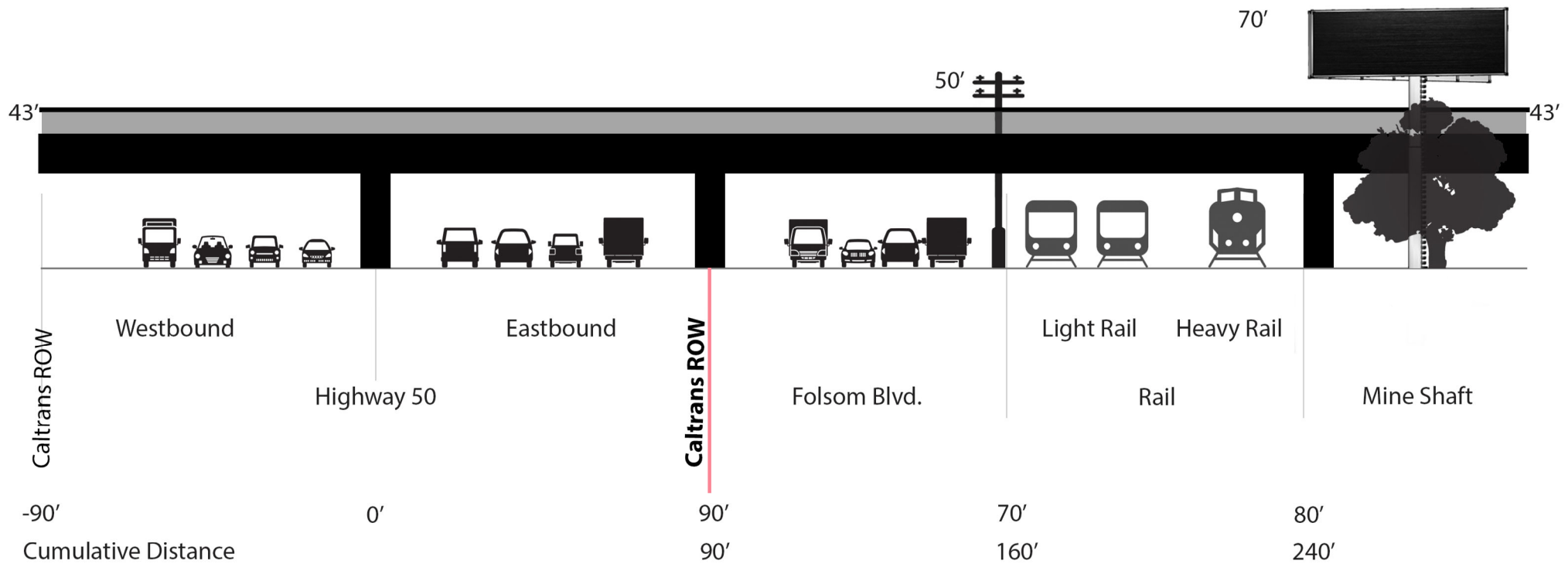
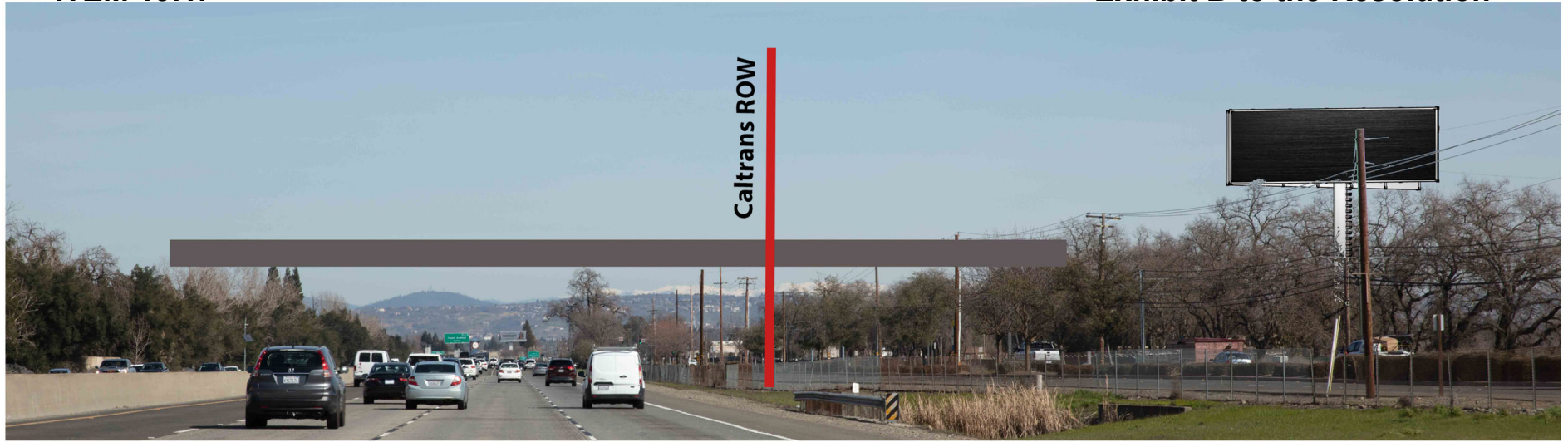
SHEET TITLE
ENLARGED
SITE PLAN
(AREA 2)

SHEET NO.
SP2
5 OF 5

DATE: MARCH 14, 2023



EAST LOCATION AS PROPOSED WITH ORDINANCE REVISIONS



WEST LOCATION - LOOKING EAST

WEST LOCATION AS PROPOSED WITH ORDINANCE REVISIONS

ITEM 19.1.
CONDITIONS OF APPROVAL

ATTACHMENT 5
Exhibit B to the Resolution

<u>Conditions of Approval</u>		<u>Category</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>
1.	The approved entitlement is for a Conditional Use Permit and Minor Design Review for the Mine Shaft Digital Signs Project. The project shall be constructed consistent with the Project Plans (<u>Exhibit A</u>) for Project PLND-0822-0047.	Project Description	On-Going	Planning
2.	Applicant(s) agree to defend, indemnify and hold harmless with Counsel selected by the City of Rancho Cordova ("City") and its agents, officers, consultants, and employees ("City's Agents") from any and all claims, actions, suits, or proceedings against the City or the City's Agents to attack, set aside, void, or annul an approval by the City, or the City's Agents concerning the project (collectively "Claim"). The City shall promptly notify the Applicant of any Claim and the City shall cooperate fully in the defense. Nothing in this paragraph obligates the City to defend any Claim and the City is not required to pay or perform any settlement arising from any such Claim not defended by the City, unless the settlement is approved in writing by the City.	General	On-Going	Planning
3.	Any future alteration to the structure, change in use, intensification of the site, or modification to the parking and landscaped area must be reviewed by the City to ensure compliance with all local, state, and federal regulations. Minor modifications that are found to be in substantial conformance with the approved plans such as colors, plant materials, or minor lot line adjustments, may be approved administratively. Major modifications shall be approved by the applicable decision-making body.	General	On-Going	Planning/Building/Public Works

ITEM 19.1.
CONDITIONS OF APPROVAL

ATTACHMENT 5
Exhibit B to the Resolution

<u>Conditions of Approval</u>		<u>Category</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>
4.	Applicant/Developer shall not carry a negative account balance with the City for the processing of the project. If a negative account balance occurs, it will be the developer's responsibility to pay the balance due, 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.	General	On-Going	Finance
5.	The Conditional Use Permit and Minor Design Review is valid for a period of three (3) years from the date of City Council approval unless substantial construction of the permitted use has commenced or an extension is granted by the Community Development Director.	Expiration	On-Going	Planning
6.	Noise sources associated with construction, repair, remodeling, demolition, paving and/or grading of any real property must adhere to the development standards outlined within the City's Noise Element, RCMC 6.68 and RCMC 16.18.1407(F).	Noise	On-Going	Code Enforcement /Building
7.	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.	Infrastructure	On-Going	Public Works
8.	The digital billboard signs proposed in Project PLND-0822-0047 are subject to the approved Operating Agreement. Any modifications to the development and operation of the digital signs as outlined in the Operating Agreement will require a new written agreement signed by both the Cordova Community Council Foundation and the City of Rancho Cordova.	Operating Agreement	On-Going	Planning/City Attorney

**ITEM 19.1.
CONDITIONS OF APPROVAL**

**ATTACHMENT 5
Exhibit B to the Resolution**

<u>Conditions of Approval</u>		<u>Category</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>
9.	The project is subject to all Mitigation Measures in the Mine Shaft Digital Billboards Project Initial Study/Mitigated Negative Declaration (SCH# 2023090677)	Mitigation Measures	On-Going	Planning
Prior to Approval of Improvement Plans/Grading Permit Issuance				
10.	Identify existing fire lanes on the plans and ensure the locations of the proposed billboards do not impede on fire apparatus access.	Fire	Prior to Approval of Improvement Plans	Sacramento Metropolitan Fire District
11.	Identify existing fire hydrants on site and ensure the locations of the proposed billboards do not impede on fire hydrant access.	Fire	Prior to Approval of Improvement Plans	Sacramento Metropolitan Fire District
Prior to Issuance of Building Permit				
12.	There are 3 protected onsite trees and 7 protected trees on an adjacent offsite easement are proposed for removal totaling 10 trees at 184.5 inches diameter at standard height. Trees shall be replaced or mitigated per Rancho Cordova Municipal Code 19.12.120. Tree replacement is one inch per one inch ratio. In-lieu payment is \$165 per inch. If tree impacts were to change, the in-lieu amount may change. Mitigation for tree removal shall be provided prior to construction of billboard signage affecting trees. Mitigation of offsite trees proposed for removal shall be determined at time of offsite improvements.	Public Works	Prior to Issuance of Building Permits	Public Works
13.	Obtain protected tree permit per Rancho Cordova Municipal Code 19.12.040 prior to removal any protected tree.	Public Works	Prior to Issuance of Building Permits	Public Works

ITEM 19.1.
CONDITIONS OF APPROVAL

ATTACHMENT 5
Exhibit B to the Resolution

	<u>Conditions of Approval</u>	<u>Category</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>
14.	All tree protection fencing shall be required at or beyond the tree's dripline.	Public Works	Prior to Issuance of Building Permits	Public Works
15.	All tree stumps within the project area shall be removed.	Public Works	Prior to Issuance of Building Permits	Public Works
16.	For all approved work done within the fenced Tree Protection Zone, fencing will need to be opened and careful excavation shall be done with small equipment, hand tools or hydraulic or pneumatic tools to expose roots. The project arborist will be required to evaluate roots greater than 3-inches in diameter that may need to be cut.	Public Works	Prior to Issuance of Building Permits	Public Works
17.	Project owner is responsible for identification and evaluation of potential impacts to structures and utilities, both above and below ground, including but not limited to onsite storm drainage lines. Exploratory excavation via potholes will be required to avoid impacts to utilities. Refer to City's Facility Map Book Pages: 346-215, 348-215, and 348-218 for storm drainage lines (Note: This is not a complete representation of all storm drainage utilities at the site).	Public Works	Prior to Issuance of Building Permits	Public Works
18.	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	Prior to Issuance of a Building/Fire Permit	Sacramento Metropolitan Fire District

**ITEM 19.1.
CONDITIONS OF APPROVAL**

**ATTACHMENT 5
Exhibit B to the Resolution**

<u>Conditions of Approval</u>		<u>Category</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>
19.	In the event of the encounter of subsurface materials suspected to be of an archaeological or paleontological nature or if any human remains are found, all grading and/or excavation shall cease, the find shall be left untouched, and the City Planning Division shall be immediately notified. This requirement shall be noted on the Grading and Building Plans, prior to issuance of permits. A qualified professional archaeologist certified by the Register of Professional Archaeologists or paleontologist with a degree(s) in paleontology or geology, to evaluate and make recommendations as to disposition, mitigation and/or salvage. The recommendation shall be implemented before work may proceed.	Construction	Prior to Issuance of Building Permits	Planning/ Building
20.	Utility areas, electrical and gas meters shall be architecturally screened from view.	Architectural	Prior to Issuance of Building Permits	Planning/Building/Public Works
21.	Ensure that no debris or construction scrap material is placed on any adjoining lot, open space area, or street, and that any such material stored on an adjoining site shall be completely removed and the site cleaned, prior to occupancy approval.	Construction	Prior to Issuance of Building Permits	Planning/ Building
Advisory				

**ITEM 19.1.
CONDITIONS OF APPROVAL**

**ATTACHMENT 5
Exhibit B to the Resolution**

<u>Conditions of Approval</u>		<u>Category</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>
22.	The Outdoor Advertising Act section 5403(b) establishes that illuminations are considered vision impairing when their brilliance exceeds the values set forth in Section 21466.5 of the California Vehicle Code. Please note, pursuant to 5408(b) Advertising displays may not be placed that are so illuminated that they interfere with the effectiveness of, or obscure any official traffic sign, device, or signal; nor shall any advertising display include or be illuminated by flashing, intermittent, or moving lights (except that part necessary to give public service information such as time, date, temperature, weather, or similar information); nor shall any advertising display cause beams or rays of light to be directed at the traveled ways if the light is of an intensity or brilliance as to cause glare or to impair the vision of any driver, or to interfere with any driver's operation of a motor vehicle.	Advisory	Advisory	CA Department of Transportation (CalTrans)
23.	Gates shall be installed in accordance with the County Emergency Access Gates and Barriers Standard. Plan submittal is required prior to installation.	Fire Advisory	Advisory	Fire

DIGITAL FREEWAY SIGN OPERATING AGREEMENT BY AND BETWEEN
CITY OF RANCHO CORDOVA AND CORDOVA COMMUNITY COUNCIL FOUNDATIONPARTIES

This Operating Agreement for Digital Freeway Signs (hereinafter “Agreement”), dated _____, 2024 by and between the **City of Rancho Cordova**, a California Municipal Corporation (the “City”), and **the Cordova Community Council Foundation**, a California 501(c)(3) Non-Profit Corporation. Hereinafter the City and Cordova Community Council Foundation may be referred to as “Party” or both as “Parties”.

RECITALS

1. **Background.** Rancho Cordova Municipal Code Section 23.743.150 , after all required notices and public hearing, allows for the City to enter into an Operating Agreement to allow for the operation of a Digital Freeway Sign under certain circumstances; including the permanent removal of pre-existing billboards from within the City. **Cordova Community Council Foundation** has applied for approval to install two (2) Digital Freeway Signs on the real property owned by the Cordova Community Council Foundation and located at 2300 Mine Shaft Lane in the City of Rancho Cordova, State of California (the “Property”).

2. **Applicant.** The Cordova Community Council Foundation, founded in 1959 as an organization of organizations and a forum for citizens to meet, dream about the future and plan community celebrations. The legacy of mutual support and collaboration nurtured by Cordova Community Council Foundation has become a hallmark of Rancho Cordova community life for more than six decades and has earned our reputation as a place of collaboration and innovation. In 2018, the Cordova Community Council Foundation acquired the Mine Shaft property. The acquisition of the property will give the Cordova Community Council Foundation long term financial strength to continue to provide quality programs and community engagement opportunities. The Cordova Community Council Foundation has experience managing large complex events, public grants, personnel, and real property.

3. **Legal Framework.** For the reasons recited herein, the City has determined that the construction and operation of the Cordova Community Council Foundation’s proposed outdoor advertising display on the Property is a development for which this Agreement is appropriate and is specifically permitted and encouraged by §§ 5412 and 5443.5 of the California Outdoor Advertising Act (Bus. and Prof. Code § 5200 et seq.) and Rancho Cordova Municipal Code section 23.743.150.

4. **Public Benefit.** City finds that a substantial public benefit will accrue to City by reason of the Cordova Community Council Foundation’s advertising display, which adds value to the community by enabling City to market projects, programs and other activities for the benefit of City and its businesses and residents. In addition the City finds that an additional substantial

public benefit will accrue to the City by reason of the Cordova Community Council Foundation removing, or having caused the removal of, an existing billboard as a material condition of this Agreement for Digital Freeway Signs. In exchange for providing these public benefits, the Cordova Community Council Foundation, receives assurance that it may proceed with the construction and operation of outdoor advertising display and the project in accordance with ordinances, resolutions and regulations existing as of the date of this Agreement, subject only to the terms and conditions contained herein and contained in any permits issued pursuant to this project.

Together with the City of Rancho Cordova and many community partners, the Cordova Community Council Foundation has contributed to the City of Rancho by providing stability for safe and high-quality signature community events, and convening significant community affinity organizations, including the Rancho Cordova Athletic Association, the Rancho Cordova Arts Council and Rancho Cordova Interfaith Council. Together with the vibrant schedule of dozens of community events, these organizations provide pathways for residents to engage with and enjoy the community in which they live, boosting community satisfaction and connections which strengthen the City. The Cordova Community Council Foundation is a 501(c)(3) public benefit non-profit organization headquartered in Rancho Cordova.

The development and long-term lease of two digital freeway signs is a critical component of Cordova Community Council Foundation's strategy which would provide the Cordova Community Council with long term financial stability to carry out this vital community mission. Cordova Community Council understands that the marketplace for one or more digital freeway signs along the Highway 50 corridor is limited.

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

AGREEMENT

- 1. Incorporation of Recitals.** The Preamble, the Recitals, and all defined terms set forth in both, are hereby incorporated into this Agreement as if set forth herein in full.
- 2. Definitions.** This section defines the terms: "Agreement Year," "Business Day," "Caltrans," "Caltrans Permits," "City Permits," "Commencement Date," "Digital Freeway Sign," "Digital Display Area," "Effective Date," "Include," "Operational," "Obstruction," "Site," "Sign Structure," and "Term." Other terms are defined elsewhere in this Agreement.
 - (a) "Agreement Year" means one of the consecutive 12-month periods during the Term. The first Agreement Year begins on the Effective Date.
 - (b) "Business Day" means any day the City's main offices located at 2729 Prospect Park Drive, Rancho Cordova, California, are open to the public.

ITEM 19.1.

ATTACHMENT 6 Exhibit C to the Resolution

- (c) “Caltrans” means the California Department of Transportation.
- (d) “Caltrans Permits” means all permits and approvals that Cordova Community Council Foundation must obtain from Caltrans to install, operate, and maintain the Digital Freeway Sign in accordance with this Agreement.
- (e) “City Permits” means all building permits, conditional use permits, zoning amendments, operating agreements, and other permits, entitlements, and agreements that the City, acting in its governmental capacity, must issue or approve for The Cordova Community Council Foundation, to install, operate, and maintain the Digital Freeway Sign in accordance with this Agreement.
- (f) “Commencement Date” means the date as of which both of the following have occurred: (1) the City has finally approved the Plans (defined in Section 6(a)); and (2) The Cordova Community Council Foundation has received all necessary governmental permits and approvals for the Digital Freeway Sign, including the Caltrans Permits and the City Permits.
- (g) “Digital Freeway Sign” means an off-site outdoor advertising sign, including all above-ground supporting structures, with one or more digital display areas. A Digital Freeway Sign may be internally or externally illuminated. Digital Freeway Signs are always considered off-site signs and are regulated as such. The Cordova Community Council Foundation will install and operate the Digital Freeway Signs on the Site in accordance with the criteria set forth in Exhibit A to this Agreement.
- (h) “Digital Display Area” means the portion of the Digital Freeway Sign that consists of the digital display areas used for general commercial advertising. The Digital Display Area is more particularly described in Exhibit B.
- (i) “Effective Date” means the date as of which both the City and the Cordova Community Council Foundation have signed this Agreement, as indicated by the dates in the signature blocks below.
- (j) “Include” and its variants are not restrictive. For example, “includes” means “includes but not limited to,” and “including” means “including but not limited to.”
- (k) “Operational” means the Digital Freeway Signs are capable, legally and functionally, of displaying digital advertising on the Digital Display Area.
- (l) “Obstruction” means any structure, sound wall, communications antennae, tree, or vegetation on City owned or controlled property within 1,000 feet of the Digital Freeway Sign and obstructs the view of the Digital Display Areas from the viewing public on Highway 50.

ITEM 19.1.

ATTACHMENT 6 Exhibit C to the Resolution

- (m) “Site” means the portion of the Property located in the City that may be suitable for installation of Digital Freeway Signs. The Site is more particularly described in Exhibit B.
- (n) “Sign Structure” means the portion of the Digital Freeway Sign other than the Digital Display Area, including but not limited to supporting pole(s), display frame and all ancillary equipment and utilities installed on the sign Site. The Sign Structure as improved with Digital Display Area is more particularly described in Exhibit B. If the site currently does not have a Sign Structure, the term “Sign Structure” shall mean all supporting pole(s), display frame and ancillary equipment and above-ground utilities installed on the Site.
- (o) “Term” means the entire time this Agreement is in effect, as specified in Section 3.

3. Term of Agreement.

- (a) *Term.* The “Term” of this Agreement consists of two phases:
 - (1) The “Development Phase,” which begins on the Effective Date and ends when the Digital Freeway Signs becomes Operational.
 - (2) The “Operations Phase,” with regard to the Digital Freeway Sign begins at the end of the Development Phase and ends when such Digital Freeway Sign is removed or after a twenty-five (25) year period following the conclusion of the Development Phase, whichever occurs first. The Agreement is automatically renewed for an additional 25-year Term unless written notice is given by either Party to the other Party 60 days prior to expiration of the initial Term expressing the Party’s intent to terminate this Agreement.

4. Consideration. As consideration for the rights and benefits it enjoys under this Agreement, including the contemplated use during the Term, the Cordova Community Council Foundation shall do all of the following:

- (a) *Removal of Existing Clear Channel Sign.* At no cost to the City, the Cordova Community Council Foundation shall remove the “Existing Sign” identified in Schedule 1, attached to this Agreement and incorporated by reference herein according to the schedule set forth in Schedule 1, subject to the following:
 - (1) The Cordova Community Council Foundation hereby waives any rights it may have to compensation for the Existing Signs under federal, state, or local law, including the Highway Beautification Act of 1965 (23 United States Code section 131) and the Outdoor Advertising Act (California Business and Professions Code section 5200 and following) for removal of the Existing Signs in accordance with this Agreement.
 - (2) The Cordova Community Council Foundation’s commitment to remove the Existing Sign according to the schedule set forth in Schedule 1 is a material provision of this

ITEM 19.1.

ATTACHMENT 6 Exhibit C to the Resolution

Agreement. The Cordova Community Council Foundation is not entitled to replace the Existing Signs once they are removed.

- (b) *Dedicated "Click"*. During the Term of this Agreement, to the extent permissible under applicable laws, rules and regulations, the Cordova Community Council Foundation shall display advertisements promoting the City and local community events sponsored by and/or partnered with the City (the "City Copy") on one digital display spot on the Digital Freeway Sign after each 8-spot digital loop (the "Display Time") provided that: (i) all proposed City Copy is submitted to the Cordova Community Council Foundation not less than five (5) business days prior to the date on which the City Copy is proposed to be displayed on the Digital Freeway Sign (the "Copy Submission Deadline"); (ii) all digital artwork is consistent with the quality of material to be posted on the Digital Freeway Sign; and (iii) City pays for all digital production costs associated with the City Copy. In no event shall the City be permitted to give, sell, trade, barter or exchange the Display Time to any third party. Such act shall be deemed a material breach of this Agreement and City shall automatically forfeit its right to any further Display Time on the Digital Freeway Sign. City represents and warrants that all copy, content and materials supplied by City to the Cordova Community Council Foundation for display under this Agreement: (i) are owned or duly licensed by City and do not infringe or misappropriate the rights of any other person or entity; (ii) comply with all applicable federal, state, and local laws, rules and regulations and any industry codes or rules by which City and/or the Cordova Community Council Foundation may be bound and do not contain any obscene, libelous, slanderous or otherwise defamatory materials or refer in an offensive manner to the gender, race or ethnicity of any individual or group; (iii) are accurate and that all claims contained therein have been substantiated; and (iv) do not infringe upon any copyright, trademark or other intellectual property or privacy right of any third party. The advertisement to be shown during this "click" is separate from the amber alert and emergency public service notifications required by 6(i) of this agreement.

5. Use of Site.

- (a) *Exclusive Uses*. Except as otherwise provided in Section 6(i), the Cordova Community Council Foundation has the exclusive right to display outdoor advertising on the Site, in digital formats. The Cordova Community Council Foundation's exclusive right to conduct outdoor advertising on the Site includes the following:
- (1) Installing, erecting, maintaining, operating, improving, supplementing, posting, painting, illuminating, repairing, repositioning, adding, changing, and maintaining equipment required to maintain communications with the Digital Freeway Sign repositioning (with the City's consent) during the term of this Agreement.
 - (2) Removing the Digital Display Area and all associated equipment on or from the site when this Agreement terminates, as provided in Section 6(l).

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- (3) Licensing the use of the Digital Freeway Sign, or any portion of it, for any lawful purpose related to outdoor advertising.
- (4) All rights to operate the sign faces as Digital Display Areas.
- (b) *Unobstructed Use.*
 - (1) The City shall not allow the following (an “Obstruction”):
 - (A) On any City-owned or City-controlled real property within 1,000 feet of the Digital Freeway Sign any structure, sound wall, communications antennae, tree, or vegetation that obstructs the view of the Digital Display Areas from the viewing public on Highway 50.
 - (2) If The Cordova Community Council Foundation notifies the City in writing that an Obstruction exists, and if the City authorized or actively caused the Obstruction, then the City shall remove or remedy the Obstruction at its own cost within 30 days after receiving the notice. If the City fails to remove the Obstruction within 30 days after receiving the notice, then The Cordova Community Council Foundation may remove the Obstruction at the City’s expense after coordinating with the City’s Public Works Department, which coordination shall include, at a minimum, review with The Cordova Community Council Foundation before commencing work.
 - (3) If The Cordova Community Council Foundation notifies the City in writing that an Obstruction exists, and if the City did not authorize or actively cause the Obstruction, then the City may remove or remedy the Obstruction at its own cost within 30 days after receiving the notice. If the City does not remove or remedy the Obstruction within the 30 days, then, at no cost to the City, and after coordinating with the City’s Public Works Department, which coordination shall include, at a minimum, review and approval of The Cordova Community Council Foundation’s plans to remove the Obstruction prior to The Cordova Community Council Foundation commencing work.
 - (4) The City is not obligated to remove or seek removal of visual obstructions on private property. Furthermore, this Agreement does not, and cannot authorize the Cordova Community Council Foundation to remove visual obstructions from private property.
 - (5) The Cordova Community Council Foundation exercise of its rights under this Section 5(b) are in addition to any other remedies it may have under this Agreement.

6. Installation and Operation of a Digital Freeway Sign.

The Cordova Community Council Foundation shall install and operate the Digital Display Area on the Sign Structure in accordance with this Section 6 and consistent with Section 5, all at no cost to the City.

- (a) *Plans and Specifications.* At no cost to the City, the Cordova Community Council Foundation shall prepare complete plans and specifications for the Digital Freeway Sign, working closely with the City to develop plans and specifications that are mutually acceptable (the “Plans”). The Cordova Community Council Foundation shall submit the Plans to the City for final approval, which the City shall not unreasonably withhold.
- (b) *Caltrans Permits.* As soon as practicable after the Effective Date, the Cordova Community Council Foundation shall apply to Caltrans for all Caltrans Permits, and the City shall cooperate with The Cordova Community Council Foundation in that effort, including the completion of any Caltrans forms. All Caltrans Permits are to be obtained and secured for The Cordova Community Council Foundation’s sole benefit and are to be issued in The Cordova Community Council Foundation’s name. The Cordova Community Council Foundation shall perform all obligations under the Caltrans Permits at no cost to the City.
- (c) *City Permits.* The City shall diligently process the Cordova Community Council Foundation’s applications for all City Permits. This Agreement does not commit the City in advance to approve the City Permits; and this Agreement does not constrain the City’s discretion, acting as a government, with respect to the City Permits generally or to the Digital Freeway Sign specifically.
- (d) *Installation.* The Cordova Community Council Foundation shall begin installing the Digital Display Area as soon as practicable after the Commencement Date and shall diligently pursue installation to completion without unnecessary interruption. The Cordova Community Council Foundation will be excused, however, for any delays in beginning or completing installation that are caused by a Force Majeure Event, as defined in Section 9(d)(1). The Cordova Community Council Foundation shall use reasonable diligence to avoid such delays and to resume work as promptly as possible after such a delay.
- (e) *Ownership.* The Cordova Community Council Foundation will be the owner of the Digital Freeway Sign and all permits and authorizations that relate to it, including the City Permits and the Caltrans Permits.
- (f) *Maintenance.* At no cost to the City, the Cordova Community Council Foundation shall maintain the Sign Structure and shall maintain and repair the Digital Freeway Sign in accordance with the standards of the outdoor-advertising industry. The Cordova Community Council Foundation’s maintenance obligation under this Section 6(f) includes the obligation to remove any graffiti from the Sign Structure and the Digital Freeway Sign

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within three (3) business days of being notified of the graffiti by the City. The City is not obligated to maintain the Sign Structure or to maintain or repair the Digital Freeway Sign.

- (g) *Damage or Destruction.* This Agreement will continue in full effect if any of the Digital Freeway Sign is damaged and such damage amounts to less than material damage, as defined in Section 7(b)(6) below. The Cordova Community Council Foundation shall promptly repair the Digital Freeway Sign, and The Cordova Community Council shall promptly apply for, and diligently pursue the issuance of, any permits or approvals it needs to repair or replace the Digital Freeway Sign. Within 30 days after obtaining the City Permits, all other necessary permits and approvals, and all parts and components, The Cordova Community Council Foundation shall begin work to repair or replace the Digital Freeway Sign. The Cordova Community Council Foundation shall complete the work within 180 days after the work begins. If the Cordova Community Council Foundation elects, under this Section 6(g), not to repair or replace the Digital Freeway Sign then the Cordova Community Council shall notify the City in writing of its election and shall remove the Digital Freeway Sign and restore the Site in accordance with Section 6(l).
- (h) *Utilities.* At no cost to the City, the Cordova Community Council Foundation shall provide and pay for all utility connections, utility equipment, and utility service required to install, operate, maintain, repair, improve, or reposition the Digital Freeway Sign. The Cordova Community Council Foundation shall participate in the Sacramento Municipal Utility District's Greenergy Program for electricity service to the Digital Freeway Sign. In the event electrical power becomes unavailable, for whatever reason, the Cordova Community Council Foundation may remove the Digital Display Area and operate its Sign Structure with traditional faces.
- (i) *Amber Alerts and Public-Service Messages.* During all periods when Digital Display Areas are Operational on the Digital Freeway Sign, The Cordova Community Council Foundation shall make the Digital Display Area available to the appropriate governmental agencies for the purpose of displaying "Amber Alert" messages in accordance with the Amber Alert Guidelines set forth in Exhibit C to this Agreement. In addition, the Cordova Community Council Foundation shall allow the Digital Display Area to be available to the City, and to other government agencies without cost, on a space-available basis determined by The Cordova Community Council Foundation for the purpose of displaying public-service messages (e.g., evacuation routes, drunk-driving-awareness messages, emergency-disaster communications). The City's messages must meet the Cordova Community Council Foundation's graphics-arts standards so that the messages are "camera ready," at no cost to the Cordova Community Council Foundation. All copy will be subject to The Cordova Community Council Foundation's standard advertising copy rejection and removal policies which allow The Cordova Community Council Foundation has sole discretion to approve or disapprove a copy and remove a copy once posted or displayed.

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- (j) *Future technologies.* The technology currently being deployed for the Digital Freeway Sign is LED (light emitting diode), but there may be alternate, preferred or superior technology available in the future. The Cordova Community Council Foundation is authorized to change the Digital Freeway Sign to any other technology that operates under the maximum brightness standards set forth in Section 6(k) of this Agreement. City required approvals for more energy efficient technology shall not be unreasonably withheld.
- (k) *Illumination Standards.* Digital Freeway Sign illumination is expressly permitted when in compliance with all applicable rules and regulations (see Section 6(m) below) and when operated within these standards for Digital Freeway Signs:
 - (1) Shall not operate at brightness levels of more than 0.3 foot candles above ambient light, as measured using a foot candle meter at a pre-set distance.
 - (2) Distance to measure the foot candles impact shall be measured from a distance of 250 ft. for a sign with a nominal face size no more than 20' x 60'.
 - (3) Each Digital Display Area must have a light sensing device that will adjust the brightness as ambient light conditions change.
- (l) *Removal of Digital Freeway Sign.* When the Term ends, whether it expires as scheduled or is terminated early, the Cordova Community Council Foundation shall promptly apply for, and diligently pursue the issuance of, at no cost to the City, any permits or approvals it needs to remove the Digital Freeway Sign, including the Digital Display Area and all above-ground sign structures and supports. Within 120 days after obtaining the necessary permits and approvals, the Cordova Community Council shall remove the Digital Freeway Sign and all above-ground sign structures and supports and restore the site to the pre-Agreement condition, all at no cost to the City. The Cordova Community Council Foundation shall not be required to remove the below-grade portions of the Sign Structure. Following termination of this Agreement but prior to removal of the Digital Freeway Sign, the Cordova Community Council Foundation shall not display digital advertising on the Digital Display Area.
- (m) *Compliance with Laws; Waiver of Compensation.* During the Term and while removing the Digital Freeway Sign after the Term in accordance with Section 6(k), Cordova Community Council Foundation shall do the following at no cost to the City: comply with all valid and applicable statutes, ordinances, regulations, rules, and orders that concern the Digital Freeway Sign and are enacted or issued by any federal, state, or local governmental entity with jurisdiction over the Digital Freeway Sign (including the City) whether enacted or issued before, on, or after the Effective Date including but not limited to sections 5403, 5402, 5405, 5408 and 5408.1 of the California Outdoor Advertising Act. Notwithstanding the foregoing, nothing herein shall be deemed to negate, void, or diminish (i) any claim Cordova Community Council Foundation may have for just compensation as a result of any governmental action that results in the taking of its property or (ii) the right of the

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Cordova Community Council Foundation to avail itself of all available remedies under state or federal law to maintain its Digital Freeway Sign.

(n) Justification for sign height and face size.

- The sign has no value to either the City of Rancho Cordova or the Cordova Community Council Foundation if it is not economically viable.
- If the signs cannot be easily seen by freeway traffic the sign will not be economically viable.
- Every other digital sign in the Rancho Cordova is within 5 feet of Caltrans ROW with fully clear view corridors.
- The Mine Shaft signs are over 180 feet from that same Caltrans ROW.
- Between the Mine Shaft signs and Caltrans ROW there are the following impediments:
 - Future freeway overpass (Approximately 47 feet tall),
 - Four Lane Folsom Blvd with both center parkway landscaping that includes trees,
 - Fully mature oak trees between Folsom Blvd. and Caltrans ROW (approximately 45 feet high),
 - SacRT Light Rail train tracks,
 - Heavy Rail train tracks, and
 - Regional Sanitation 20-foot easement.
- The sign is required to be taller to get over the before mentioned visual blockages.
- Regarding the Future freeway overpass the bottom of the west sign will be approximately 27 feet above the future overpass roadway deck.
- The Larger Display area is required to equalize the difference between a display that is 262 feet (a football field) from an average viewer versus one that is approximately 109 feet from a viewer.
- Even though the display is larger it will appear the same size from an additional half a football field's distance.
- If the sign does not rise above those visual blocks, it will not be seen. If the sign can be seen but not read it will have no economic value. Therefore, the sign needs to be tall enough to get over the visual blocks and be large enough to be read.

7. Early Termination.

(a) *City's Termination Rights.* Without prejudice to its other remedies at law or in equity, the City may terminate this Agreement, at any time and in its sole discretion, effective 30 days after the City gives Cordova Community Council Foundation written notice of termination, if any of the following circumstances occurs:

- (1) Cordova Community Council Foundation breaches its obligation to perform in accordance with any material provision of this Agreement and: (A) does not cure the breach within 30 days after the City serves it with a written notice of breach or, if the breach cannot reasonably be cured within 30 days; (B), does not begin work on a cure within 30 days after the City serves it with a written notice of breach and

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diligently pursue the cure to completion within ninety (90) days after work begins. The parties can agree to extend the time period to cure the breach by mutual written agreement. The express designation in this Agreement of a provision as “material” does not imply that other provisions are not material.

- (2) The Cordova Community Council Foundation initiates legal challenge to the validity of this Agreement or its authorizing ordinance.
- (b) The Cordova Community Council Foundation’s *Termination Rights*. Without prejudice to its other remedies at law or in equity, including the right to seek just compensation under the laws of eminent domain as described in Section 9, the Cordova Community Council Foundation may terminate this Agreement, at any time and in its sole discretion, effective 30 days after Cordova Community Council Foundation the City written notice of termination, if any of the following circumstances occurs:
- (1) The view of the Digital Display Area from the adjacent portion of Highway 50 is obstructed by an Obstruction on City-owned or City-controlled real property, and Cordova Community Council Foundation did not cause the Obstruction and the City has failed to adhere to its obligations under Section 5(b) following proper notice and: (A) does not cure the breach within 30 days after the City serves it with a written notice of breach or, if the breach cannot reasonably be cured within 30 days; (B), does not begin work on a cure within 30 days after the City serves it with a written notice of breach and diligently pursue the cure to completion within ninety (90) days after work begins. The parties can agree to extend the time period to cure the breach by mutual written agreement. The express designation in this Agreement of a provision as “material” does not imply that other provisions are not material. Materially obstructed shall mean at least one-half of the displayed area is obstructed.
 - (2) The Cordova Community Council Foundation cannot safely use the Site to install, operate, maintain, repair, or improve the Digital Freeway Sign because of a non-remediable or costly condition, and Cordova Community Council Foundation did not cause the condition.
 - (3) There is a material diversion of traffic from, or a material reduction or change in the directional flow of traffic on, the portion of Highway 50 adjacent to the Site, and the diversion or disruption continues uninterrupted for at least 30 consecutive days.
 - (4) The Cordova Community Council Foundation cannot obtain or maintain any governmental permits, licenses or approvals required to install, operate, maintain, repair, or improve the Digital Freeway Signs, including but not limited to the Caltrans Permits and the City Permits.

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- (5) Use of the Digital Freeway Signs for its intended purpose is prevented or limited by law, or Cordova Community Council Foundation is required by any court or other governmental entity, for reasons other than eminent domain, to remove the Digital Freeway Sign from the Site.
 - (6) The Digital Freeway Signs are materially damaged or destroyed and Cordova Community Council Foundation elects not to repair or replace the Digital Display Area. Materially damaged or destroyed shall mean at least one-half of the Digital Display Area is damaged or destroyed such that at least one-half of it is fully inoperable.
- (c) *City and the Cordova Community Council Foundation's Additional Termination Rights.* Without prejudice to their other remedies at law or in equity, either party may terminate this Agreement if the other party:
- (1) Has an order for relief entered with respect to it, commences a voluntary case, or has an involuntary case filed against it under any applicable bankruptcy, insolvency, or other similar law then in effect, and the order or case is not stayed, withdrawn, or settled within 60 days after it is entered, commenced, or filed (11 U.S.C. § 365(e)(2)(A), as amended, or any successor statute); or
 - (2) Files for reorganization, becomes insolvent, or has a receiver or other officer with similar powers appointed for its affairs in any court with jurisdiction, whether or not with its consent (unless dismissed, bonded, or discharged within 60 days after appointment).

8. Indemnification.

- (a) *Definitions.* The following definitions apply to this Section 8:
- (1) "Person" is to be interpreted broadly. It includes not just third persons but also the Cordova Community Council Foundation and its directors, officers, employees, contractors, and agents; and the City and the City's elected officials, officers, employees, contractors, and agents.
 - (2) "Liabilities" means all liabilities, claims, demands, damages, and costs (including reasonable attorneys' fees and litigation costs through final resolution on appeal) that arise directly or indirectly from The Cordova Community Council Foundation's possession or use of the Site.
 - (3) "Occurrence" means: (A) the death of, or injury to, any Person; and (B) damage to, or destruction of, any real property, personal property.

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- (b) *General Indemnity.* The Cordova Community Council Foundation shall indemnify, defend (with attorneys reasonably acceptable to the City), protect, and hold the City harmless from and against all Liabilities that arise directly or indirectly from The Cordova Community Council Foundation's possession or use of the Site. The Cordova Community Council Foundation is obligated under this Section 8(b) even if the City or the City's elected officials, officers, employees, contractors, or agents reviewed, accepted, or approved the work, materials, or activities from which the Liabilities arise. The Cordova Community Council Foundation is not obligated under this Section 8(b) to the extent the Liabilities are caused by the active negligence or willful misconduct of the City or the City's elected officials, officers, employees, contractors, or agents. The Cordova Community Council Foundation's obligation under this Section 8 (b) includes Liabilities arising from any of the following:
- (1) Any Occurrence on the Site, caused by The Cordova Community Council Foundation's acts or omissions.
 - (2) Any Occurrence that is in any way connected with any of the Cordova Community Council Foundation's personal property on the Site.
 - (3) Any Occurrence caused or allegedly caused by (A) any condition of the Site created by The Cordova Community Council Foundation or by any Person on the Site with The Cordova Community Council Foundation's permission; or (B) some act or omission on the Site by The Cordova Community Council Foundation or by any Person on the Site with Cordova Community Council Foundation's permission.
 - (4) Any Occurrence caused by, or related in any way to, work or activities performed on the Site or materials furnished to the Site at the request of the Cordova Community Council Foundation or any Person or entity acting for the Cordova Community Council Foundation or its permission.
 - (5) Any Occurrence that is caused by, or related in any way to, a verbal or non-verbal display on the Digital Display Area.
 - (6) The Cordova Community Council Foundation's failure to perform any provision of this Agreement, to comply with any requirement of law applicable to the Cordova Community Council Foundation, or to fulfill any requirement imposed by any governmental entity (including the City when acting as a government) on Cordova Community Council Foundation's or use of the Site.
- (c) *Legal Challenges.* Cordova Community Council Foundation shall indemnify, defend with attorneys selected by the City, protect, and hold harmless the City and the City's elected officials, officers, and employees ("Agents") in any litigation to attack, set aside, void or annul an approval by the City or its Agents concerning the Digital Freeway Sign (collectively, a "Claim") including litigation based on the California Environmental Quality

Act) brought to challenge the validity of this Agreement, the validity of the City Permits or the Caltrans Permits, or the validity of the City ordinances that authorize the installation and Operation of the Digital Freeway Sign on the site. The Cordova Community Council Foundation's obligation to indemnify under this Section 8(c) includes liability for attorneys' fees awarded to a party who successfully challenges the validity of this Agreement, the City Permits, or the Caltrans Permits, or any authorizing ordinance. If such a Claim is brought, the Party that first receives notice or becomes aware of the Claim shall promptly notify the other Party of such Claim and each Party shall cooperate with the efforts of the other Party to defend such Claim. The City will not voluntarily assist the opposing party in any such Claim unless required by law. Nothing in this paragraph shall obligate the City to defend any Claim and the City shall not be required to pay or perform any settlement arising from any such Claim unless the settlement is approved in writing by the City.

- (d) *Survival.* Cordova Community Council Foundation's obligations under this Section 8 will survive this Agreement.

9. Miscellaneous.

- (a) *Assignments and SubAgreements.* A party may not assign or otherwise transfer this Agreement or any interest in it, and this Agreement is not assignable by operation of law, without the other Party's prior written consent, which the other party shall not withhold, delay, or condition unreasonably. This Agreement remains in effect, and an assignment or transfer of this Agreement does not occur, for purposes of this Section 9(a), if The Cordova Community Council Foundation merges with another Rancho Cordova Community Benefit nonprofit entity. An assignment or transfer made contrary to this Section 9(a) is void.
- (b) *Successors and Assigns.* This Agreement binds and inures to the benefit of the successors and permitted assigns of the parties. This Section 9(b) does not constitute the City's consent to any assignment of this Agreement or any interest in the Agreement.
- (c) *Notices.* Any notice or other communication under this Agreement must be in writing and will be considered properly given and effective only when mailed or delivered in the manner provided by this Section 9(c) to the persons identified below. A mailed notice or other communication will be effective or will be considered to have been given on the third day after it is deposited in the United States Mail (certified mail and return receipt requested), addressed as set forth below, with postage prepaid. A notice or other communication sent in any other manner will be effective or will be considered properly given when actually delivered. A Party may change its address for these purposes by giving written notice of the change to the other Party in the manner provided in this Section 9(c).

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If to the City:

City of Rancho Cordova
Planning Department
2729 Prospect Park Drive
Rancho Cordova, California 95670
Attention:
Elizabeth Sparkman, Community
Development Director

If to:

*The Cordova Community Council
Foundation*
The Cordova Community Council
Foundation
2729 Prospect Park Drive, Suite 117
Rancho Cordova, CA 95670
Attention, Executive Director
Shelly Blanchard

With a copy to:

(d) *Force Majeure.*

- (1) “Force Majeure Event” means a cause of delay that is not the fault of the Party who is required to perform under this Agreement and is beyond that Party’s reasonable control, including the elements (such as floods, earthquakes, windstorms, and unusually severe weather), fire, energy shortages or rationing, riots, acts of terrorism, war or war-defense conditions, acts of any public enemy, epidemics, the actions or inactions of any governmental entity or that entity’s agents, litigation, labor shortages (including shortages caused by strikes or walkouts), and materials shortages.
- (2) Except as otherwise expressly provided in this Agreement, if the performance of any act required by this Agreement to be performed by either the City or the Cordova Community Council Foundation is prevented or delayed because of a Force Majeure Event, then the time for performance will be extended for a period equivalent to the period of delay, and performance of the act during the period of delay will be excused.

(e) *Waiver of Breach.* A Party’s failure to insist on strict performance of this Agreement or to exercise any right or remedy upon the other Party’s breach of this Agreement will not constitute a waiver of the performance, right, or remedy. A Party’s waiver of the other Party’s breach of any provision in this Agreement will not constitute a continuing waiver or a waiver of any subsequent breach of the same or any other provision. A waiver is binding only if set forth in writing and signed by the waiving Party.

(f) *Relationship of the Parties.* This Agreement does not create any relationship or association between the City and the Cordova Community Council Foundation. For example, and without limiting the previous sentence, this Agreement does not create between the City and Cordova Community Council Foundation the relationship of principal and agent, nor does it create a partnership or joint venture.

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- (g) *Attorneys' Fees.* The Party prevailing in any litigation concerning this Agreement, the Site, or any improvements to the Site (including the Digital Freeway Sign) will be entitled to an award by the court of reasonable attorneys' fees and litigation costs through final resolution on appeal in addition to any other relief that may be granted in the litigation. If the City is the prevailing party, then this Section 9(g) will apply whether the City is represented in the litigation by the Office of the City Attorney or by outside counsel.
- (h) *Severability.* If a court with jurisdiction holds any nonmaterial provision of this Agreement to be invalid, void, or unenforceable, then the remaining provisions will remain in full force.
- (i) *Counterparts.* The parties may execute this Agreement in counterparts, each of which will be considered an original, but all of which will constitute the same Agreement.
- (j) *Further Assurances.* Each Party shall execute all additional documents or instruments and take all necessary action that either Party reasonably considers necessary to carry out the proper purposes of this Agreement.
- (k) *Time of Essence.* Time is of the essence of this Agreement.
- (l) *Interpretation.* This Agreement is to be interpreted and applied in accordance with California law without regard to conflict-of-laws principles, except that the rule of interpretation in California Civil Code section 1654 will not apply. Schedules 1 and 2 and Exhibits A, B, and C are part of this Agreement.
- (m) *Integration and Modification.* This Agreement sets forth the Parties' entire understanding regarding the matters addressed. It supersedes all prior or contemporaneous agreements, representations, and negotiations (written, oral, express, or implied) and may be modified only by another written agreement signed by both Parties.

(Signature Page Follows)

Agreement for Digital Billboard
City of Rancho Cordova and Cordova Community Council Foundation

City of Rancho Cordova

The Cordova Community Council Foundation

By: _____

Micah Runner
City Manager

Dated: _____,

Dated _____, 2024

Approved as to Form
City Attorney

By: _____

Adam U. Lindgren
City Attorney

By: _____

Shelly Blanchard

Executive Director

Dated: _____,

Dated _____, 2024

**Agreement for Digital Freeway Sign
City of Rancho Cordova and Cordova Community Council Foundation
Schedule 1**

Existing Billboards to be Removed

New Billboard	Existing Billboards
Address: 2300 Mineshaft Lane APN APN 072-0231-014	The Cordova Community Council Foundation shall obtain the necessary permits to remove this Existing Sign <i>before</i> the Commencement Date for the new Digital Freeway Signs; and will actually complete removal within 12 months from said date: Locations: 2300 Mineshaft Lane (APN 072-0231-014) Single Sided traditional billboard with approximately 672 square feet of sign area

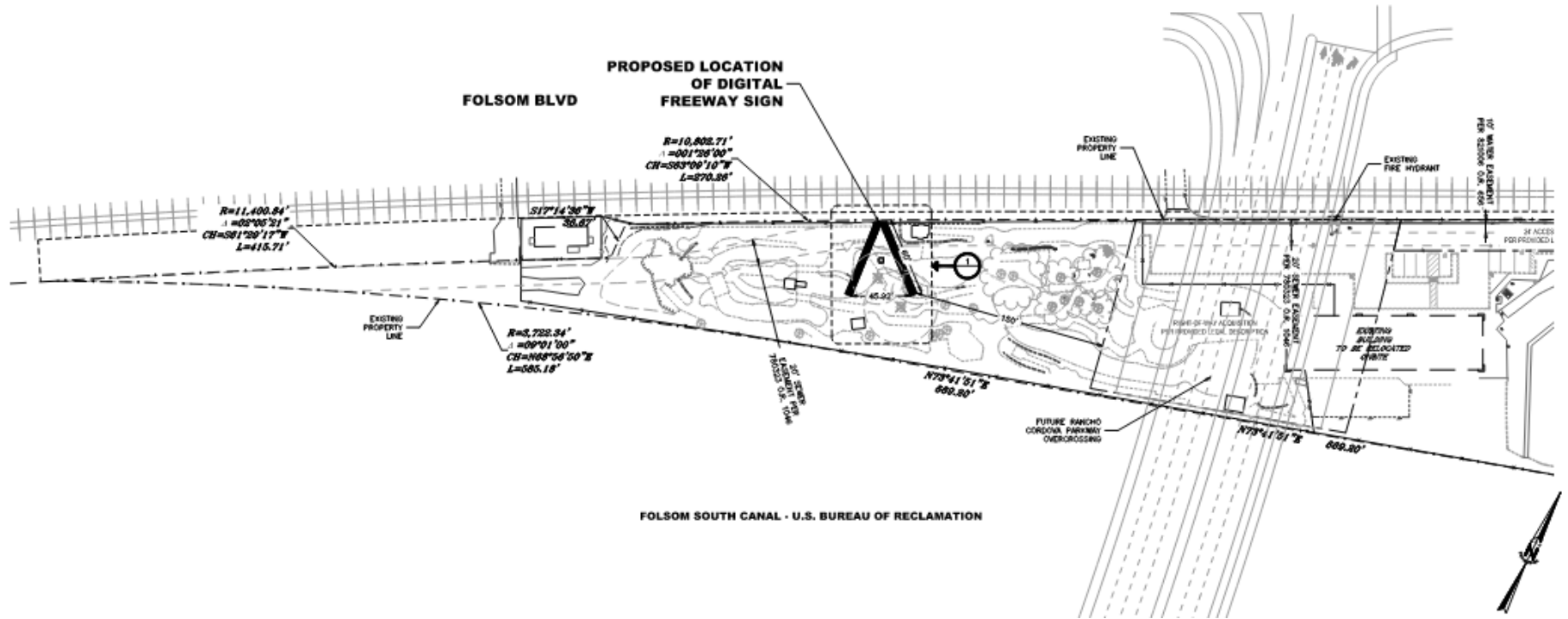
**Agreement for Digital Freeway Sign
City of Rancho Cordova and Cordova Community Council Foundation
Exhibit A**

Digital Freeway Sign Operational Requirements

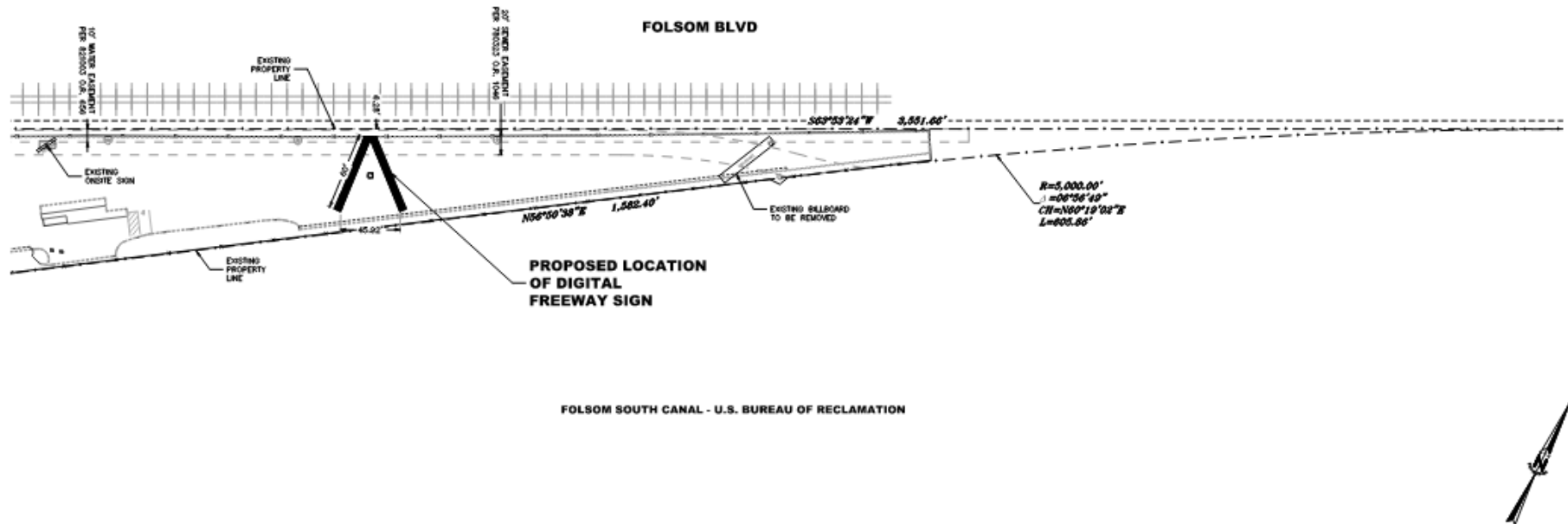
- a. Operational Limitations. Digital Freeway Sign shall display static messages only, and shall not have animation, movement, or the appearance or optical illusion of movement in or on any part of the Sign Structure, design, or pictorial segment of the sign. Each static message shall not include flashing, scintillating lighting or varying light intensity.**
- b. Minimum display time. Each message on the sign must be displayed for a minimum of eight (8) seconds.**
- c. Each display must have a light sensing device that will adjust the brightness as ambient light conditions change.**
- d. The Digital Freeway Sign shall be operated with systems and monitoring in place to either turn the display off or show a “full black” image on the display in the event of a malfunction that affects at least fifty percent of the display area.**
- e. The Digital Freeway Sign shall not be deemed prohibited under Section 23.743.050 and is not governed by any of the prohibitions set forth in Subsections B, Q, S or U thereof as the operation thereof is specifically authorized by Section 23.743.150 of the Code.**
- f. Section 23.743.090 of the Code shall not apply to Digital Freeway Sign. Illumination for the Digital Freeway Sign shall comply with the terms of this Agreement and is otherwise specifically permitted by Section 23.743.150 of the Code.**
- g. Digital Freeway Sign is not considered to be a pole sign under Section 23.743.120. E of the Code.**
- h. Digital Freeway Sign shall not be included within any definition of Flashing set forth in the Code.**

**Agreement for Digital Freeway Sign
City of Rancho Cordova and Cordova Community Council Foundation
Exhibit B
Digital Freeway Sign Description**

Agreement for Digital Freeway Sign
City of Rancho Cordova and Cordova Community Council Foundation



Agreement for Digital Freeway Sign
City of Rancho Cordova and Cordova Community Council Foundation



**PRELIMINARY
TO BE
DETERMINED**

[illegible]

THIS PLAN IS THE PROPERTY OF J&J CONTRACTING INC. 10000 W. 10TH AVE. SUITE 1000 DENVER, CO 80202 PREPARED FOR: PERRY POWER CORP. 10000 W. 10TH AVE. SUITE 1000 DENVER, CO 80202 ANY OTHER USE OR REPRODUCTION WITHOUT WRITTEN PERMISSION OF J&J CONTRACTING INC. IS STRICTLY PROHIBITED.	FOR REVIEW ONLY; NOT FOR CONSTRUCTION				
CORDOVA COMMUNITY COUNCIL	20' x 60' SINGLE POST CENTER MOUNT DOUBLE FACE 40" V-BUILD				
RANCHO CORDOVA, CA	LED READY (BOTH SIDES)				
 J&J CONTRACTING 10000 W. 10TH AVE. SUITE 1000 DENVER, CO 80202 TEL: 303.755.1000 FAX: 303.755.1001	<table border="1"> <tr> <td data-bbox="1806 1321 1898 1336">  </td> <td data-bbox="1898 1321 1942 1336"> DIM JB </td> </tr> <tr> <td data-bbox="1806 1336 1898 1347"> SCALE 1" = 10'-0" </td> <td data-bbox="1898 1336 1942 1347"> ORIGIN 81 of 1 </td> </tr> </table>		DIM JB	SCALE 1" = 10'-0"	ORIGIN 81 of 1
	DIM JB				
SCALE 1" = 10'-0"	ORIGIN 81 of 1				

Agreement for Digital Freeway Sign
City of Rancho Cordova and Cordova Community Council Foundation



Agreement for Digital Freeway Sign
City of Rancho Cordova and Cordova Community Council Foundation



**Agreement for Digital Freeway Sign
City of Rancho Cordova and Cordova Community Council Foundation**

Exhibit C

Amber Alert Guidelines

AMBER alerts are issued by the National Center for Missing and Exploited Children in Washington, DC. For those alerts, the outdoor advertising industry adhere to these guidelines:

Digital Freeway Sign advertising will be completely interrupted upon receipt of an AMBER Alert within the affected geographical boundary.

The appropriate AMBER Alert will run uninterrupted for a minimum of one hour preempting all other advertising.

Thereafter, during the two hours immediately following the aforementioned one-hour display of the AMBER Alert, the same alert will be displayed in rotation along with other paid advertisers unless cancelled earlier. After the initial 3-hour display period, any additional posting of the alert shall be based on the situation and availability.

5562744.1

MITIGATION MONITORING AND REPORTING PROGRAM**Mine Shaft Digital Billboards Project****1. STATUTORY REQUIREMENT**

When a lead agency makes findings on significant environmental effects identified in a mitigated negative declaration (MND), the agency must also adopt a “reporting or monitoring program for the changes to the project which it has adopted or made a condition of approval in order to mitigate or avoid significant effects on the environment” (Public Resources Code Section 21081.6(a) and California Environmental Quality Act Guidelines Section 15091(d) and Section 15097). The Mitigation Monitoring and Reporting Program (MMRP) is implemented to ensure that the mitigation measures and project revisions identified in the MND are implemented. Therefore, the MMRP must include all changes in the proposed project either adopted by the project proponent or made conditions of approval by the lead agency or a responsible agency.

2. ADMINISTRATION OF THE MITIGATION MONITORING AND REPORTING PROGRAM

The City of Rancho Cordova (City) is the lead agency responsible for the adoption of the MMRP. The project applicant is responsible for implementing, verifying, and documenting compliance with the MMRP, in coordination with other identified agencies. According to CEQA Guidelines Section 15097(a), a public agency may delegate reporting or monitoring responsibilities to another public agency or to a private entity that accepts the delegation. However, until mitigation measures have been completed, the lead agency remains responsible for ensuring that implementation of the measures occurs in accordance with the program. Verification of mitigation compliance and responsibility for compliance is the responsibility of the applicant–designated project manager. The project manager will be responsible for coordinating plan reviews and field verification with the appropriate City department staff or outside agencies.

3. MITIGATION MEASURES AND REPORTING PROGRAM

Table 1 is structured to enable quick reference to mitigation measures and the associated monitoring program based on the environmental resource. The numbering of mitigation measures correlates with numbering of measures found in the Environmental Checklist of the Initial Study.

Mitigation Measure	Requirements of Measure	Compliance Method	Timing	Responsible Party	Review and Approval (Data/Initials)
Air Quality					
AIR-1	Comply with Basic Construction Emission Control Practices identified by the SMAQMD and listed below or as they may be updated in the future: - Water all exposed surfaces two times daily. Exposed surfaces include, but are not limited to soil piles, graded areas, unpaved parking areas, staging areas, and access roads. - Cover or maintain at least two feet of free board space on haul trucks transporting soil, sand, or other loose material on the site. Any haul trucks that would be traveling along freeways or major roadways should be covered. - Use wet power vacuum street sweepers to remove any visible track out mud or dirt onto adjacent public roads at least once a day. Use of dry powered sweeping is prohibited. - Limit vehicle speeds on unpaved roads to 15 miles per hour (mph). - All roadways, driveways, sidewalks, parking lots to be paved should be completed as soon as possible. In addition, building pads should be laid as soon as possible after grading unless seeding or soil binders are used. - Minimize idling time either by shutting equipment off when not in use or reducing the time of idling to 5 minutes [required by California Code of Regulations, Title 13, sections 2449(d) and 2485]. Provide clear signage that posts this requirement for workers at the entrances to the site.	Construction equipment monitoring	During construction	Construction contractor	

ITEM 19.1.

Mitigation Measure	Requirements of Measure	Compliance Method	Timing	Responsible Party	Review and Approval (Data/Initials)
	- Provide current certificate(s) of compliance for CARB's In-Use Off-Road Diesel-Fueled Fleets Regulation [California Code of Regulations, Title 13, sections 2449 and 2449.1]. - Maintain all construction equipment in proper working condition according to manufacturer's specifications. The equipment must be checked by a certified mechanic and determined to be running in proper condition before it is operated.				
Biological Resources					
BIO-1	If construction would occur during the bird nesting season (typically February 1 to August 31) or roosting bat season (May 1 to August 31), project applicant shall retain a qualified biologist to conduct preconstruction surveys for nesting birds and roosting bats no more than 2 weeks prior to the start of ground-disturbing construction activities. The survey shall include all suitable nesting and roosting habitat within the project site and a 250-foot buffer to the project site. Suitable nesting habitat includes all trees, shrubs, and densely vegetated ruderal grassland. Suitable roosting habitat includes trees, buildings, and any other tall structures with crevices suitable for housing bats. If nesting birds or roosting bats are located during the preconstruction nesting bird and roosting bat survey, an appropriate "non-disturbance" buffer will be established by a qualified biologist to protect the nest from project-related disturbances until the nest has fledged or is no longer active. An appropriate non-disturbance buffer shall be determined based on the species nesting, site conditions (e.g., existing level of disturbance), and biologist observations and professional judgement. Typical "non-disturbance" buffers are 100 feet for	Survey and monitoring	Prior to and during construction	Applicant	

Mitigation Measure	Requirements of Measure	Compliance Method	Timing	Responsible Party	Review and Approval (Data/Initials)
	passerines and 250-feet for non-special status raptors and roosting bats. Smaller buffers may be implemented in some circumstances, if nest monitoring by a qualified biologist confirms project activities are not adversely affecting the nest or roost; this typically requires a period of monitoring prior to initiation of project activities to establish baseline nest activity.				
BIO-2	The following measures shall be implemented prior to and during construction to ensure the health of trees that will be preserved: - An International Society of Arboriculture (ISA)-certified arborist, their designee, or the contractor with oversight from an arborist shall install tree protection fencing around all trees with canopies within 20 feet of construction areas. Tree protection fencing shall be installed prior to any clearing, grubbing, trenching, grading, or land disturbances. The fencing shall be installed around the dripline of the canopy. The fencing shall be temporary, readily visible, and a minimum of 4 feet high and constructed of chain link, orange plastic mesh fence, or a similar material with stationary posts at approximately 10-foot intervals. The fencing shall effectively keep the canopy and trunk of the tree clear from direct contact and damage by foot traffic, equipment, materials, and other disturbances, as well as preserve the roots and soil in an intact and non-compacted state. - During trenching or digging activities, any roots greater than 2 inches in diameter shall be trimmed using ISA root pruning standards as described in American National Standards Institute (ANSI) Standard A300 (Part 8) to prevent disease and decay from entering the tree.	Survey and monitoring	Prior to and during construction	Construction contractor	

Mitigation Measure	Requirements of Measure	Compliance Method	Timing	Responsible Party	Review and Approval (Data/Initials)
	This protocol requires that the root be cut cleanly where the root stops shredding using a sharp tool (hand saw, sharp hand pruner, or sawzall). The root shall be cut perpendicular to growth, not at an angle like cut flowers. Additionally, any roots encountered that are greater than 4 inches in diameter are potentially structural to the tree and shall not be impacted without consultation with an arborist for guidance on minimizing damage to the root. • All large equipment such as cranes, excavators, backhoes, or trucks that are used to complete project activities shall remain on existing paved surfaces wherever possible and shall remain outside of the fenced tree protection areas. All stockpiles of material shall be staged in a designated area located at least 5 feet outside of any tree canopy; this designated area shall be identified and communicated to all on site personnel prior to the start of construction. Equipment shall not be allowed to operate west of the line of the existing fence. • Tarps or plastic shall be placed underneath the concrete truck or mixing location to prevent spilling of liquid onto a permeable surface, which could alter the pH of soil, harm vegetation or trees, or impact water quality of the water table. A spill kit shall be kept on site to properly manage the spilling or leaking of fluids on any type of surface within the project area. • Although tree pruning is not anticipated, if it is required for any reason, it shall be carried out in compliance with the ISA Tree-Pruning Guidelines and ANSI Standard A300 (Part 1). Any pruning that is greater than 10% of a tree's canopy or limbs greater than 2 inches in diameter is				

Mitigation Measure	Requirements of Measure	Compliance Method	Timing	Responsible Party	Review and Approval (Data/Initials)
	considered major pruning, and an arborist shall be contacted prior to any work being completed for recommended practices to minimize pruning impacts. Construction personnel shall report unanticipated damage to trees from construction activities to the arborist or permit contact immediately. Before equipment staging or construction, an arborist or their designee shall inform all construction personnel on site of the tree protection measures in this document and shall provide a pamphlet to the construction manager summarizing the tree protection plan and general provisions specific to this project. The construction manager shall retain the pamphlet on site. Crew personnel shall be reminded to not stage equipment, drive equipment, or stockpile materials under any tree's canopy on the project site because not all protected trees on site are subject to the tree protection fencing. At the time of the training, an arborist or their designee will also check that all the tree protection fencing is in place prior to any clearing, grubbing, trenching, grading, or land disturbances.				
Cultural Resources					
CUL-1	The project applicant or its contractor shall retain a qualified archaeologist to undertake the tasks specified within this mitigation measure. In the event that suspected precontact or historic-period archaeological resources are encountered during debris removal, demolition, excavation, and/or grading of the site, all activity within a 50-foot radius of the find shall be stopped, the project applicant or designee shall be notified, and the qualified archaeologist shall examine the find. Project personnel shall not collect or move any cultural material. The	Monitoring	During construction	Applicant or construction contractor	

Mitigation Measure	Requirements of Measure	Compliance Method	Timing	Responsible Party	Review and Approval (Data/Initials)
	archaeologist shall evaluate the find(s) to determine if it meets the definition of a historical, unique archaeological, and/or tribal cultural resource and follow the further procedures outlined below: • If the finds do not meet the definition of a historical resource or unique archaeological resource, no further study or protection is necessary prior to resuming project implementation. • If the find(s) does meet the definition of a historical resource or unique archaeological resource, then it should be avoided by project activities. If avoidance is not feasible, as determined by the City of Rancho Cordova, the qualified archaeologist in consultation with the City, shall make appropriate recommendations regarding the treatment and disposition of such finds, and significant impacts to such resources shall be mitigated in accordance with the recommendations of the archaeologist prior to resuming construction activities within a 50-foot radius. • If human remains are encountered, project work shall stop in the vicinity of the remains and, as required by law, the Sacramento County Coroner would be notified immediately. An archaeologist also would be contacted to evaluate the find. If the human remains were determined of Native American origin, the coroner would need to notify the Native American Heritage Commission (NAHC) within 24 hours of that determination. Pursuant to Public Resources Code Section 5097.98, the NAHC, in turn, would immediately contact a Most Likely Descendent (MLD). The MLD would have 48 hours to inspect the site and recommend				

Mitigation Measure	Requirements of Measure	Compliance Method	Timing	Responsible Party	Review and Approval (Data/Initials)
	treatment of the remains. The project applicant and City shall coordinate with the MLD in good faith to find a respectful resolution to the situation and entertain all reasonable options regarding the descendants' preferences for treatment. Recommendations for treatment and disposition of finds could include, but are not limited to, the collection, recordation, and analysis of any significant cultural materials, or the turning over of tribal cultural resources to tribal representatives for appropriate treatment. A report of findings documenting any data recovery shall be submitted to the Northwest Information Center (NWIC).				
Hazards and Hazardous Materials					
HAZ-1	If, during site preparation and construction activities, evidence of hazardous materials contamination is observed or suspected (e.g., stained or odorous soil or groundwater), construction activities shall cease immediately in the area of the find. If such contamination is observed or suspected, the contractor shall retain a qualified hazardous materials specialist to assess the site and collect and analyze soil and/or water samples, as necessary. If contaminants are identified in the samples, the contractor shall notify and consult with the appropriate federal, State, and/or local agencies, including the Department of Toxic Substances Control. Measures to remediate contamination and protect worker health and the environment shall be implemented in accordance with federal, State, and local regulations before construction activities may resume at the site where contamination is encountered.	Monitoring	During construction	Construction contractor	

MEMORANDUM



ITEM 19.2.

DATE: February 5, 2024
TO: Honorable Mayor and Council Members
FROM: Albert Stricker, Public Works Director
Dalia Fadl, Principal Engineer
SUBJECT: **PUBLIC HEARING TO RECEIVE PROTESTS TO THE PROPOSED
STORMWATER UTILITY 1 FEE INCREASE AND A RESOLUTION TO
SUBMIT THE QUESTION TO A VOTE OF THE PROPERTY OWNERS
FOR APPROVAL OF THE PROPOSED STORMWATER UTILITY 1
FEE INCREASE**

RECOMMENDATION

Hold a noticed public hearing to consider protests to the proposed Stormwater Utility 1 increase and, if a majority protest is not received at the Protest Hearing, adopt the Resolution to submit the question of the proposed Stormwater Utility 1 Fee increase to a vote of the owners of the property subject to the proposed fee increase for approval.

RESULT OF RECOMMENDED ACTION

If a majority protest is not received at the public hearing, adoption of the Resolution would authorize a special election, to be held solely by mail ballot, for the purpose of submitting the proposed Stormwater Utility 1 Fee Increase to a vote of the owners of parcels that are subject to the proposed Stormwater Utility 1 Fee Increase. The results of the ballot voting would be presented at the May 6, 2024, City Council Meeting.

BACKGROUND

The Stormwater Utility 1 Fee (SWU1) was created in 1995 in order to provide safety for the residents of the City, protect property in the City from damage associated with flooding, and meet the requirements of the National Pollution Discharge Elimination System (NPDES) permit. It is necessary to design, construct, operate, maintain, improve and replace storm drainage facilities that collect storm and surface water runoff and convey and treat such runoff safely. It is also necessary to inspect, monitor, and take enforcement action related to illegal dumping, trash, and illicit discharges into the City's storm drain system.

The City of Rancho Cordova has over \$120 million in deferred maintenance and replacement costs, including outdated pump stations, local flooding, and damaged and aging infrastructure. Delay in addressing deferred maintenance will result in a growing maintenance backlog and an increased need to reactively address emergency conditions. Furthermore, the effort needed to comply with state and federal regulations continues to grow.

DISCUSSION

The SWU1 revenue is not adequate to support the City's stormwater enterprise and, as a result, the stormwater utility fund has a growing deficit. In addition, inadequate revenues generated by the current SWU1 fee have necessitated the deferral of capital improvements to the storm drain system. Staff recommends an increase to the SWU1 fee to provide adequate funding for maintenance and capital improvements of stormwater infrastructure, addressing deferred maintenance, staying in compliance with state and federal regulations, and reducing the potential for future flooding.

A "Rate Analysis Report" was prepared by Harris & Associates and found that revenue generated by the current rate is not adequate to support the City's stormwater enterprise. The analysis completed by the City found that the annual costs to maintain, replace, and improve the stormwater infrastructure in the SWU1 area is \$8.9 million per year. This cost does not include unforeseen/emergency replacement cost: \$70 million based on facilities built starting in the 1960s. The current SWU1 fee collects about \$3.5-\$4 million per year, a shortfall of approximately \$5 million per year. Increasing the rate would reduce this gap and allow the City to provide a higher level of service to address deferred maintenance, decrease the potential for flooding, and comply with growing federal and state regulations.

At the December 4, 2023 City Council meeting, staff presented multiple fee options to the Council and received direction to move forward with a proposed annual rate of \$156.79/Single Family Residential (SFR) with inflation starting in year 6. The fee increase will be implemented over a 5-year period, after which the fee will be increased annually based on the Consumer Price Index. The proposed fee schedule is summarized in the attached presentation.

On February 1, 2024, City Staff conducted a public meeting to provide property owners another opportunity to gain information, ask questions and voice concerns.

In tonight's action, the City will hold a noticed public hearing to consider protests to the proposed Stormwater Utility 1 increase and, if a majority protest is not received at the Protest Hearing, staff's recommendation is to adopt the Resolution to submit the question of the proposed Stormwater Utility 1 Fee increase to a vote of the owners of the property subject to the proposed fee increase for approval. The results of the ballot voting will be presented at the May 6, 2024 City Council Meeting.

FISCAL IMPACT AND FUNDING SOURCE

The proposed action will have no impact on the City's General Fund.

ATTACHMENT(S)

1. Resolution
2. Presentation

CITY OF RANCHO CORDOVA

RESOLUTION NO. XX-2024

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA, STATE OF CALIFORNIA, FOR SUBMITTAL OF A STORMWATER UTILITY 1 FEE INCREASE TO OWNERS OF REAL PROPERTY SUBJECT TO THE PROPOSED INCREASE AND ADOPTING PROCEDURES FOR THE CONDUCT OF THE ELECTION

WHEREAS, revenues from the City's existing stormwater utility 1 fee, which has not been increased since its adoption in 1995, are not sufficient to fund the ongoing operations, maintenance, repairs and capital improvements to the City's storm drain system; and

WHEREAS, Article XIID of the California Constitution ("Proposition 218") and the Proposition 218 Omnibus Implementation Act (Government Code Section 53750, et seq.) requires the City to follow certain procedural and substantive requirements when proposing to increase property-related fees (as defined in Proposition 218), such as the City's proposed increase to the existing Stormwater Utility 1 Fee ("Proposed Increase"); and

WHEREAS, on December 4, 2023, the City Council adopted Resolution No. 166-2023 designating a time and place for hearing protests in connection with a proposed Stormwater Utility 1 Fee increase, approving procedures in connection therewith and taking certain other actions; and

WHEREAS, the City Council must hold a noticed public hearing to consider protests to the Proposed Increase and, if a majority protest is not received at the public hearing, submit the question of the Proposed Increase to a vote of the owners of the property subject to the Proposed Increase for approval prior to increasing the existing stormwater utility fee; and

WHEREAS, in accordance with Proposition 218, the City Council held a duly noticed public hearing on the matter of the Proposed Increase on February 5, 2024, which is not less than 45 days after mailing the notice of the Proposed Increase to the record owners of each parcel subject to the Proposed Increase; and

WHEREAS, at the February 5, 2024, Protest Hearing, the City Council took testimony, both written and oral, regarding the Proposed Increase; and

NOW, THEREFORE, THE COUNCIL OF THE CITY OF RANCHO CORDOVA HEREBY FINDS, DETERMINES AND RESOLVES AS FOLLOWS:

SECTION 1. The City Council has:

- (a) Heard and considered testimony from all persons who wished to be heard at the Protest Hearing;
- (b) Heard and considered all objections, protests, or other written communications from any persons owning real property subject to the Proposed Increase;
- (c) Received and considered oral and documentary evidence pertaining to the Proposed Increase;
- (e) Corrected minor defects, if any, in the proceedings.

SECTION 2. The City Council determines that written protests have not been received from property owners representing a majority of the parcels subject to the Proposed Increase.

SECTION 3. The City Council hereby authorizes a special election, to be held solely by mail ballot, for the purpose of submitting the Proposed Increase to a vote of the owners of parcels that are subject to the Proposed Increase.

SECTION 4. The Council hereby calls a special election, to be held solely by mail ballot, for the purpose of submitting the Proposed Increase to a vote of the owners of parcels subject to the Proposed Increase. The date of the election shall be Friday, May 3, 2024. Ballots must be received by the City Clerk no later than **5:00 p.m. on Friday, May 3, 2024**. Ballots will be opened and tabulated for public viewing in the Community Board Room located at 2729 Prospect Park Drive in the City of Rancho Cordova, on Monday, May 6, 2024 from **9:00 AM** until completed.

SECTION 5. At the special election called by this resolution, the following measure shall be submitted to the property owners voting:

To improve, upgrade and maintain the storm drain system by:

- *addressing deteriorating pipes, infrastructure, and sinkholes;*
- *protecting drinking water sources from pollutants; and*
- *preventing local flooding due to insufficient capacity or condition.*

Do you approve the 5 -year stepped annual increase and the annual adjustment in year 6 and thereafter for inflation equal to the Consumer Price Index to the Rancho Cordova Stormwater Utility 1 Fee?

YES _____
NO _____

SECTION 6. The special election called by this resolution shall be conducted in accordance with procedures as set forth in the "Procedures For The Conduct Of A Protest Hearing And Vote Relating To A Proposed Increase To The Stormwater Utility 1 Fee," attached hereto and incorporated herein by this reference; Exhibit A. No impartial analysis by the City Attorney shall be required, and no arguments for or against the Proposed Increase shall be filed.

PASSED AND ADOPTED by the City Council of the City of Rancho Cordova this 5th day of February 2024, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

David Sander, Mayor

ITEM 19.2.

ATTACHMENT 1

ATTEST:

Stacy Leitner, CMC
City Clerk

EXHIBIT "A"

**PROCEDURES FOR THE CONDUCT OF A
PROTEST HEARING AND VOTE RELATING TO A PROPOSED
INCREASE TO THE STORMWATER UTILITY 1 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 proposed increase to the Stormwater Utility 1 Fee (the "Stormwater Utility 1 Fee").

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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 increase to the Stormwater Utility 1 Fee will apply (the "Identified Parcels") and the amount of the proposed increase for each Identified Parcel for Fiscal Year 2024-25.

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 1 Fee and shall remain available for public inspection.

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

Notice of the protest hearing on the proposed increase to the Stormwater Utility 1 Fee shall be sent by first class mail at least forty-five (45) days prior to the date set for the protest 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 Sacramento 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 increase to the Stormwater Utility 1 Fee;
- The amount of the proposed increase to the Stormwater Utility 1 Fee to be imposed upon the Identified Parcel covered by the notice;
- The basis upon which the amount of the proposed increase to the Stormwater Utility 1 Fee was calculated;
- The reason for the proposed increase to the Stormwater Utility 1 Fee;
- The effect of a majority protest; and
- The date, time and location of a public hearing on the proposed increase to the Stormwater Utility 1 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.

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 1 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 **up until the close of the Protest Hearing on February 5, 2024**. To ensure that protests which are mailed or delivered to City Hall are received by the City Clerk prior to the close of the protest 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 protest 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 protest hearing.

Written protests may be withdrawn in writing at any time before the conclusion of the protest 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 Protest Hearing; Determination of a Majority Protest

1. At the time, date and place fixed for the protest hearing, the City Council shall:
 - (i) Hear a staff presentation pertaining to the proposed increase to the Stormwater Utility 1 Fee; and
 - (ii) Hear all persons interested in the matter of the proposed increase to the Stormwater Utility 1 Fee; and
 - (iii) Receive all written communications regarding the proposed increase to the Stormwater Utility 1 Fee.
2. The protest hearing may be continued from time to time, as the City Council determines is necessary to complete its consideration of the proposed increase to the Stormwater Utility 1 Fee.
3. If the City Council determines at the close of the protest 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 increase to the Stormwater Utility 1 Fee shall not be approved.
4. If the City Council determines at the close of the protest 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 an increase to the Stormwater Utility 1 Fee for any Identified Parcel which is greater than the amount shown in the notice of the protest 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 an Ordinance amending Chapter 15.11 of the Municipal Code related to the Stormwater Utility 1 Fee, subject to voter approval; and
 - (iv) Adopt a resolution calling for a property owner vote regarding the proposed increase to the Stormwater Utility 1 Fee.

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

Pursuant to Government Code Section 53755.5(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 increase to the Stormwater Utility 1 Fee shall be sent 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: "OFFICIAL BALLOT 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 5:00 p.m. on one (1) business day preceding 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 5:00 p.m. on one (1) business day preceding 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, punch card 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 1 Fee shall not be imposed.

If majority approval exists, the City Council may impose the increase to the Stormwater Utility 1 Fee pursuant to the Ordinance.

ITEM 19.2.



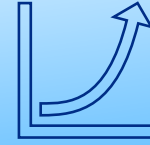
ATTACHMENT 2



Stormwater Utility Rate Assessment

February 5, 2024

PURPOSE- FUNDING NEEDS



- **Safety improvements:**
 - Alleviate local flooding.
 - Storm Response.
- **Increasing Cost:**
 - Aging facilities- growing costs because of deferred maintenance and repairs.
 - Increased regulatory compliance requirements- FEMA, State Water Board.
- **Meeting Community Needs:**
 - Expedited response to resident complaints and community needs.
 - Need for robust outreach to community and business owners.
 - Need for capacity Improvements.



RESULTS OF NOT INCREASING THE FEE

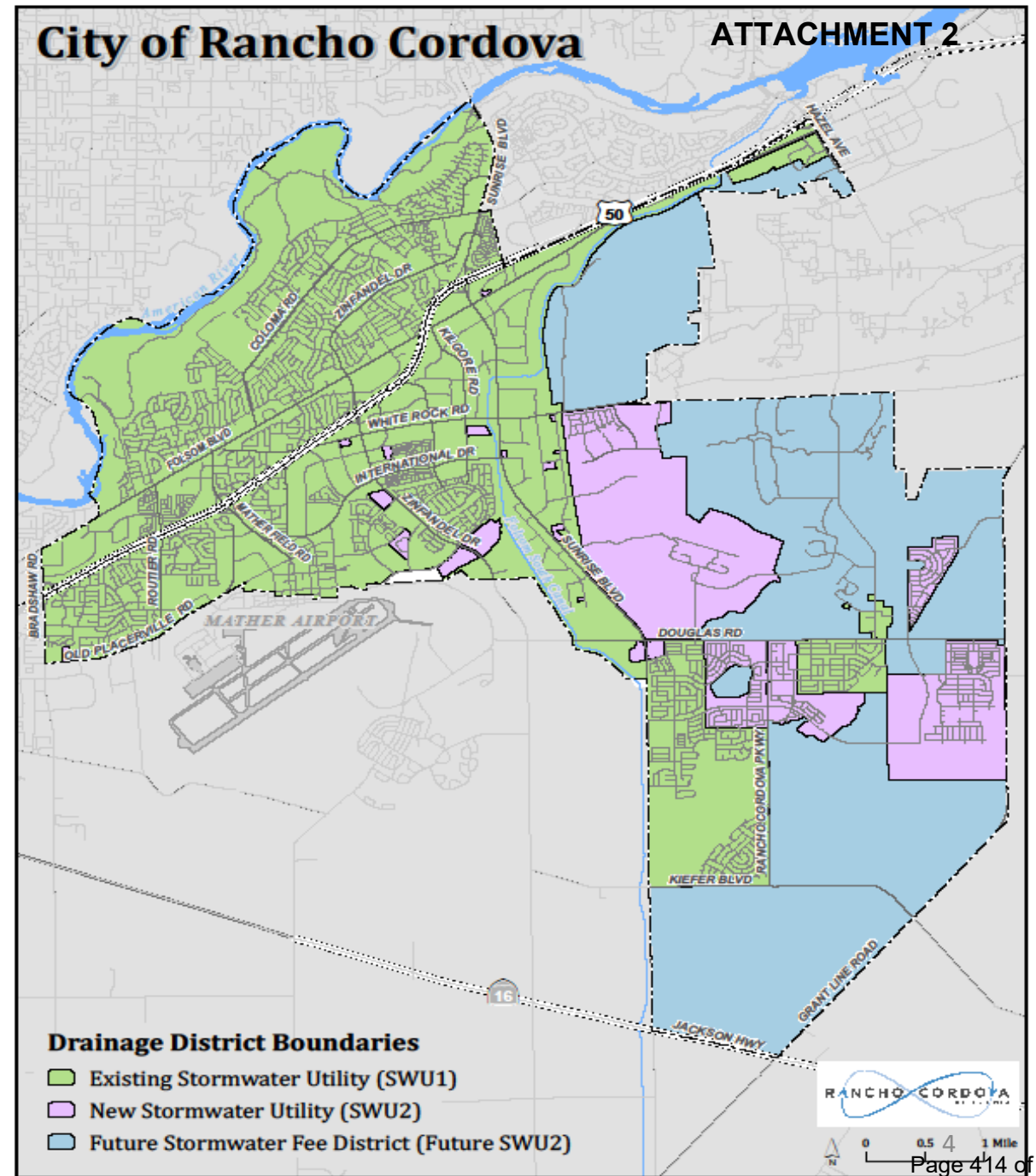
- \$50 Million in identified improvements (masterplan) will grow.
- \$70 Million in replacement cost (based on facilities built starting 1960s) will grow.
- Level of service will be impacted- increased flood risk could affect emergency access and movement of goods and services.
- Ability to react to extreme storm events/ atmospheric rivers will be impacted.
- More emergency response and reduced ability for long range planning.
- Reduces resources to comply with state and federal regulations.
- Increases legal liability.

Background

Stormwater Utility I (SWUI)



- SWUI established in 1995 by Sacramento County.
- SWU is an enterprise fund- revenues and expenditures are segregated into a fund. Can only be used for stormwater program.
- No inflator/annual adjustment.
- MAP of SWUI & SWUII



Proposed Rate & Options



DMU- Single Family Residential

Stormwater Utility Rate	FY23-24	Year 1 FY24-25	Year 2 FY25-26	Year 3 FY26-27	Year 4 FY27-28	Year 5 FY28-29
Annual Fee	\$70.08	\$82.39	\$96.79	\$113.69	\$133.59	\$156.79
Annual Increase (\$)		\$12.30	\$14.40	\$16.90	\$19.90	\$23.20
% increase		17.5%	17.5%	17.5%	17.5%	17.4%

Proposed Motion & Next Steps

Proposed Motion-

Hold a noticed public hearing to consider protests to the proposed Stormwater Utility 1 increase and, if a majority protest is not received at the Protest Hearing, approve the resolution to submit the question of the proposed Stormwater Utility 1 Fee increase to a vote of the owners of the property subject to the proposed fee increase for approval.

Decision whether to implement the rate will be voted on by the citizens.

- If majority protest is not received, authorize City Clerk's office to mail ballots to property owners.
- Special Election- ballot tabulation [May 6, 2024](#). Must receive more than 50% approval vote of those that cast ballots to pass- simple majority.
- If over 50% approval is received, Apply new rate- [July 2024](#).

MEMORANDUM



ITEM 20.1.

DATE: February 5, 2024
TO: Honorable Mayor and Council Members
FROM: Albert Stricker, Public Works Director
Steve Harriman, Public Works Division Manager
SUBJECT: **PRESENTATION OF BEST AND FINAL PROPOSALS FROM ATLAS DISPOSAL AND REPUBLIC SERVICES FOR THE RESIDENTIAL SOLID WASTE AND STREET SWEEPING SERVICES CONTRACT BEGINNING JANUARY 1, 2025**

RECOMMENDATION

Receive the presentation and direct staff to prepare a final contract with either Atlas Disposal or Republic Services for Council approval at a later date.

RESULT OF RECOMMENDED ACTION

Staff would return at a future date with a Resolution authorizing the City Manager to execute the new contract beginning January 1, 2025, with the vendor selected by Council.

BACKGROUND

The current contract with Republic Services for residential solid waste collection and street sweeping services expires on December 31, 2024. On January 17, 2023, the City Council directed staff to proceed with a competitive procurement process for a new contract beginning January 1, 2025. On June 28, 2023, the City released a Request for Proposals. Four proposals were received on September 15, 2023. On December 4, 2023, the proposal evaluation committee presented Atlas Disposal and Republic Services as the finalists to the City Council and recommended the award of the new contract to Atlas Disposal. The City Council had a tie vote on December 4, 2023, with two council members voting for Atlas Disposal and two voting for Republic Services.

The City Council directed both companies to submit their best and final proposals, which were then submitted to the City on January 5, 2024. The staff presentation summarizing the best and final proposals is included in Attachment 1, and the best and final submittals from each company are included as Attachment 2 and Attachment 3.

FISCAL IMPACT AND FUNDING SOURCE

The draft franchise agreement includes an 8% franchise fee on collected revenue. This fee is projected to generate \$800,000 annually in payments to the City. The franchise fee revenue will increase during the contract term due to City growth and annual adjustments to service rates. The successful proposer will pay the City \$450,000 annually for road rehabilitation projects and

\$100,000 annually to partially fund a city recycling coordinator. The successful proposer will also pay \$150,000 to the City within 60 days of execution of the new agreement to cover the staff, consulting, and legal costs incurred during the competitive procurement process.

ATTACHMENT(S)

1. Presentation
2. Atlas Disposal Best and Final Proposal
3. Republic Services Best and Final Proposal



Residential Solid Waste, Recycling and Street Sweeping Procurement Update

February 5, 2024

Introduction

- The current contract with Republic Services for residential waste collection and street sweeping services expires on December 31, 2024.
- On January 17, 2023, the City Council directed staff to proceed with a competitive procurement process for a new contract beginning January 1, 2025.
- On June 28, 2023, the City released an RFP inviting proposals for a new contract.
- Four proposals were received on September 15, 2023.



Introduction

- On December 4, 2023, the proposal evaluation committee presented Atlas Disposal and Republic Services as the finalists to the City Council and recommended award of the new contract to Atlas Disposal.
- The City Council had a 2-2 vote on December 4, 2023.
- The City Council asked both companies to submit best and final offers for further consideration, which were received by the City on January 5, 2024.



Agenda for Tonight

- Staff presentation summarizing best and final offers
- 10-minute presentations from Atlas and Republic
- Receive public comment
- Staff recommendation is for the City Council to provide direction to prepare a final contract with either Atlas Disposal or Republic Services for City Council approval at a later date



New Agreement Summary



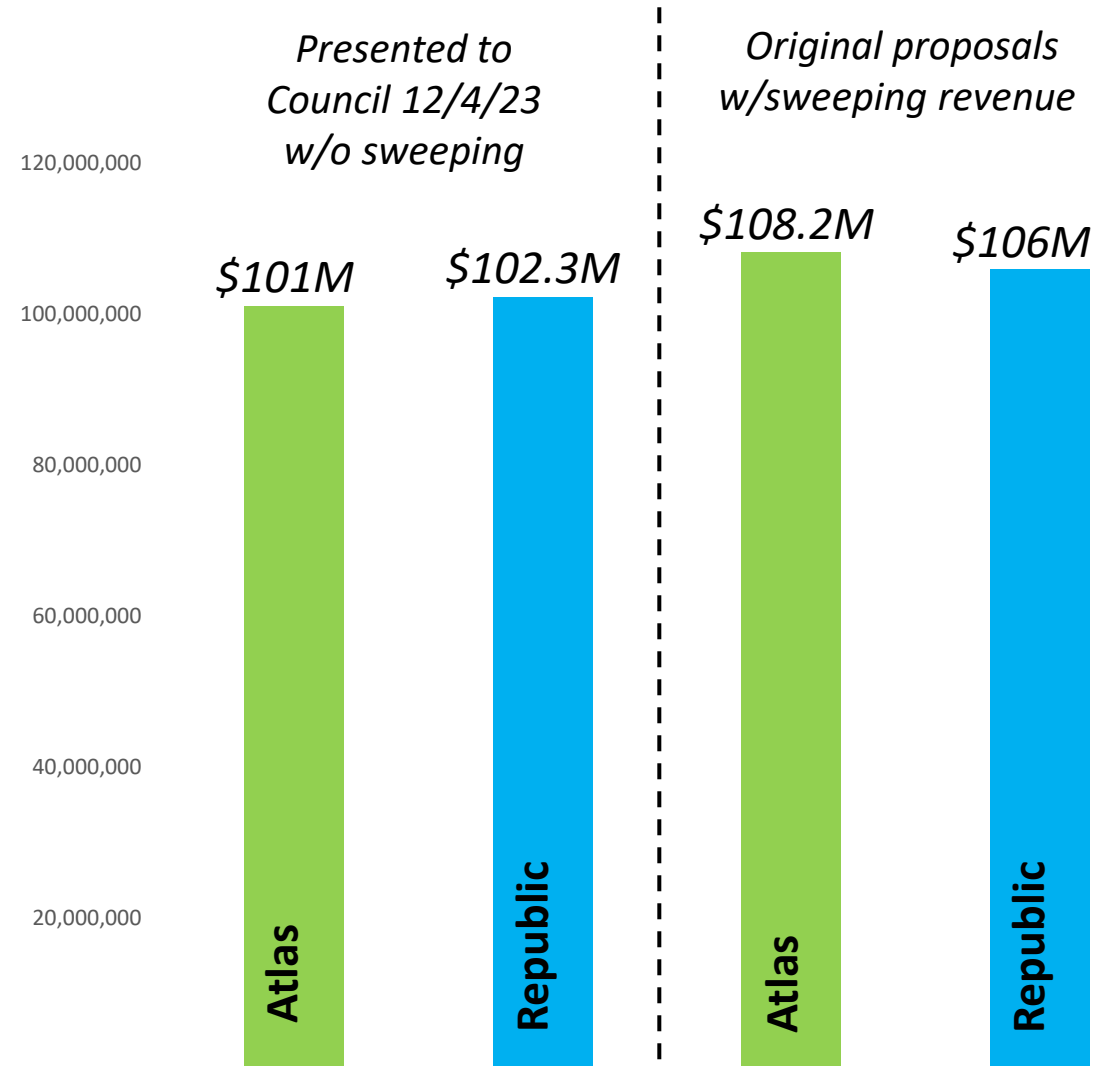
- 10-year term with possible extensions (1/1/25 – 12/30/34)
- Weekly garbage and mixed organics collection, including food waste
- 32, 64 and 96-gallon trash cans available. “Bundled” customer rates are dependent on the trash can size and include all programs and services
- Biweekly commingled recycling collection
- Curbside collection of oil, filters, sharps and household batteries and holiday trees
- Bulky item collection (3X per year at 10 yards each), with processing of collected materials to recover recyclable and reusable materials
- Garbage, recycling and mixed organics collection at City facilities at no cost to City

New Agreement Summary (continued)^{ATTACHMENT 1}

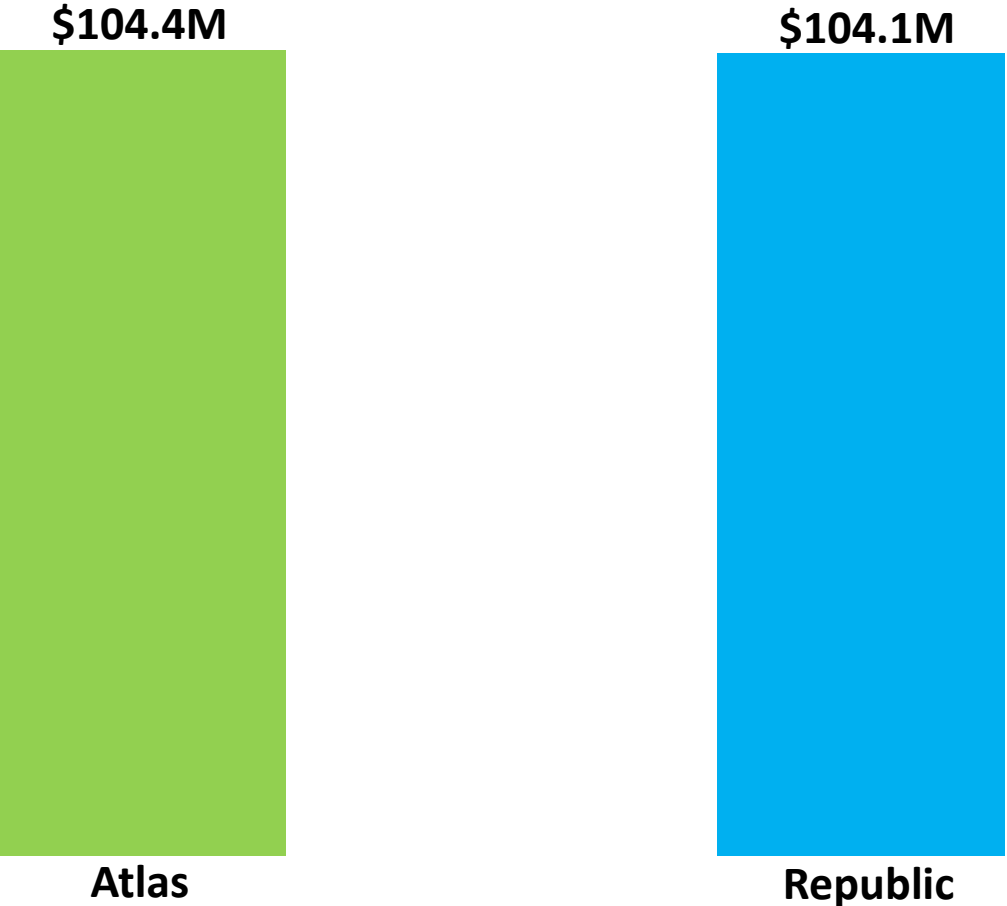


- Garbage, recycling and porta-potty services at 10 City events per year at no cost to City (4th of July, iFest, etc.)
- Billing, customer service and public education
- Street sweeping (14 sweeps per year on residential streets)
- 40% minimum “diversion” rate with liquidated damages for noncompliance
- 2,000 cubic yards per year of illegal dumping collection at no cost to City
- New compressed natural gas collection vehicles by July 1, 2026 (within 18 months of start of new contract)

Comparison of 10-Year Total Proposed Resident Payments To Waste Haulers



Comparison of 10-Year
Total Proposed Resident Payments To Waste Haulers
Best and Final Offers



Comparison of Bi-Monthly Rates with Street Sweeping
Best and Final Offers



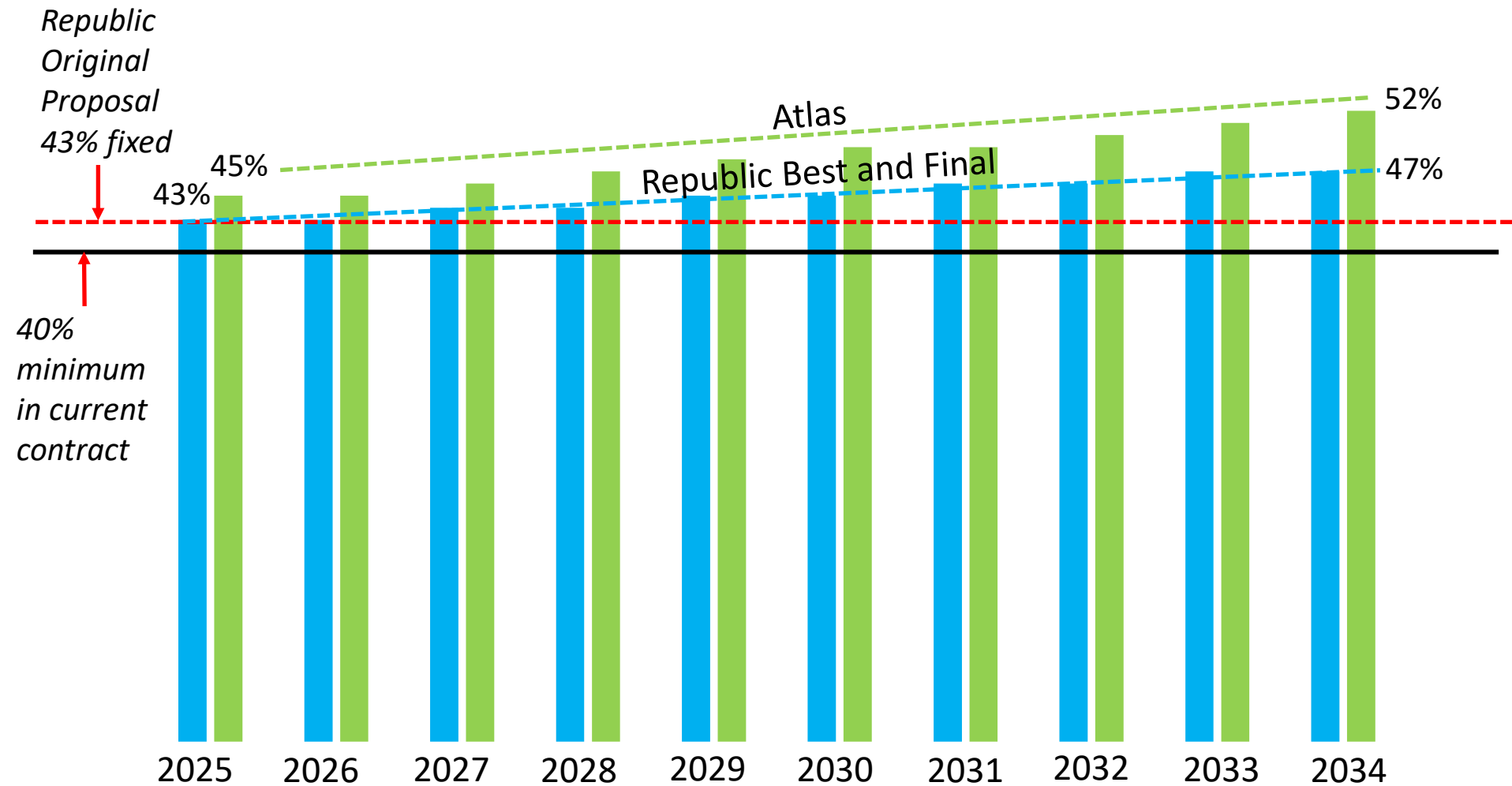
**Best and Final Offers w/Street Sweeping
 January 1, 2025 Rate Comparison**

Service Level	Atlas	Repubic	% of customers
32-gallon trash	\$ 66.14	\$ 66.32	21.8%
64-gallon trash	\$ 78.64	\$ 78.52	63.1%
96-gallon trash	\$ 104.50	\$ 103.78	15.1%

Best and Final Offer Summary for Bi-Monthly Rates

Atlas Disposal Best and Final Offer w/Street Sweeping January 1, 2025 Rate Comparison			
Cart Size	% Increase Original Proposal	% Increase BAFO	BAFO Savings
32-gallon trash	12.8%	10.1%	\$ (1.66)
64-gallon trash	12.6%	10.6%	\$ (1.42)
96-gallon trash	12.2%	11.2%	\$ (0.96)
Republic Services Best and Final Offer w/Street Sweeping January 1, 2025 Rate Comparison			
Cart Size	% Increase Original Proposal	% Increase BAFO	BAFO Savings
32-gallon trash	11.9%	10.4%	\$ (0.88)
64-gallon trash	11.9%	10.4%	\$ (1.04)
96-gallon trash	11.9%	10.4%	\$ (1.38)

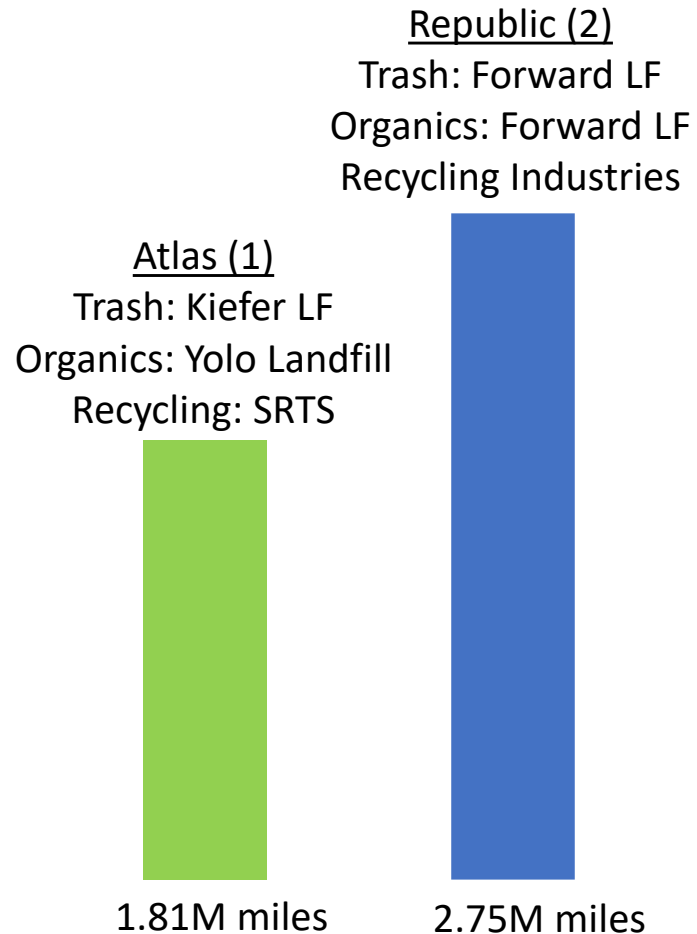
Proposed 10-Year Waste Diversion Goal Comparison



Projected 10-Year Total Mileage Comparison

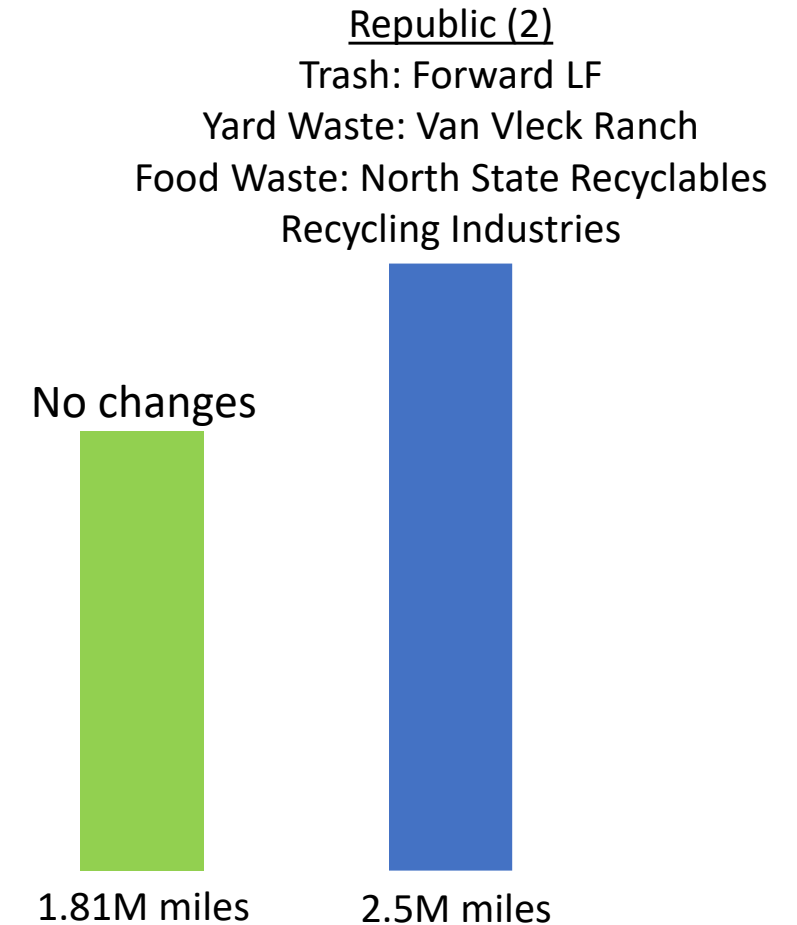
Original Proposal

~ 1M less miles with Atlas



Best and Final

~ 750K less miles with Atlas



Public Education Budget Comparison

Education Campaign Elements	Atlas Original	Atlas BAFO	Republic Original	Republic BAFO
4 annual campaigns	\$40,000	\$40,000	\$32,280	\$53,000
Annual customer service guide	\$25,000	\$25,000	\$23,000	\$23,000
School outreach	\$8,500	\$8,500	\$5,000	\$25,000
Contamination Auditing	\$7,000	\$6,000	\$3,000	\$3,000
Compost workshops	\$5,000	\$2,000	\$4,950	\$4,950
Edible Food Education and Collection Events	\$12,500	\$12,500	\$0.00	\$0.00
Sustainability in Events	n/a	\$3,000	\$7,000	\$7,000
Promotional Items for event giveaways	\$7,000	\$3,000	\$3,000	\$3,000
Scholarships	n/a	\$5,000	\$3,000	\$3,000
Other (flyers, digital ads, social media, etc.)	\$23,000	\$23,000	\$4,025	\$23,540
Total Annual Public Education Budget	\$128,000	\$128,000	\$85,255	\$145,490

Note: Atlas proposes a campaign in Contract Year 1 in the amount of \$34,000 to educate residents on the transition of service providers. The Year 1 budget for Atlas will therefore be 162,000.



10-minute presentations from Atlas and Republic

Proposal Highlights

Atlas Disposal

Republic Services



Rancho Cordova headquarters and call center with no remote customer service reps	Rancho Cordova corporation yard for vehicle dispatch and maintenance
~ 750K less vehicle miles over 10-year contract term	Significant financial and staff resources
Edible food recovery program to support local non-profits	20% rate discount program for seniors and low-income residents using 32-gallon trash can
Potential rate uncertainty with future Kiefer Landfill tip-fee increases	No landfill tip-fee increases beyond annual CPI adjustment
No exceptions taken to agreement, so no further negotiations necessary	18 exceptions to agreement will require further negotiations
\$128,000 annual public education budget. Additional \$34,000 in Year 1 for one-time hauler transition campaign	\$145,490 annual public education budget
Escalating diversion rate between 45% to 52% (no change from original proposal)	Escalating diversion rate between 43% and 47% in Best and Final Offer
RNG fuel in current vehicles and potential future electrification of fleet	RNG fuel in current vehicles and potential future electrification of fleet
20-year history servicing commercial customers in the City	20-year history servicing residential and commercial customers in the City

Outstanding Legal Issues



- There are three outstanding legal issues related to Republic's proposal
- Potential exposure to legal action resulting from rate discount program for seniors and low-income residents
 - City Attorney has drafted and recommends an indemnity for Proposition 218 and Service Rates if the Council approves the senior discount
- Status of Republic's two exceptions to contract
 - Third Party Disposal Site Indemnity
 - Exempt (Hazardous Waste) Indemnity and Title

In Conclusion

- Atlas Disposal and Republic Services are both excellent service providers and either company is well positioned to serve City residents in the new 10-year contract.
- The staff recommendation is for the City Council to provide direction to prepare a final contract with either Atlas Disposal or Republic Services for Council approval at a later date.
- Next step: Staff will return with a City Council resolution authorizing the City Manager to execute the new contract beginning January 1, 2025.
- Questions and Comments...
- Thank you!



1



January 5, 2024

Dave Sikich, CEO
 Brian Waters, COO
 Atlas Disposal
 3035 Prospect Park Drive
 Rancho Cordova, CA 95670

1) **Best and Final Rates:**

Refer to Form K

2) **Proposed Processing Facilities:**

Our Facilities: **Unchanged from original proposal**

Recycling Center Sacramento Recycling and Transfer (SRT) 8491 Fruitridge Road, Sacramento CA 95826 Distance from City Hall: 7.8 miles Hours: 8am – 5pm Permitted Capacity: 2,500 TPD Recovery rate net of residuals: In compliance	Materials Accepted Mixed Municipal See also: CalRecycle SWIS Facility Information: https://www2.calrecycle.ca.gov/SolidWaste/Site/Summary/2543 And the following Summary Page from the above site.
Composting Facility Napa Recycling – Yolo County Central Landfill 44090 County Road 28H, Woodland CA 95776 SWIS 57-AA-00001 Distance from City Hall: 26.4 miles Hours: 6:30am – 4pm Permitted Capacity: 1,000 TPD Recovery rate net of residuals: In compliance	Materials Accepted Green Waste Food Waste See also: CalRecycle SWIS Facility Information: https://www2.calrecycle.ca.gov/SolidWaste/Site/Summary/4033 And the following Summary Page from the above site.
Disposal Site County of Sacramento – Kiefer Landfill {Accepts: MSW} 12701 Kiefer Boulevard,	Zanker - Greenwaste 4201 Florin Perkins Rd {Accepts: Bulk Waste & C & D Material} Sacramento, CA 95826

3) **New Vehicle Specifications:**

Refer to Form E* - Unchanged from original proposal

4) **Public Education Budget:**

The 2025 proposed public education budget stays the same as what we presented in December of 2023, at **\$162,000**. However, we did reallocate the dollar amounts to reflect our priorities within the education campaign elements as per the chart below.

We will be enhancing it with a sponsored scholarship program. We will be providing \$5,000 annually in scholarship funds to Rancho Cordova. We will provide this with a distribution based on the 5 council districts (\$1,000 per district). The criteria will be created in partnership with the city council members of each district. We would like to propose the criteria be around the emphasis on Environmental impact.

2025 Public Education Budget Comparison	
Education Campaign Elements	Atlas
4 Annual Campaigns	\$40,000
Annual Customer Service Guide (design, mailing)	\$25,000
School Outreach	\$8,500
Contamination Auditing	\$6,000
Hauler transition campaign *2024	\$34,000
Compost workshops	\$2,000
Edible Food Education and Collection Events	\$12,500
<i>Sustainability in Events</i>	<i>\$3,000</i>
Promotional Items for event giveaways	\$3,000
<i>Scholarships</i>	<i>\$5,000</i>
Other (flyers, digital ads, social media, etc.)	\$23,000
Total Proposed 2025 Public Education Budget	\$162,000
*Without hauler transition campaign after Year 1	\$128,000

5) **Annual Tip-Fee Increases at Disposal Facilities:**

The cost of disposal at our designated landfill (Kiefer) is only 10% of total services. For this reason, a landfill increase, even a significant increase, will not materially change our total costs. In the instance where the annual tip-fee increase at the designated landfill exceeds the annual CPI adjustment during the 10-year contract term, it is highly unlikely Atlas will need to request an extraordinary adjustment.

Kiefer is funded through the Solid Waste Enterprise Fund. This limits their increases to their actual costs and not a profit margin. As the largest privately held company using Kiefer Landfill, we are extremely comfortable with their rate structure and future increases throughout the life of this contract.

If the disparity between the annual CPI and Kiefer Landfill's increase is in excess of 8%, (CPI at 2% vs Kiefer's increase at 10%), Atlas may ask for an extraordinary adjustment. Things we will consider before asking for an extraordinary adjustment are:

- ability to mitigate landfill increases.
- history of increases (Kiefer has a history of not increasing every year)
- probability of future increases
- the impact of overall costs

We are comfortable with the provision in the draft franchise agreement that specifies the process in which an extraordinary rate adjustment is requested. Atlas would submit the request with payment of \$25,000 to defray the City's cost to review. The request and burden of proof is on Atlas to explain the extraordinary increase and why it is needed. The City has the sole determination over the approval of the request.

6) **Pro's and Con's:**

Slide below: Presented in December 2023

Atlas Disposal		Republic Services	
<u>Pros</u>	<u>Cons</u>	<u>Pros</u>	<u>Cons</u>
Local headquarters and call center	No previous residential contracts	Significant residential experience	Corporate structure sometimes challenging
Higher diversion (45% to 52%)	Higher rates for standard collection services	Nearly 20-year history in Rancho Cordova	Lower diversion (43%)
~1M less vehicle miles over 10-year contract	Transition can be confusing to residents	No transition of service providers	~1M more vehicle miles over 10 years
~ 50% higher public education budget	Rate uncertainty with Kiefer landfill disposal	Significant financial/staff resources	Lower public education budget
Lower total cost over 10-year contract		Possible future electrification of fleet	Higher total cost over 10-year contract
Edible food recovery to support non-profits		Future advances in plastics recycling (Polymer Center)	Remote call centers sometimes challenging
RNG equivalent fuel		Positive customer survey response	

Elaborating on the Existing Pro's:**1M less vehicles miles over 10-year contract:**

- This saves the equivalent of 40.16 trips around the equator.
- This will have a positive impact on the environment.
- It will decrease the likelihood of an incident or accident on the road for the public and our drivers.
- Per the State-by-State IIHS, for every 100 million miles driven there are 12.9 deaths per year and 39,508 crashes. This equates to saving 1.29 lives and 3,950.80 crashes over the 10-year contract. *Resource:* www.iihs.org
- There is less wear and tear on the roads of Rancho Cordova.
- We will be able to stabilize pricing with less wear and tear on our vehicles and fuel, which will help control the overall cost of our operation and contract.

Local headquarters and call center:

- All customer service calls are handled in the City of Rancho Cordova.
- Our employees are not set up remotely.
- Atlas employees currently office out of Prospect Park location in Rancho Cordova and are familiar with the community.
- Our employees are part of the culture of Rancho Cordova and can build a rapport with those customers quickly.
- In the early years, the Atlas leadership team provided waste collection services firsthand in the Rancho Cordova area as drivers.
- Local owners will always respond, and no consultants will represent Atlas in absence of a leader.

Adding Pro's:**No previous residential contract:**

- Total of 50+ years' leadership experience in executing residential services.
- The Atlas brand has been around for more than 25 years.
- Atlas has zero turnover in executive leadership.
- Atlas has been and is currently participating in the following items specific to Rancho Cordova.
 - ✓ Atlas is a proud sponsor of many major Rancho Cordova City events.
 - ✓ Atlas is a member of the Chamber of Commerce.
 - ✓ Atlas is a board member of Capital Air Show.
 - ✓ Atlas has had 4 team members attend the leadership Rancho Cordova class.
 - ✓ Atlas has been a longstanding Magic Maker for the Cordova Community Council in addition to being on their board for many years.

The Contract:

- In our initial response, Atlas has zero exceptions to the contract and Republic had 17 exceptions.
- Atlas approval process and decision making is made by local leadership when it comes to this contract. There is no corporate red tape.

The Rate:

- Atlas rate methodology is designed to encourage recycling in alignment with the city goals.
 - ✓ If the city feels like individual services should be weighted differently, we would be happy to engage in rate setting conversation.
- In an apple-to-apple comparison using Kiefer landfill, Atlas was 10 million dollars and/or 10% cheaper over the 10-year contract.
- In our initial response Atlas was also cheaper taking into account all available landfill options.

Transition can be confusing to residents:

- The only item(s) that will change is the truck color. Residents don't care about the color of the truck.
- There will be no changes to the services provided to residents.
- The goal is to retain all drivers/operators during the transition.
- Atlas service is rated over 4 stars on Google and Yelp.

Experience in Rancho Cordova:

- 25 years serving the community of Rancho Cordova as Atlas.

Financial Resources:

- Financial decisions are made quicker and easier based on local ownership.
- The City of Rancho Cordova staff has vetted and verified that our finances are able to support this contract.

Future of our Fleet:

- Every company needs to follow the state mandate to electrification of fleet.
- Electrification of the Atlas Fleet is currently being executed due to mandate.
- We installed charging stations in our yard.
- We have truck(s) on order.

Technology:

- At Atlas, we will continue to build onto Smart City and Smart Waste Management programs. We currently use 3rd Eye and GPS tracking. Please refer to document 1.1 of the appendix for more information.
- We will utilize our social media platform, email distribution and mailers to help enhance the communication of this transition.
- A mobile application is being created for the enhancement of our customer experience with Rancho Cordova residents.
- We will use a survey function such as "Ask Nicely or Survey Monkey" to collect data on feedback. This will help with improving services.

Appendix 1:1**Embracing Advanced Technological Innovations at Atlas Disposal for Sustainable and Efficient Solid Waste Management in Smart Cities****Introduction**

Atlas Disposal, a leader in modern waste management, is dedicated to pioneering innovative solutions that align with the evolving concept of Smart Cities. Recognizing the critical role of Artificial Intelligence (AI), data analytics, and cybersecurity, our strategy is to enhance operational efficiency, promote environmental sustainability, and foster community development through high-paying technical jobs.

Smart Cities and Smart Waste Management in Rancho Cordova**Embracing the Smart City Concept**

In the era of Smart Cities, Atlas Disposal and the City of Rancho Cordova are at the vanguard of waste management transformation. Smart Cities utilize advanced electronic methods for data collection and analysis, improving asset, resource, and service management.

Smart Waste Management as a Core Element

Smart waste management is vital in this transition. Together with Rancho Cordova, Atlas Disposal is digitizing waste management operations using IoT, GPS, and RFID technologies. This shift towards smart, efficient, transparent systems is in line with our advanced AI and data analytics strategy.

Our Commitment to Smart City Development

Our collaboration with Rancho Cordova goes beyond technological advancement; it's about enhancing community welfare and sustainable urban development. Integrating smart waste management within the Smart City framework sets a model for future cities.

Technological Innovations and Their Implementation**1. AI and Data-Driven Strategies**

- Enhanced Route Optimization
- Improved Waste Sorting and Recycling Processes
- Customer Engagement and Education

2. Cybersecurity Measures

- Ensuring data security in a data-centric environment.

Benefits of Technological Innovations

- **Operational Efficiency:** Streamlined processes for enhanced productivity.
- **Environmental Sustainability:** Carbon footprint and energy consumption optimization.
- **Customer Satisfaction:** Improved service quality through technology.
- **Compliance and Reporting:** Automated and real-time monitoring.

Community Impact and Job Creation

- **High-Paying Technical Jobs:** Creation of technical roles in emerging technologies.
- **Training and Development Programs:** Workforce development in the tech sector.
- **Community Engagement and Support:** Strengthening community relations.

Future Initiatives and Growth

- **Sustainable Operations:** Long-term environmental commitments.
- **Smart Scheduling and Debris Analysis:** AI algorithms for city planning.
- **Waste Generation Prediction:** Predictive analytics for resource allocation.
- **Strategic Decision-Making:** Technology-driven growth planning.

Conclusion

Atlas Disposal is committed to technological innovation, with a focus on environmental stewardship and community welfare. Our approach is designed to not only optimize operations but also support strategic decision-making for growth and sustainability in the Smart City framework.

References

1. Role Of Technologies And Mobile Apps In Waste Management by Amit Samsukha, Forbes Technology Council. Forbes Article
2. Integrating Smart Technology in Urban Waste Management by the Smart City Development Journal.
3. AI in Environmental Services: Transforming Waste Management from the Environmental Tech Innovation magazine.
4. Economic Impact of Technological Innovation in Waste Management by the Global Economic Forum for Environmental Services
5. Sustainable Urban Planning: The Role of Smart Waste Management by the International Journal of Urban Development.

Form K (continued)
SERVICE RATES PROPOSAL

Base Rates are using the current carts,
Kiefer Landfill, and three large item pick-ups

	7/1/2024 Rates Republic	BASE PROPOSAL Option 1 Kiefer Landfill	Option 2 Alternate Landfill (optional)	Option 3 New Carts	Option 4 Two Large Item Collections	Service Alternative
Desired Landfill		Kiefer				
32-gallon trash can	\$28.95	\$ 31.54				
64-gallon trash can	\$34.47	\$ 37.79				
96-gallon trash can	\$45.91	\$ 50.72				
Street Sweeping	\$1.09	\$ 1.53				
Additional large item/yard (over 10 yards)	\$11.34	\$ 12.81				
Late set-out trash per cart (same day)	\$7.34	\$ 8.29				
Late set-out trash per cart (next day)	\$12.45	\$ 14.07				
Late set-out recycle per cart (same day)	\$6.68	\$ 7.55				
Late set out recycle per cart (next day)	\$10.38	\$ 11.73				
Late set-out green waste/cart (same day)	\$6.68	\$ 7.55				
Late set-out green waste/ cart (next day)	\$11.80	\$ 13.33				
Extra 32-gallon trash cart	\$7.89	\$ 8.92				
Extra 64-gallon trash cart	\$11.08	\$ 12.52				
Extra 96-gallon trash cart	\$15.68	\$ 17.72				
Extra recycle cart	\$2.98	\$ 3.31				
Extra green waste cart	\$5.12	\$ 5.79				
Extra cart exchange	\$33.05	\$ 37.35				
Recycle contamination charge	\$23.34	\$ 26.37				
Green waste contamination charge	\$23.34	\$ 26.37				
32-gallon cart replacement with delivery	\$78.08	\$ 88.23				
64-gallon cart replacement with delivery	\$83.35	\$ 94.19				
96-gallon cart replacement with delivery	\$88.56	\$ 100.07				

The monthly fees for residential waste collection and recycling services are dependent on the garbage can size. The monthly fees cover the following services: curbside collection of trash, recyclables, organics, batteries, oil, oil filters and sharps; public education and outreach; customer service and billing; the bulky item program and illegal dumping collection; street sweeping; and one additional free recycling or organics cart.

CITY DIRECT CHARGES		
Debris Collection Service above 2,000 yd ³ (Section 12.02.2)	\$ 160.00	Per Ton
Street Sweeping Other Associated Work (Section 17.23.1)	\$ 235.00	Per Vehicle per Hour
Emergency Services Hourly Rate (Section 19.01)	\$ 250.00	Per Vehicle per Hour

Executive Summary

Thank you for the opportunity to provide additional detail and pricing for the City of Rancho Cordova (City). Republic Services (Republic) immensely appreciates our 20-year partnership with you and the residents of Rancho Cordova, to which we hope continues with this new agreement.

In our Best & Final Offer (BAFO), Republic is pleased to present the City with lower rates, clarification on the type of fuel and vehicles used, and a detailed and augmented annual public outreach budget, coupled with new programs intended to best meet the needs of Rancho Cordova's diverse community. These new programs include monthly discounted rates for Rancho Cordova's senior citizen population and low-income residents. Additionally, we are proposing an operational change resulting in a significant decrease to vehicle miles travelled (VMT) during the full term of the new agreement.

Republic's proposal demonstrates a holistic and comprehensive approach to providing outstanding service. Our proposal is intended to consider the economic aspects of providing world-class service, but also honoring the demographic and social needs of the community. No other service provider knows and respects Rancho Cordova like we do, and our BAFO is intended to provide your residents with unsurpassed service and community engagement.

Section 1: Best and Final Rates

Within our initial proposal, it is important to note that Republic offered the lowest base rates of all proposers. To further illustrate our full dedication to the City of Rancho Cordova within this BAFO, we have further reduced our proposed rates and rates for extra recycling and organics carts, all while *increasing* programs and operational commitments to best serve the City.

In conclusion, we are proud to announce the introduction of two new cost reduction initiatives: 1) a senior citizen discount program, and 2) a low-income household discount program. These programs offer eligible

customers a 20% rate reduction upon submission of a successful application.

To qualify for the senior discount, applicants must be 65 years of age or older, the designated head-of-household, and utilize the 32-gallon trash cart service. For the low-income household discount, eligible residents must provide evidence of enrollment in the low-income assistance program offered by the Sacramento Municipal Utilities District (SMUD), be the designated head-of-household, and receive the 32-gallon trash cart service.

Considering recent Census data, we estimate that up to 20% of Rancho Cordova customers may be eligible for these reduced base-rate programs.

Please see updated BAFO rates for Option 2 on *Attachment 3: Updated Form K*. The 20% discount for eligible residents, as described above, would be applied to the BAFO proposed rates included within *Attachment 3*.

Section 2: Proposed Processing Facilities

Organics Processing

Current Program Under Existing Contract:

Republic delivers collected organic material to the Elder Creek Transfer Station (ECTS). Republic's partner, Agromin, partners with a variety of local composting locations to responsibly handle this material. Food waste is processed at Republic's anaerobic digester where it is turned into energy, and the residuals are sent to Forward Landfill.

Republic's Initial Proposal:

To ensure long-term capacity for the City of Rancho Cordova's organic material, Republic is developing additional capacity at the Forward compost facility. The new capacity will consist of covered aerated static pile (CASP) composting. In our initial proposal, Republic would continue to process organic material as outlined in the current program and shift to Forward Compost Facility by January 1, 2027.

Updated BAFO:

Understanding the desire to limit VMT, Republic is proposing to maintain the existing organics program but ensure that all clean green waste is delivered to the closest outlet- Van Vleck Ranch (7879 Van Vleck Road) in Rancho Murieta. Since 1856, the Van Vleck family has committed to preserving, in perpetuity, thousands of acres in eastern Sacramento County to protect wildlife and create sustainable opportunities for the region. Through the Van Vleck partnership, Agromin develops premium soil products, composts, and mulches from these recycled organic materials collected by Republic for all uses including agriculture, landscaping, and home gardens. The product is carefully enhanced to preserve the natural biological organisms already present and cultivates a symbiotic and sustainable ecosystem of growth.

In addition to continuing the partnership with Agromin and Van Vleck Ranch, we are also including a partnership with Soil Born Farms to further expand their collaboration with Rancho Cordova youth. Behavioral change is the single leading driver to increasing diversion rates. Through these discussions about the environmental value of recycling organic materials students come away with a better understanding of the importance of organics recycling and bring it home to help educate their families.

Key Benefits to Rancho Cordova:

- 244,920 VMT reduction over 10-year contract period
- Education and outreach with Rancho Cordova students

Polymer Center

On December 5, 2023, Republic hosted the grand opening of our Polymer Center in Las Vegas. This center is now open and is accepting and processing all Rancho Cordova plastic bales. **The Polymer Center is the nation's first integrated plastics recycling facility.** It will enable Republic to manage the process from curbside collection of recyclable material to producing and delivering high-quality recycled content for consumer packaging.

The Polymer Center will ensure the highest degree of circularity for the City's plastic recyclables, something no other provider can do. The Polymer Center ensures plastic recyclables are managed domestically and not sent to international markets, drastically reducing the City's carbon footprint.

The Polymer Center is located at:
5491 Accurate Drive
Las Vegas, NV 89156

Key Benefits to Rancho Cordova:

- Eliminates plastic in landfills or shipped to foreign countries.
- Only company in the United States to operate an integrated plastic recycling facility.
- With the Polymer Center, we ensure true circularity. A discarded plastic water bottle from Rancho Cordova will once again become a plastic water bottle.

Section 3: New Vehicle Specifications

Effective July 1, 2026, Republic will deploy a brand-new truck fleet to service the City of Rancho Cordova. Republic will operate McNeilus ZR side loader vehicles; a perfect solution to help drivers navigate narrow streets, alleyways, and low-clearance obstacles. The ZR's unique radius design assists drivers with obstacles such as parked cars, cul-de-sacs, and clearance challenges around containers. McNeilus is a valued partner of Republic; their commitment goes beyond providing trucks, they are also a sponsor for the local United Way and provide support to the Ronald McDonald House.

This new, automatic side loader fleet will be fueled with Renewable Natural Gas (RNG), as is the current fleet. RNG distinguishes itself by transforming a product with adverse environmental effects—waste—into a clean and dependable energy resource seamlessly integrated into our existing infrastructure. This approach ensures the provision of reliable energy within a more sustainable and circular economy. More information on this fuel and how it is procured, can be found within Section 6 of this response: *RNG vs. CNG*.

Key Benefits to Rancho Cordova:

- 100% new collection fleet, guaranteed.
- RNG fueled fleet.
- Side loader fleet with modern state-of-the-art technology.

Section 4: Proposed Education Budget

Figure 1 shows the initial Education & Outreach budget side-by-side with the BAFO outreach budget, which reflect the following updates:

- Increased educational budget to \$60,000 for line 2383 of the draft franchise agreement.
- Increased budget for school outreach partnership with SPLASH to \$25,000 annually.
- Increased cost of non-contractual programs (career day).

For the \$60,000 dedicated to behavioral change campaigns, Republic will partner with the City, annually, to develop a comprehensive, community focused, public outreach program that identifies local educational opportunities and implements marketing solutions.

Over the past 3 years, Republic has partnered with Splash Sacramento, a not-for profit focused on combining hands-on science education with the magic of outdoor experiences. Splash provides school education

programming that infuses environment-based learning in K-12 public schools.

We have meticulously crafted an outline for a school education campaign aimed at enlightening students about the practice of source separation, instilling in our youth a profound understanding of the environmental advantages of recycling. Studies indicate that behavioral change occurs more rapidly during the formative years, exerting a positive influence on entire households. Moreover, our initiative aligns seamlessly with the educational benchmarks outlined in the Next Generation Science Standards (NGSS).

Figure 2 provides a description of the \$25,000 annual budget with SPLASH and Attachment 1 shares a description of the program goals, intended effects, and their relationship to NGSS topics.

Finally, we will host an annual career day, during which we will actively promote our annual scholarship program to high school students. We aim to showcase various career paths and current opportunities within Republic Services, with a specific focus on recruiting students oriented towards vocations. Our efforts will extend to highlighting occupational training programs such as the Vehicle Maintenance Technical Institute and CDL Driver Training Program, providing valuable insights and opportunities for aspiring individuals interested in these fields.

Figure 1. Education and Outreach Budget

Orange highlighted boxes were updated since the initial proposal

Original Education & Outreach Budget	
Category	Budget
Cost of Doing Business	\$ 3,015.00
Contractual	\$ 34,475.00
Outreach Plan/Campaign	\$ 39,280.00
Additional Value, non-contractual (AV/NC)	\$ 9,040.00
Total All Outreach	\$ 85,810.00
Sub-Total Outreach Plan + Added Value	\$ 48,320.00

Best and Final Education & Outreach Budget		
Category	Budget	Changes
Cost of Doing Business	\$ 3,015.00	NA
Contractual	\$ 34,475.00	NA
Outreach Plan/Campaign	\$ 60,000.00	-Additional \$20,000 toward campaigns
Additional Value, non-contractual (AV/NC)	\$ 33,000.00	-Additional \$20,000 toward SPLASH school education -Additional \$4,000 toward new programs
Total All Outreach	\$ 130,490.00	NA
Sub-Total Outreach Plan + Added Value	\$ 93,000.00	NA

Rancho Cordova RFP – Republic Services BAFO

Key Benefits to Rancho Cordova:

- Increased education and outreach activities and annual budget to assist Rancho Cordova residents.
- Introduction of brand-new school program that educates youth and assists local teachers.
- Investment in local college-bound youth as well as the student population pursuing vocational training.

Section 5: Annual Tip-Fee Increases at Disposal Facilities

Republic Services commits to not requesting any rate adjustments beyond the annual increment, nor will we seek additional compensation in the event of tip rate increases at Republic's owned/operated Forward Landfill exceeding the Consumer Price Index (CPI). Notably, Republic Services-owned landfills are exempt from discretionary Prop 218 votes by the Sacramento County Board of Supervisors, unlike municipal-owned landfills.

While we appreciate the support for Kiefer Landfill, we also recognize the importance of maintaining low rates and ensuring long-term certainty for Rancho Cordova residents. The most recent vote has set rates in place until June 30, 2026. Beyond this date, the County will initiate another Prop 218 process to determine

rates for the subsequent five years. Examining tipping fees from 2015 to 2025, spanning a decade, reveals a 95% increase – escalating from \$30 to \$58.55 per ton during this period. If historical trends persist, this could result in a \$3 million increase in rates over the next ten years. As noted on Sacramento County's website, the existing landfill disposal fees are too low to meet operations and capital spending obligations.

*"On January 12, 2021, the Board of Supervisors adopted rate increases that were significantly less than the recommended rates noticed to ratepayers in October 2020. Therefore, **the current rates** (including the upcoming adopted rate increase effective January 1, 2022) **do not meet the County's revenue requirement to fund its capital spending obligations.**"*

Key Benefits to Rancho Cordova:

- Republic ensures enduring stability in rates for residents over the long term.

Section 6: Pros and Cons

Republic appreciates the opportunity to elaborate on the Pros and Cons list presented by the City. Republic has been a trusted partner to Rancho Cordova for nearly 20-years as shown by the recent survey results indicating that 91% of residents are satisfied with Republic. Be it last minute sponsorships, bin, porta potty, or hand

Figure 2: Annual Budget for SPLASH school education program - \$25,000/year

Years	Budget Category	Allocation	Annual Financial Impact	Deliverables
Years 1-4	Curriculum Development	14% - 20%	\$3,500-\$5,000	1 age group curriculum and activities fully developed (new age group each year)
	Materials/ Collateral	20%	\$5,000	Includes materials created/purchased for interactive presentations, educational handouts/take home collateral, other giveaways
	District-wide contest	20%	\$5,000	1 contest for all age groups, media of students choice. 3 winners and prizes for winners or winners' classrooms
	Presentations	40%-46%	\$10,000-\$11,500	15-20 presentations
	Field-Trips	NA	NA	Field trips for approx 20 classes in Rancho Cordova
Years 5-10	Curriculum Updating	8%	\$2,000	All age group curriculum being updated to ensure still in line with state education requirements and solid waste processes
	Materials/ Collateral	20%	\$5,000	Includes materials created/purchased for interactive presentations, educational handouts/take home collateral, other giveaways
	District-wide contest	20%	\$5,000	1 contest for all age groups, media of students choice. 3 winners and prizes for winners or winners' classrooms
	Presentations	52%	\$13,000	20-25 presentations
	Field-Trips	NA	NA	Field trips for approx 20 classes in Rancho Cordova

washing stations for events, Republic has delivered, every time.

enabling our employees to work safely without disruptions to our daily operations.

Corporate Structure

Since 1983, Republic has owned 3326 Fitzgerald Road, a 4-acre site where our 132 employees check-in to work daily. Nearly 1/3 of these employees also call Rancho Cordova home. They are raising their families, attending Rancho Cordova schools, shopping locally, and enjoying the many amenities the City has created.

The corporate structure of Republic has provided Rancho Cordova with many opportunities and stability throughout our tenure that other companies cannot offer. Some examples include, but are not limited to:

- Investment in Sustainability: Our financial stability and market expertise allow Republic to tackle the most significant problems and develop sustainable solutions. Examples include our investment in the Polymer Center, organic material processing in the Sacramento region, and our recent acquisition of US Ecology, a leading provider of environmental solutions offering treatment, recycling, and disposal of hazardous, non-hazardous, and special waste.

Emergency Response: Amidst the challenges posed by COVID-19, our corporate and area teams swiftly mobilized to disseminate up-to-date health and safety information to employees. We established protocols to aid local managers in facilitating testing and isolating employees, ensuring that day-to-day operations could proceed with a semblance of normalcy. The dedication to implementing health and safety guidelines reassured our local workforce.

Moreover, leveraging the expansive scale of Republic, we initiated the "Committed to Serve" initiative in Rancho Cordova. This involved purchasing hundreds of meals from local restaurants, supporting struggling businesses, and providing our employees with shop local gift cards. Capitalizing on our extensive reach and network of partners, we also procured gloves, masks, and hand sanitizers,

- Charitable Giving: We have the Republic Services Charitable Foundation, a program that provides financial support, in-kind products and services, and volunteer opportunities to nonprofit charitable organizations. These partnerships create a unique opportunity to strengthen the neighborhoods where our employees and customers live and work. In 2023 alone, Republic supported over 50 events in Rancho Cordova, 15 neighborhood renovation projects, and donated over \$30,000 to Rancho Cordova organizations.

Diversion

Republic is dedicated to cultivating sustainable diversion programs that prioritize the highest and most effective utilization of diverted materials. This commitment is demonstrated through initiatives such as the establishment of the Polymer Center and the acquisition of an anaerobic digester. It's essential to emphasize that merely setting a high diversion percentage target does not ensure a sustainable program that can be consistently met year over year. The most effective method for increasing diversion is through behavioral change programs that foster a culture of wanting to do the right thing.

Historically, many jurisdictions have focused on diversion without adequately addressing proper sorting and contamination prevention. This approach has resulted in increased contamination and a decline in the overall quality of recycled materials. The repercussions of this issue were evident when China ceased accepting imports of scrap paper and plastic, causing a significant drop in recycling commodity markets. Even five years later, the consequences of this decision persist.

Our augmented outreach budget has allowed us to provide a long-term increase in diversion rates from 43% - 47% over the ten-year period.

Vehicle Miles Traveled

To help minimize vehicle miles traveled, Republic initially proposed two methods to reduce travel distance: (A) sending recycling to Recycling Industries instead of Newby Island for

processing; (B) routing plastics to the Polymer Center instead of overseas markets.

To further decrease VMT from those stated above, Republic's BAFO includes the continued use of our third-party partner, Agromin, for processing organic material at the Elder Creek Transfer Station. As outlined above within Section 2, Agromin will transport *all* clean green waste (95-97% of all curbside-collected material) to Van Vleck Ranch in Rancho Murrieta. This results in a decrease of 244,920 vehicle miles traveled during the new contract term.

Public Education Budget

Republic's initial proposal included a public education plan and associated budget. To further demonstrate our commitment to developing and maintaining effective diversion programs within this BAFO, Republic proposes a new annual public education budget of over \$130,000. These additional dollars will be dedicated directly to behavioral change campaigns and school education programs that are not required elsewhere within the contract. While having an appropriate budget is crucial for successful public education, the proposed budget does not fully showcase the value provided by Republic.

One of the benefits of our company structure is that Republic employs professional graphic designers who create high-quality materials for the City at no additional cost. Compare this to contracting with a graphic design company to create all the educational materials used by the City and Republic, the public education expenditure would be significantly higher without any additional value in the deliverables to the City. The value of art direction, copy writing, editing, and design for Rancho Cordova projects totals more than \$15,000 annually, bringing the outreach benefits beyond \$145,000.

Total Cost Over 10-year contract

While Republic Services low base rates outweighed the proposed higher cost for extra bins, making us the overall low-cost hauler, we are committed to doing even more.

Republic is offering a new rate structure offering within this BAFO where Rancho Cordova residents will see a rate decrease between \$0.42 and \$0.67 per month beyond the originally proposed base rates, as outlined in *Attachment 3: Updated Form K*. These lower rates make Republic \$0.73 to \$0.83 less expensive, per month, than the other proposer's original rate proposal.

Additionally, we have drastically lowered the rate for extra recycle and organics carts, as found in the rate table in Form K.

As mentioned, we are proud to include newly proposed senior and low-income household discounted rate programs. These discounts will provide a 20% discount to eligible customers as described above in Section 1.

Remote Call Center

Republic consistently refines and enhances its customer service and user experience. An illustrative instance of implementing a best practice-based solution stems from the valuable lessons learned during the pandemic. Our prior investment in establishing a national customer service network and tool suite empowered us to seamlessly transition 1,800 agents to a work-from-home setup within just three days, all accomplished without any dropped calls.

In the aftermath of this transition, Republic observed notable enhancements in agent performance, average call metrics, and customer satisfaction scores in the subsequent months and years. This success prompted the development of a new customer service model, allowing agents to handle calls from any location with access to their technology. The adoption of this work-from-home model significantly improved the customer experience and contributed to heightened employee engagement and retention.

Another recent best practice involves organizing agents into locally based "satellite teams" and larger, regionally based "pods." Each satellite team and pod is responsible for a specific localized area of contracts, customers, and call types (customer service or sales). This approach enables agents to become intimately familiar

with the municipalities they serve and the specifics of their assigned contracts.

At present, Republic utilizes the Sacramento satellite team, channeling all customer service-related calls to a dedicated group of 13 agents specifically focused on assisting customers in the Sacramento area. In this BAFO, Republic proposes the following structural changes to the Sacramento satellite team:

- Preserve 13 dedicated agents to the Sacramento market. The lead manager has been with Republic for almost 9 years and is a proud resident of Rancho Cordova. (existing)
- Allow local agents to handle all calls from the City of Rancho Cordova, including new starts or changes in service levels. (new)
- Provide the City direct access to our CRC management and supervisory points of contact. (new)
- Do not allow calls from the City of Rancho Cordova to roll into the National network unless under extreme circumstances – including unanticipated instances of high call volume. (new)
- Recruit agents locally from the Sacramento region. (existing)

In essence, Republic suggests the implementation of a “virtual” local call center, offering the City the benefits of a locally based and a nationally connected call center.

RNG vs CNG

Republic has been using RNG to fuel Rancho Cordova’s CNG vehicles since 2015. RNG is a

subset of CNG. In the Sacramento region, all consumers of CNG are using the same CNG fuel sourced from the same pipeline. The difference lies in where the end-user receives credit based on the source of the CNG. The credited source determines whether the gas is considered CNG or RNG.

Beginning in 2015, Republic sourced RNG from gas captured from landfills, with a carbon intensity (CI) of 38-40. In early 2023, Republic initiated a competitive procurement process to find a new RNG provider. Clean Energy was selected by Republic, and a new contract was finalized. Under this new contract, Republic is now procuring RNG derived from dairy gas, with an average carbon intensity (CI) of negative 250. With this new contract, Republic can ensure that the City of Rancho Cordova will be using RNG fuel with the lowest CI in the vehicles servicing the City.

Conclusion

Since 2005, Republic Services has provided over 35 million container lifts to Rancho Cordova residential carts. No other hauler knows and loves Rancho Cordova like the employees at Republic Services. Throughout this time, we have proven our dedication to your city and residents by maintaining our low rates, continuing our investment in your local schools and youth, providing our continued support at local events and with organizations, and showing our fierce affection for the residents of Rancho Cordova. With a customer base that overwhelmingly supports Republic Services, we are the clear choice for the City of Rancho Cordova. Thank you for your consideration of this Best and Final Offer.

Attachment 1 – School Education - SPLASH

Grade	Prek-2nd	3rd-5th	6th-8th	9th-12th
Year Curriculum will be introduced	Contract Year 4 (Fall 2028)	Contract Year 1 (Spring 2025)	Contract Year 2 (Fall 2026)	Contract Year 3 (Fall 2027)
Primary Goal	Create awareness of the existence of waste trucks and bins	Increase understanding of proper separation habits with 3 bin-system	Reinforce all goals of earlier education level goals, while broadening to new topics. New topics include common misconceptions about recycling/organics and truth in labeling	Reinforce all goals of earlier education level goals, while broadening to new topics. New topics include common misconceptions about recycling/organics and truth in labeling
Intended Effects of Primary Goal	-Increase how often students notice waste/recycling items to plant the seed of critical thinking for later on	-Increase diversion and participation in recycling and organics recycling -Decrease contamination in 3-bins	-Reinforce the importance of waste information they should hopefully know already -Increase responsible shopping/consumption habits	-Reinforce the importance of waste information they should hopefully know already
Secondary Goal	Increase understanding of main/basic items that can go into blue recycling and green organics container	Form a connection between the student's actions and how those actions effect the environment and others (land/soil, water, air, community)	Increase understanding of the waste cycle, and that it evolves with time, and that it changes from program to program	Expand on the scientific and technologic processes involved in the waste cycle (landfill engineering, anaerobic digestion, composting, etc)
Intended Effects of Secondary Goal	-Start early participation in recycling and organics recycling -Garner interest for recycling	-Decrease in littering or other harmful activities -Increase in encouraging others to source separate properly -Increase in understanding their place in world	-Help students make educated guesses when determining if they should purchase, use, or recycle an item -Show students that there is a real reason why proper separation is important, and that there are operational and technological limitations	-Describe, in depth, the effects of improper separation on the environment -Display wide variety of career opportunities in solid waste
Tertiary Goal	Display very basic connection between doing the right thing and helping animals and plants	Explain the local waste cycle, including how recyclable items are made and how some are infinitely recyclable	Make a deeper connection between waste, various disposal/processing options, and global warming	Display where solid waste fits into environmental justice
Intended Effects of Tertiary Goal	-Begin to develop an association between students actions and the environment around them	-Show students that proper separation is their part in a larger process -Help students feel a connection to their community and their waste employees -Teach students how Earth's resources are used	-Teach students about one of the many factors contributing to global warming -Give students a deeper understanding of their actions	-Encourage sustainably minded students to consider solid waste as a topic of importance and a possible career choice -Give students a feeling of connection to their environment and community
California Next Generation Science Standards - Related Topics	<u>Life Science</u> -Students communicate ideas how they can reduce their impact on the environment -How do plants survive and thrive?	<u>Discipline: Earth and Space Science</u> -How do people protect Earth's resources and environment? <u>Discipline: Life Science</u> -How what happens when an animal/humans environment changes? How do organisms depend on each other? <u>Discipline: Physical Science</u> -What causes materials to have different properties	<u>Grade 6 Goal</u> -Students act as climate scientists who ask questions about the factors affecting global warming <u>Grade 7 Goals</u> -Students act as ecologists who develop a model of how energy and matter cycle between living and non-living parts of the Earth system -Students act as informed citizens who evaluate different designs based on how well they protect the environment and meet economic and social needs	<u>Biology</u> -Students act as conservation biologists who design and improve solutions to protect an ecosystem from the impacts of human activity <u>Earth and Space Science</u> -Students act as energy or resource managers who evaluate the cost and benefits of different solutions to extract or use energy and raw materials from the Earth -Students act as climate scientists who analyze data and results from climate models to forecast future changes to the Earth's system <u>Engineering and Design in Science Courses</u> -Analyze a major global challenge by understanding society's needs and the resources available to meet those needs -Break down complex real-world problems into smaller, more manageable problems that can be solved through engineering

Attachment 2 - Form E: Vehicle Specifications for New Vehicles

Form E VEHICLE SPECIFICATIONS <i>(complete one form for each vehicle of service provided - indicate new or used)</i>
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1. Select Service			
☒ Garbage	☒ Recyclable Material	☒ Organic Recyclable Material	☐ Other:
☒ New <u>or</u> ☐ Refurbished			
2. Manufacturer and Model			
a. Cab and Chassis	Peterbilt 520		
b. Body	McNeilus Zero Radius		
c. Engine	Cummins ISLG NZ		
d. Transmission	Allison 3000RDS		
3. Cab and Chassis:			
a. Cab Height	114 inches		
b. Number of Axles	4		
c. Overall Length with Body Mounted	399 inches		
4. Body:			
a. Type of Body	automated side loader		
b. Rated Capacity	14 Tons		
c. Practical or Net Capacity	10.5 Tons		
d. Number of Collection Compartments	1		
e. Net Capacity of Each Compartment	27	cubic yards	
f. Overall Body Length	288.5	inches	
g. Body Height	110.4	inches	
h. Body Width	102	inches	
i. Loading Height Above Ground	12	Minimum (inches)	Maximum (inches)
		166	
5. Weight	57,500	GVW (lbs.)	35,800 Tare (lbs.)
6. Will the Vehicles be Owned, Leased, or Other?	owned		
7. Purchase / Lease Cost of Each Vehicle	\$ 374,000		
8. Fuel Type	RNG		
9. Fuel Usage	4.55	mpg	
10. Fuel Usage		g/bhp/hr.	
11. CO	0.3 - 1.5	g/bhp/hr.	
12. HC (total hydrocarbons)	0.56 - 0.57	g/bhp/hr.	
13. No_x	0.004 - 0.010	g/bhp/hr.	
a. Particulate Matter	0.000 - 0.002	g/bhp/hr.	
b. Safety Features	Cameras, reverse deeps, air horn		
c. Color	Republic dark blue		
d. GPS Monitoring and Tracking Features	Enabled		

Attachment 3 - Form K: Updated Service Rate Proposal, Option 2

**Form K (continued)
SERVICE RATES PROPOSAL**

Base Rates are using the current carts,
Kiefer Landfill, and three large item pick-ups

	7/1/2024 Rates Republic	BASE PROPOSAL Option 1 Kiefer Landfill	Option 2 Alternate Landfill (optional)	Option 3 New Carts	Option 4 Two Large Item Collections	Service Alternative
Desired Landfill		Kiefer	Forward			
32-gallon trash can	\$28.95		31.96			
64-gallon trash can	\$34.47		38.06			
96-gallon trash can	\$45.91		50.69			
Street Sweeping	\$1.09		1.20			
Additional large item/yard (over 10 yards)	\$11.34		12.52			
Late set-out trash per cart (same day)	\$7.34		8.10			
Late set-out trash per cart (next day)	\$12.45		13.75			
Late set-out recycle per cart (same day)	\$6.68		7.38			
Late set out recycle per cart (next day)	\$10.38		11.46			
Late set-out green waste/cart (same day)	\$6.68		7.38			
Late set-out green waste/ cart (next day)	\$11.80		13.03			
Extra 32-gallon trash cart	\$7.89		8.71			
Extra 64-gallon trash cart	\$11.08		12.23			
Extra 96-gallon trash cart	\$15.68		17.31			
Extra recycle cart	\$2.98		3.29			
Extra green waste cart	\$5.12		5.65			
Extra cart exchange	\$33.05		36.49			
Recycle contamination charge	\$23.34		25.77			
Green waste contamination charge	\$23.34		25.77			
32-gallon cart replacement with delivery	\$78.08		86.21			
64-gallon cart replacement with delivery	\$83.35		92.03			
96-gallon cart replacement with delivery	\$88.56		97.88			

The monthly fees for residential waste collection and recycling services are dependent on the garbage can size. The monthly fees cover the following services: curbside collection of trash, recyclables, organics, batteries, oil, oil filters and sharps; public education and outreach; customer service and billing; the bulky item program and illegal dumping collection; street sweeping; and one additional free recycling or organics cart.

CITY DIRECT CHARGES		
Debris Collection Service above 2,000 yd ³ (Section 12.02.2)	75	Per Ton
Street Sweeping Other Associated Work (Section 17.23.1)	130	Per Vehicle per Hour
Emergency Services Hourly Rate (Section 19.01)	209.47	Per Vehicle per Hour