

Capital Village Residences Project



SCH NO. 20220900063

Prepared for:

Guardian Commercial Real Estate, L.P.

November 2025



INITIAL STUDY ADDENDUM

Capital Village Residences Project



SCH NO. 20220900063

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LIST OF ABBREVIATIONS

%	percent
AB	Assembly Bill
ADU	accessory dwelling unit
APN	Assessor's Parcel Number
bgs	below the ground surface
BMP	best management practices
C&D	Construction and Demolition
CAAP	Climate Action and Adaptation Plan
CALGreen	California Green Building Standards Code
CDFW	California Department of Fish and Wildlife
CEQA	California Environmental Quality Act
CESA	Survey Considerations for California Endangered Species Act
City	City of Rancho Cordova
CNDDB	California Natural Diversity Database
DTSC	Department of Toxic Substances Control
DU	dwelling units
EV	electric vehicle
GHG	greenhouse gas
IS/MND	Initial Study/Mitigated Negative Declaration
ITP	incidental take permit
KSF	1,000 square feet
MS4	municipal separate storm sewer system
MTCO ₂ e/year	metric tons of carbon dioxide equivalent per year
Not Applicable	N/A
NPDES	National Pollutant Discharge Elimination System
OPMU	Office Professional Mixed-Use
PRC	Public Resources Code
SDQM	Stormwater Quality Design Manual
SMAQMD	Sacramento Metropolitan Air Quality Management District
SMUD	Sacramento Municipal Utility District
SQDM	Stormwater Quality Design Manual
SSHCP	South Sacramento Habitat Conservation Plan
SWPPP	Stormwater Pollution Prevention Plan
SWRCB	State Water Resources Control Board
UDA	Urban Development Area
VHFHSZ	Very High Fire Hazard Severity Zone
VMT	vehicle miles travelled

1 INTRODUCTION

This document constitutes an addendum to the Initial Study/Mitigated Negative Declaration (IS/MND) for the Residences at Capital Center Project (previously proposed project) (State Clearinghouse No. 2022090063), adopted by the City of Rancho Cordova (City) on December 5, 2022. The approved project involves the development of 417 dwelling units, consisting of 240 multifamily units and 177 townhome rental units with residential amenities, and approximately 1 acre planned for commercial-retail use on a 22.9-acre site. This IS/MND addendum has been prepared to address changes to the approved project in response to changing market conditions. The modified project involves the development of 166 single family homes, consisting of 135 single family homes and 59 accessory dwelling units (ADUs), and space for commercial-retail use on the original 22.9-acre site. An additional 31 single family homes would be located on a separate 5-acre parcel.

1.1 PURPOSE OF AN ADDENDUM

Once an MND has been prepared and adopted for a project, no additional environmental review is required unless certain conditions are met, at which point subsequent review under the California Environmental Quality Act (CEQA) may be necessary. CEQA establishes the type of environmental documentation required when changes occur after an MND is adopted. Public Resources Code (PRC) Section 21166 and State CEQA Guidelines Sections 15162-15164 define the standards for determining the appropriate level of subsequent environmental review. Specifically, Section 15164(a) of the State CEQA Guidelines states that: "an addendum to an adopted negative declaration may be prepared if only minor technical changes or additions are necessary or none of the conditions described in Section 15162 calling for the preparation of a subsequent EIR or negative declaration have occurred."

Section 15162 of the State CEQA Guidelines outlines the following conditions that would trigger preparation of a subsequent negative declaration:

- ▶ **Substantial changes are proposed to the project which will require major revisions in the previous negative declaration due to the involvement of new significant environmental effects or a substantial severity in the of previously identified significant effects.**

As demonstrated throughout Chapter 2 of this document, the modified project would not result in any new or more severe impacts than disclosed in the 2022 IS/MND

- ▶ **Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions to the previous negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.**

As demonstrated throughout Chapter 2 of this document, the conditions under which the project would occur are not substantially different than those disclosed in the 2022 IS/MND

- ▶ **New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous negative declaration was adopted shows any of the following: the project will have one or more significant effects not discussed in the previous negative declaration; significant effects previously examined will be substantially more severe; mitigation measure previously found to be infeasible would in fact be feasible and would reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure; or mitigation measures that are considerably different from those analyzed in the previous document would substantially reduce one or more significant effects but the project proponents decline to adopt the mitigation.**

As demonstrated throughout Chapter 2 of this document, there is no new information in the record which indicates that the modified project would result in any new or more significant effects. The City did not find any of the mitigation in the 2021 IS/MND infeasible, and no new mitigation that would substantially reduce impact identified in the 2021 IS/MND has been identified that the project proponent has declined to adopt.

If new significant impacts beyond those addressed in the adopted MND or a substantial increase in the severity of impacts would result, then preparation and circulation of a subsequent MND for additional public review may be required. However, when it can be determined that neither the proposed changes to the project, changed circumstances, nor new information result in the identification of new significant impacts or a substantial increase in the severity of impacts evaluated in the adopted MND, an addendum to the MND may be prepared. An addendum does not need to be circulated for public review, but it can be included in or attached to the adopted MND.

Based on this regulatory guidance, an addendum to the adopted 2022 IS/MND was determined to be the appropriate environmental documentation for the modified project. The modified project would not result in any new significant impacts or impacts of greater severity than contemplated in the 2022 IS/MND as documented in the analysis that follows. This addendum to the 2022 IS/MND was prepared pursuant to CEQA Guidelines Section 15164 to address project changes since adoption of the 2022 IS/MND.

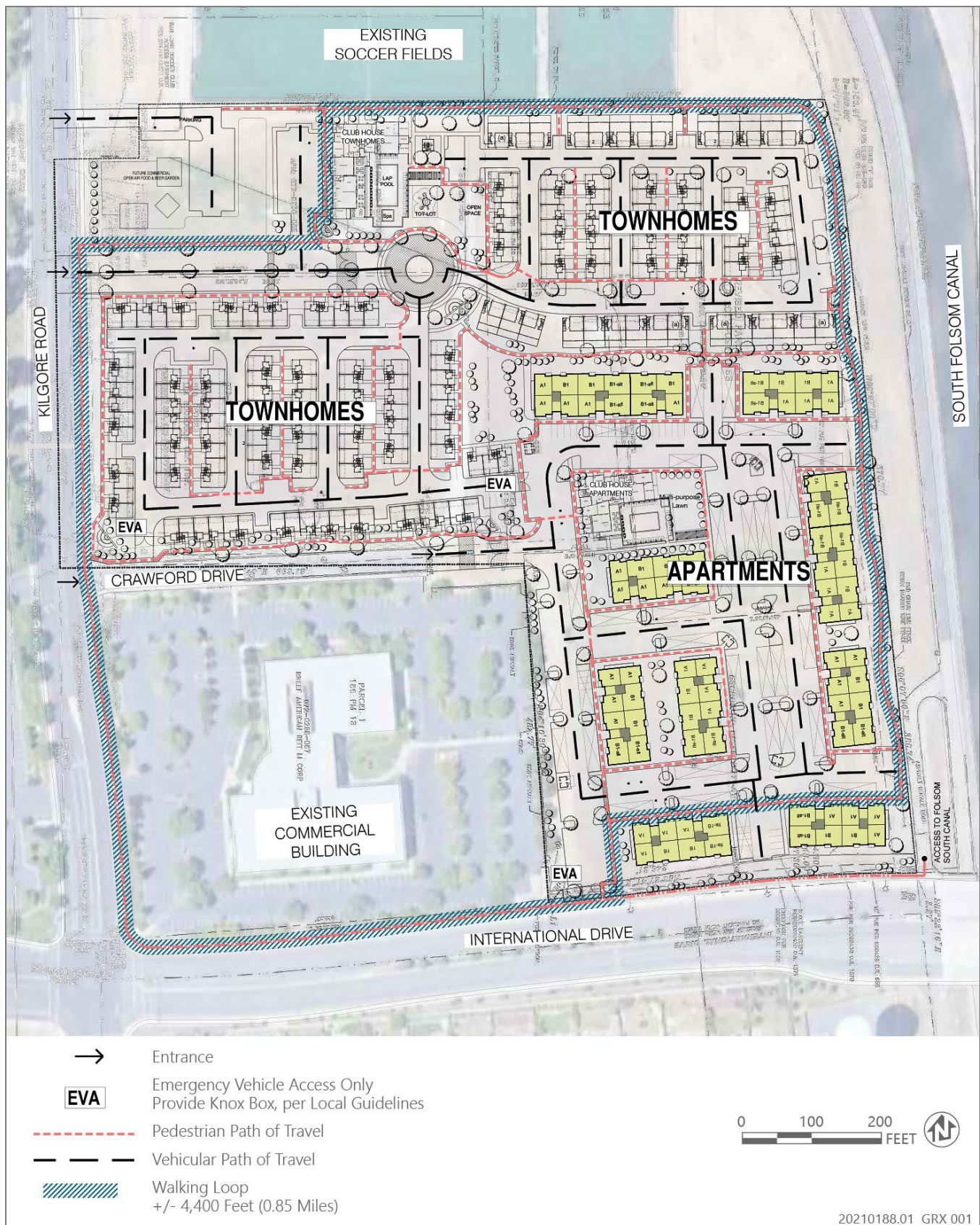
1.2 APPROVED PROJECT

The approved project, as described in the 2022 IS/MND, was envisioned as a modern mixed-use residential infill development with a destination commercial-retail component on a 22.9-acre site northeast of the International Drive and Kilgore Road intersection in the City of Rancho Cordova (Figure 1-1). The approved project consists of 417 dwelling units (240 multifamily units and 177 townhome rental units) with a density of 18.28 dwelling units per acre (Figure 1-2). The community was designed with open space and recreational amenities, including private clubhouse buildings with pools and fitness centers, dog parks, children's playgrounds, and barbeque and lounge areas. The buildings would have a modern-contemporary design and would range in height between 20 to 30 feet tall. The approved project also includes approximately 5,000 square feet of commercial-retail building area with approximately 8,800 square feet of outdoor area on approximately 1 acre in the northwest corner of the approved project site. The approved site plan includes three access points off of Kilgore Road. Construction of the approved project was estimated to occur over 3 years.



Source: Prepared by Ascent in 2022.

Figure 1-1 **Approved Project Site**



Source: Prepared by BSB Design and adapted by Ascent in 2022.

Figure 1-2 Approved Site Plan

1.3 MODIFIED PROJECT

The modified project includes 135 detached single-family homes, 59 attached ADUs, and commercial space on the original 22.9-acre site (Site 1), along with 31 single family homes on a 5-acre parcel located on the southwest corner of International Drive and Kilgore Road (Site 2). In total, the modified project consists of 166 single family homes, with an overall density of 7.5 dwelling units per acre. Site 1 encompasses Assessor's Parcel Numbers (APNs) 072-0260-057, -058, -059, and -060, and Site 2 encompasses APN 072-0680-048. Table 1-1 compares the total acreage, residential dwelling units, and commercial acreage planned in the approved and modified projects.

Table 1-1 Proposed Dwelling Units and Commercial Space in the Approved and Modified Projects

	<u>Approved Project</u>	<u>Modified Project</u>
Total Acreage	22.8	26.97
Dwelling Units	417	166
Net Density (dwelling units/acre)	18.3	7.5
Commercial (square feet)	13,800	13,800

Figure 1-3 shows the modified project site and Figures 1-4a through 1-4c depict the modified site plan. The single-family homes would consist of one- and two-story floor plans in modern, classic, and traditional farmhouse styles (Figure 1-5). The design for the proposed residences includes tile and shingle roofing, cement board and batten siding, stucco finish, brick veneer, and metal garage doors. The commercial component would have approximately 5,000 square feet of building area and 8,800 square feet of outdoor area, similar to the original entitlements of the approved project. The site plan includes four new internal public roads (Streets A, B, and C for Site 1 and Loop Street for Site 2) that would provide access to the proposed residences from Kilgore Road and International Drive.

The modified project also includes approximately 1 acre of open space and parkland distributed throughout Sites 1 and 2, consisting of pedestrian paths, common open spaces, picnic areas, play nodes, a multi-use lawn, and a tot lot. In accordance with Rancho Cordova Municipal Code Chapter 22.180, "Water Use and Conservation," and the Model Water Efficient Landscape Ordinance, the landscape plan proposes native and climate-adapted landscaping and water efficient irrigation systems. The modified project proposes bioretention basins at Sites 1 and 2 to collect stormwater runoff from the new development. Residential lighting would be shielded and directed downward to reduce light trespass to adjacent properties and public rights-of-way, consistent with all applicable lighting standards in Chapter 23.725, "Outdoor Lighting," of the Rancho Cordova Municipal Code.

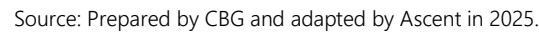
Site 1 would connect to existing 8-inch sanitary sewer, 12-inch water, and 18-inch/24-inch storm drain pipes in Kilgore Road or existing 16-inch water lines and 18-inch storm drains in International Drive. Site 2 would connect to existing 24-inch storm drain and 8-inch sanitary sewer pipes in International Drive and 12-inch water pipes in Kilgore Road. Water would be provided by Golden State Water Company, Sacramento Area Sewer District would provide wastewater service, and the City would maintain storm drains. No offsite improvements would be required.

Construction is estimated to occur over 3 years. Construction activities would involve approximately 60,000 cubic yards of cut and fill. The entire site would be graded, with a maximum of 3 acres graded in a single day for a total of 6,000 cubic yards of daily cut and fill. Like the approved project, the modified project would be required to adhere to established regulations and permit requirements, including Sacramento Metropolitan Air Quality Management District guidelines for reducing emissions.



Source: Prepared by Ascent in 2025.

Figure 1-3 **Modified Project Site**

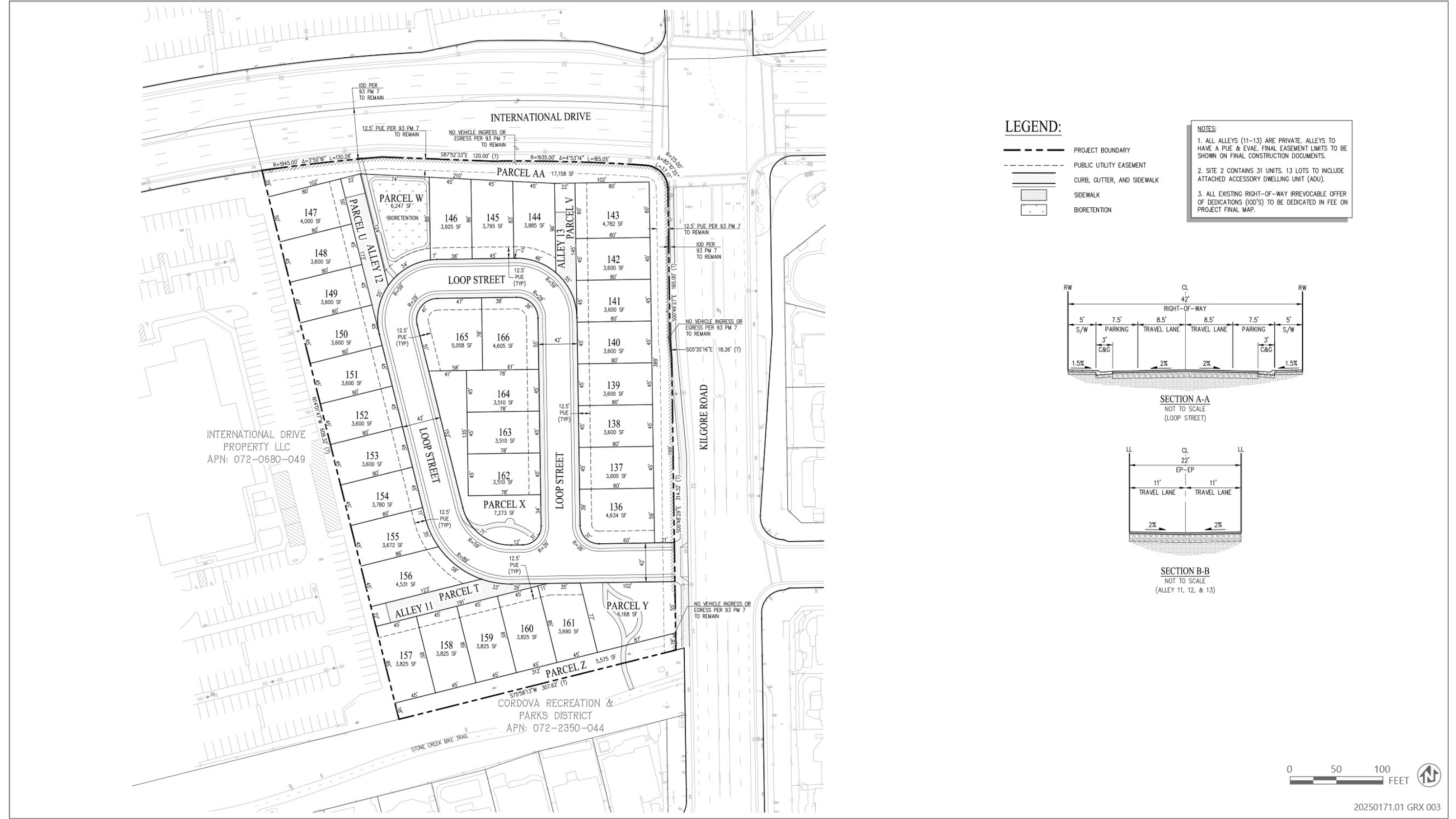


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Capital Village Residences Project Initial Study Addendum



Source: Prepared by CBG and adapted by Ascent in 2025.

Figure 1-4b Modified Site Plan – Close-up of Site 1



Source: Prepared by CBG and adapted by Ascent in 2025.

Figure 1-4c Modified Site Plan – Close-up of Site 2



20250171.01 GRX 004

Source: Prepared by KTGy and adapted by Ascent in 2025.

Figure 1-5 Modified Project Rendering

Project Commitments

BUILDING DESIGN AND ENERGY EFFICIENCY

The modified project would commit to similar project design features as the approved project, including all electric residential development, planting of trees, participation in SMUD's SolarShare program, and investments in bicycle, cool roofing, and EV charging infrastructure exceeding the Tier 2 voluntary requirements of the CalGreen Code.

BIOLOGICAL RESOURCES PROTECTION MEASURES

There are three species that have been recognized as special-status due to population decline since the adoption of the 2022 IS/MND: Crotch's bumble bee (*Bombus crotchii*), Monarch butterfly (*Danaus plexippus*), and spicate calycadenia (*Calycadenia spicata*). Although the decline of these species was known at the time the 2022 IS/MND was prepared, because they were not listed and there were not protocols in place to address these species in the project area, the 2022 IS/MND does not address these species. These species are also not covered by the South Sacramento Habitat Conservation Plan (SSHCP), which the City began implementing in 2019. Importantly, the declining status of these species was known in 2021 and project modifications evaluated in this addendum do not substantially change the potential for the development to result in effects. Nonetheless, in recognition of the potential for the modified project to disturb vacant land with potential to provide habitat for these species, the applicant proposes the following measures:

Project Measure 1: Crotch's Bumble Bee Survey and Avoidance

A qualified biologist familiar with bumble bees of California and experienced using survey methods for bumble bees will conduct a habitat assessment and focused survey for Crotch's bumble bees before the start of any ground-disturbing activities. Surveys will be performed between April and August, when floral resources and ideal weather conditions are present and Crotch's bumble bee is most likely to be identified. The biologist will follow the methods in *Survey Considerations for California Endangered Species Act (CESA) Candidate Bumble Bee Species* (CDFW 2023) or any subsequent protocol approved by the California Department of Fish and Wildlife (CDFW). At least three onsite surveys will take place prior to the initiation of ground disturbing activities. Each survey will be spaced 2-4 weeks apart. The applicant will provide the City of Rancho Cordova with a survey report, which the City can submit to CDFW.

If Crotch's bumble bees are detected during the focused surveys, the biologist will immediately notify the City, which will notify CDFW within 24 hours, and appropriate avoidance measures will be implemented. Avoidance measures may include protective buffers around active nesting colonies or overwintering queens until these sites are no longer active. (A qualified biologist, in consultation with CDFW, would determine the appropriate buffer size to protect nesting colonies or overwintering queens.)

If crotch's bumble bee cannot be avoided, the applicant would be required to obtain an incidental take permit (ITP) from CDFW and implement all measures included in the ITP to reduce the amount of take and offset the loss of individuals or their habitat from the project site and provide compensatory mitigation for the loss of individuals or habitat. This mitigation would occur pursuant to the California Endangered Species Act. The prescription of mitigation would occur through the permitting process and would be overseen by CDFW. Compensatory mitigation for the loss of individual bumblebees or their habitat may include:

1. Preserving existing habitat outside of the project site in perpetuity; this may entail purchasing mitigation credits and/or lands from a CDFW- or USFWS-approved entity in sufficient quantity to offset the residual significant impacts, generally at a ratio of 1:1 for habitat; and
2. Restoring or enhancing existing habitat within the project site or outside of the project site but within the range of the species in the City limits.

Project Measure 2: Monarch Survey and Avoidance

No more than 14 days prior to implementing project activities that would result in ground disturbance or vegetation removal during the time when milkweed plants could host monarch eggs or caterpillars (approximately mid-March through late September), a qualified biologist will conduct focused surveys for milkweed plants and inspect these plants for monarch eggs, larvae (i.e., caterpillars), and pupae. If monarch eggs, caterpillars, or pupae are found, the host plants will be avoided until metamorphosis is completed and adult butterflies emerge and leave the host plant. If no eggs, caterpillars or pupae are detected, the qualified biologist shall submit a report summarizing the results of the survey to the City of Rancho Cordova, and further mitigation shall not be required.

Project Measure 3: Spicate Calycadenia Survey and Compensation

Prior to project initiation and during the blooming period (May-September) for spicate calycadenia, a qualified botanist will conduct protocol-level surveys of the modified project site. If no special-status plants are found, the botanist will document the findings in a letter report to CDFW, and the City of Rancho Cordova and no further actions will be required.

If spicate calycadenia are found that cannot be avoided during construction, the project proponent will consult with CDFW to determine the appropriate compensation to achieve no net loss of occupied habitat or individuals. This may include preserving and enhancing existing populations and/or restoring or creating suitable habitat in sufficient quantities to achieve no net loss of occupied habitat and/or individuals (potentially including the SSHCP preserves outside of the project area).

Success criteria for preserved and compensatory populations will include:

- ▶ The extent of occupied area and plant density (number of plants per unit area) in compensatory populations will be equal to or greater than the affected occupied habitat.
- ▶ Compensatory and preserved populations will be self-producing. Populations will be considered self-producing when:
 - plants reestablish annually for a minimum of five years with no human intervention such as supplemental seeding; and
 - reestablished and preserved habitats contain an occupied area and flower density comparable to existing occupied habitat areas in similar habitat types in the project vicinity.

1.4 PROJECT OBJECTIVES

The objectives for the modified project are generally consistent with those of the approved project, as stated on page 2-1 in Section 2.3, "Project Objectives," of the 2022 IS/MND, but have been revised to reflect changing market conditions:

- ▶ Develop a high-quality walkable community on an infill site at Capital Center.
- ▶ Design a community that is complementary in look and feel to the existing office park through attractive modern farmhouse architectural design and landscaping.
- ▶ Provide an open-air, community-oriented commercial space proximate to the proposed residential development, existing office park, and soccer facilities.
- ▶ Provide diverse housing opportunities in an infill location that is proximate to prominent employment and retail nodes that promotes walking and cycling as alternatives to driving, as well as a "live-work-play" environment.
- ▶ Take advantage of pedestrian and cycling connectivity opportunities through improved utilization of existing Rancho Cordova infrastructure. Promote increased cycling between the Residences Project and nearby amenities, shopping at Capital Village, office buildings at Capital Center and Prospect Park, and the Folsom South Canal Recreational Trail.

1.5 PROJECT APPROVALS

The approvals required for the modified project are consistent with those required for the approved project, as stated on page 2-7 in Section 2.6, "Project Approvals," of the 2022 IS/MND:

- ▶ City of Rancho Cordova City Council approval of a Conditional Use Permit and Major Design Review
- ▶ Sacramento Metropolitan Air Quality Management District: Project Approval
- ▶ Sacramento Metropolitan Fire District: Plan Review
- ▶ South Sacramento Habitat Conservation Plan permit
- ▶ Cordova Recreation and Park District certificate of compliance

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2 ENVIRONMENTAL CHECKLIST

APPROACH TO ANALYSIS

The City has determined that, in accordance with PRC Section 21166 and State CEQA Guidelines Sections 15162-15164, minor technical changes or modifications to the 2022 IS/MND are necessary to address changes to the approved project. An addendum to an adopted IS/MND is prepared when changes to a project are required, and the changes: (1) will not result in any new significant environmental effects, and (2) will not substantially increase the severity of previously identified effects.

The analysis of environmental effects provided below addresses the same topics evaluated in the 2022 IS/MND. Each of the following resource-specific subsections begins with a checklist. The purpose of this checklist is to evaluate whether any of the conditions described in CEQA Guidelines Section 15162 calling for the preparation of a subsequent environmental document have occurred. The row titles of the checklist include the full range of environmental topics, as presented in Appendix G of the State CEQA Guidelines. The column titles of the checklist have been modified from the Appendix G presentation to help answer the questions to be addressed pursuant to PRC Section 21166 and CEQA Guidelines Section 15162. A "No" answer does not necessarily mean that there are no potential impacts relative to the environmental category, but that there is no change in the condition or status of the impact because it was analyzed and addressed in the 2022 IS/MND. For instance, the environmental categories might be answered with a "No" in the checklist because the modified project would not result in new or substantially more severe environmental impacts than were identified for the approved project in the 2022 IS/MND, and the environmental impact significance conclusions of the 2022 IS/MND remain applicable. The purpose of each column of the checklist is described as follows:

Impact Conclusion in 2022 IS/MND

This column identifies the impact conclusion from the 2022 IS/MND based on an evaluation of the approved project against each of the environmental issues identified in the CEQA Environmental Checklist. The possible impact conclusions are "No Impact," "Less Than Significant Impact," "Less Than Significant with Mitigation Incorporated," or "Significant Impact." However, none of the impacts from the approved project were determined to be significant after implementation of mitigation measures.

Do Proposed Changes Involve New or Substantially More Severe Significant Impacts?

This question is answered with a "Yes" or "No," as substantiated by the discussion provided below the table. If the response is "Yes," subsequent environmental review may be required. However, as shown in the environmental analysis below, none of the proposed changes to the approved project would involve new or substantially more severe significant impacts.

Do Any New Circumstances Involve New or Substantially More Severe Significant Impacts?

This question is answered with a "Yes" or "No," as substantiated by the discussion provided below the table. If the response is "Yes," subsequent environmental review may be required. However, as shown in the environmental analysis below, no new circumstances would involve new or substantially more severe significant impacts.

Do the Mitigation Measures in the 2022 IS/MND Address or Resolve Impacts, Including Impacts That Would Otherwise be New or Substantially More Severe?

When the approved project may result in a potentially significant impact, this question is answered with a "Yes" or "No," as substantiated by the discussion provided below the table. The 2022 IS/MND mitigation measures are summarized and cross referenced, and the mitigation measures applicable to the modified project are summarized in the discussion. This question is answered with "N/A" (Not Applicable) when mitigation measures are not required to address impacts from the modified project (i.e., when the impact conclusion is "No Impact" or a "Less Than Significant Impact").

2.1 AESTHETICS

ENVIRONMENTAL ISSUES	Impact Conclusion in 2022 IS/MND	Do Proposed Changes Involve New or Substantially More Severe Significant Impacts?	Do Any New Circumstances Involve New or Substantially More Severe Significant Impacts?	Do the Mitigation Measures in the 2022 IS/MND Address or Resolve Impacts, Including Impacts That Would Otherwise be New or Substantially More Severe?
I. Aesthetics.				
Except as provided in Public Resources Code section 21099 (where aesthetic impacts shall not be considered significant for qualifying residential, mixed-use residential, and employment centers), would the project:				
a) Have a substantial adverse effect on a scenic vista?	No Impact	No	No	N/A
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	No Impact	No	No	N/A
c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage points.) If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	Less Than Significant Impact	No	No	N/A
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	Less Than Significant Impact	No	No	N/A

2.1.1 Environmental Setting

The environmental setting for the modified project site with respect to aesthetics is generally consistent with that of the approved project site, as described on pages 3-5 and 3-6 in Section 3.1.1, "Environmental Setting," of the 2022 IS/MND. The modified project site includes the 22.9-acre project site evaluated in the 2022 IS/MND (Site 1) and an additional 5-acre parcel (Site 2), approximately 0.1 mile southwest of Site 1. Like Site 1, Site 2 is vacant and surrounded by urban development on all sides, including government facilities to the west, medical offices to the north, and single-family residences to the east and south. Site 2 does not contain scenic resources and is not within the viewshed of a scenic vista or state scenic highway. Site 2 does not have onsite sources of light or glare, but receives spillover lighting from adjacent urban development.

2.1.2 Discussion

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

Section 3.1.2(a) on page 3-6 of the 2022 IS/MND evaluates the potential for the approved project to result in a substantial adverse effect on a scenic vista. The 2022 IS/MND concludes that no impact on scenic vistas would occur because the approved project site does not offer views of scenic vistas and is not within the viewshed of a scenic vista. In addition, the approved townhomes, multi-family residences, and commercial space (ranging from 20 to 37 feet tall) would be similar in height to the single- and multi-story buildings in the project vicinity. Consistent with the approved project, the single-family homes and commercial space proposed under the modified project would not be visible from scenic vistas and would be similar in height to other buildings in the project vicinity (i.e., one and two stories). Therefore, the modified project would not result in new or more severe impacts than were identified in the 2022 IS/MND with regard to scenic vistas. No substantial change from the previous conclusions in the 2022 IS/MND would occur.

b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?

Section 3.1.2(b) on page 3-6 of the 2022 IS/MND evaluates the potential for the approved project to substantially damage scenic resources within a state scenic highway. The 2022 IS/MND concludes that no impact on state scenic highways would occur because the approved project site is approximately 15 miles northeast of the nearest state scenic highway and is not in the viewshed of any state scenic highway. In addition, the approved project site is vacant and does not contain any scenic resources. Consistent with the approved project site, the modified project site is not within the viewshed of a state scenic highway and does not contain any scenic resources. Therefore, the modified project would not result in new or more severe impacts than were identified in the 2022 IS/MND with regard to scenic resources within a state scenic highway. No substantial change from the previous conclusions in the 2022 IS/MND would occur.

c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage points.) If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?

Section 3.1.2(c) on pages 3-6 and 3-7 of the 2022 IS/MND evaluates the potential for the approved project to conflict with applicable zoning and other regulations governing scenic quality. The 2022 IS/MND concludes that a less-than-significant impact would occur because the approved townhomes, multi-family residences, and commercial space would be allowed uses within the Office Professional Mixed-Use (OPMU) Zoning District. In addition, the approved development would be designed in accordance with the City's Design Guidelines (City of Rancho Cordova 2005) and the landscaping would be consistent with the landscaping standards in Chapter 23.716 of the Rancho Cordova Municipal Code.

Like the approved project site, the modified project site is in an urbanized area and entirely within the OPMU Zoning District. The modified project proposes 166 single-family homes (59 of which would include attached accessory dwelling units [ADUs]) with an overall density of 7.5 dwelling units per acre. The density requirement for mixed-use developments with residential uses in the OPMU Zoning District is 10 to 18 dwelling units per acre; however, the requirement for residential projects is a minimum of four units (Chapter 23.313, "Mixed-Use Zoning Districts," of the Rancho Cordova Municipal Code). Therefore, the modified project does not conflict with applicable regulations for the OPMU Zoning District that govern density, which help to preserve the scenic quality of the area by preventing buildings from overwhelming the landscape or blocking views. The single-family homes would consist of one- and two-story floor plans in modern, classic, and traditional farmhouse styles (Figure 1-5). Like the approved project, the modified project would be designed in accordance with the City's Design Guidelines (City of Rancho Cordova 2005), which were adopted in part to ensure that new developments are aesthetically pleasing and consistent with the City's

overall visual character. The modified project proposes one- and two-story structures, which would be less visually prominent than the three-story structures included in the approved project. Landscaping would be consistent with Chapter 23.716, "Landscaping," of the Rancho Cordova Municipal Code, which was adopted in part to enhance the appearance of developments.

Furthermore, the modified project would be subject to review and approval as part of the City's design review process. Consistency with adopted City regulations governing scenic quality would be enforced through this review process, which would limit any adverse visual effects. The character of the modified project would be consistent with existing residential communities viewed from area roadways and the Stone Creek Community Bike Trail. Therefore, the modified project would not result in new or more severe impacts than were identified in the 2022 IS/MND with regard to conflicts with applicable zoning and other regulations governing scenic quality. No substantial change from the previous conclusions in the 2022 IS/MND would occur.

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

Section 3.1.2(d) on page 3-7 of the 2022 IS/MND evaluates the potential for the approved project to create a new source of substantial light or glare that would adversely affect day or nighttime views in the project area. The 2022 IS/MND concludes that a less-than-significant impact would occur because the proposed light sources would be consistent with the City of Rancho Cordova Zoning Code lighting standards and no surfaces with potential to cause substantial glare are proposed. Like the approved project, the proposed single-family residences and commercial uses under the modified project would introduce new light sources on parcels that are currently undeveloped. However, lighting from the modified project would be shielded and directed downward to reduce light trespass to adjacent properties and public rights-of-way, consistent with all applicable lighting standards in Chapter 23.725, "Outdoor Lighting," of the Rancho Cordova Municipal Code. The proposed lighting plan would be subject to review and approval as part of the City's design review process. In addition, lighting would be consistent with existing light sources in the project vicinity that are characteristic of an urban environment. The design for the proposed residences includes tile and shingle roofing, cementitious board and batten siding, stucco finish, brick veneer, and metal garage doors. No reflective surfaces with potential to cause glare are proposed. Therefore, the modified project would not result in new or more severe impacts than were identified in the 2022 IS/MND with regard to light and glare. No substantial change from the previous conclusions in the 2022 IS/MND would occur.

2.2 AGRICULTURE AND FOREST RESOURCES

ENVIRONMENTAL ISSUES	Impact Conclusion in 2022 IS/MND	Do Proposed Changes Involve New or Substantially More Severe Significant Impacts?	Do Any New Circumstances Involve New or Substantially More Severe Significant Impacts?	Do the Mitigation Measures in the 2022 IS/MND Address or Resolve Impacts, Including Impacts That Would Otherwise be New or Substantially More Severe?
II. Agriculture and Forest 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 (Important 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	No	No	N/A
b) Conflict with existing zoning for agricultural use or a Williamson Act contract?	No Impact	No	No	N/A
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	No	No	N/A
d) Result in the loss of forest land or conversion of forest land to non-forest use?	No Impact	No	No	N/A
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	No	No	N/A

2.2.1 Environmental Setting

The environmental setting for the modified project site with respect to agriculture and forestry resources is generally consistent with that of the approved project site, as described on page 3-8 in Section 3.2.1, "Environmental Setting," of the 2022 IS/MND. Like Site 1, Site 2 is currently vacant, within the OPMU Zoning District, and is classified as Urban and Build Up Land by the California Department of Conservation Farmland Mapping and Monitoring Program.

2.2.2 Discussion

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

Section 3.2.2(a) on page 3-9 of the 2022 IS/MND evaluates the potential for the approved project to convert Important Farmland to non-agricultural use. The 2022 IS/MND concludes that no impact on Important Farmland would occur because the approved project site is not designated as Important Farmland and does not contain agricultural uses. Consistent with the approved project site, the modified project site is not designated as Important Farmland and does not contain agricultural uses (DOC 2022). Therefore, the modified project would not result in new or more severe impacts than were identified in the 2022 IS/MND with regard to Important Farmland. No substantial change from the previous conclusions in the 2022 IS/MND would occur.

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

Section 3.2.2(b) on page 3-9 of the 2022 IS/MND evaluates the potential for the approved project to conflict with existing zoning for agricultural use or a Williamson Act contract. The 2022 IS/MND concludes that no impact related to agricultural zoning and Williamson Act contracts would occur because the approved project site is zoned OPMU and is not enrolled in Williamson Act contract. Consistent with the approved project site, the modified project site is within the OPMU Zoning District, which allows for the development of integrated residential, commercial, office, and industrial uses on a single project site, and is not enrolled in Williamson Act contract. Therefore, the modified project would not result in new or more severe impacts than were identified in the 2022 IS/MND with regard to Important Farmland. No substantial change from the previous conclusions in the 2022 IS/MND would occur.

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))?

Section 3.2.2(c) on page 3-9 of the 2022 IS/MND evaluates the potential for the approved project to conflict with existing zoning for forest land and timberland. The 2022 IS/MND concludes that no impact related to forest land and timberland zoning would occur because the approved project site is zoned OPMU and does not contain forest land or timberland. Consistent with the approved project site, the modified project site is within the OPMU Zoning District and does not contain forest land or timberland. Therefore, the modified project would not result in new or more severe impacts than were identified in the 2022 IS/MND with regard to forest land and timberland. No substantial change from the previous conclusions in the 2022 IS/MND would occur.

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

Section 3.2.2(d) on page 3-9 of the 2022 IS/MND evaluates the potential for the approved project to result in the loss or conversion of forest land. The 2022 IS/MND concluded that no impact related to forest land would occur because the approved project site is vacant and does not contain forest land. Consistent with the approved project site, the modified project site is vacant and does not contain forest land. Therefore, the modified project would not result in

new or more severe impacts than were identified in the 2022 IS/MND with regard to forest land. No substantial change from the previous conclusions in the 2022 IS/MND would occur.

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

Section 3.2.2(e) on page 3-9 of the 2022 IS/MND evaluates the potential for the approved project to result in changes to the environment that could convert Important Farmland to non-agricultural use or forest land to non-forest use. The 2022 IS/MND concluded that no impact related to the conversion of Important Farmland and forest land would occur because the approved project site is vacant and within an urban, built-up area. Consistent with the approved project site, the modified project site is vacant and within an urban, built-up area that does not contain farmland or forest land. Therefore, the modified project would not result in new or more severe impacts than were identified in the 2022 IS/MND with regard to the conversion of Important Farmland and forest land. No substantial change from the previous conclusions in the 2022 IS/MND would occur.

2.3 AIR QUALITY

ENVIRONMENTAL ISSUES	Impact Conclusion in 2022 IS/MND	Do Proposed Changes Involve New or Substantially More Severe Significant Impacts?	Do Any New Circumstances Involve New or Substantially More Severe Significant Impacts?	Do the Mitigation Measures in the 2022 IS/MND Address or Resolve Impacts, Including Impacts That Would Otherwise be New or Substantially More Severe?
III. Air Quality. Where available, the significance criteria established by the applicable air quality management district or air pollution control district may be relied on to make the following determinations. Are significance criteria established by the applicable air district available to rely on for significance determinations? ☒ Yes ☐ No				
Would the project:				
a) Conflict with or obstruct implementation of the applicable air quality plan?	No Impact	No	No	N/A
b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?	Less Than Significant Impact	No	No	N/A
c) Expose sensitive receptors to substantial pollutant concentrations?	Less Than Significant Impact	No	No	N/A
d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	Less Than Significant Impact	No	No	N/A

2.3.1 Environmental Setting

The environmental setting for the modified project site with respect to air quality is generally consistent with that of the approved project site, as described on pages 3-10 and 3-14 in Section 3.3.1, "Environmental Setting," of the 2022 IS/MND.

2.3.2 Discussion

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

Section 3.3.2(a) on page 3-14 of the 2022 IS/MND evaluates the potential of the approved project to conflict with or obstruct the implementation of an applicable air quality plan. The 2022 IS/MND found that because the approved project was consistent with the land use designation under the Office Professional Mixed-Use (OPMU) Zoning District,

it was consistent with SMAQMD's air quality attainment plans. The single-family residences and commercial uses proposed under the modified project would also be consistent with the OMU land use and OPMU zoning designation for the modified project site. Therefore, the emissions from construction and operation of the modified project would have been accounted for in the Sacramento Metropolitan Air Quality Management District's (SMAQMD's) air quality attainment plans (e.g., Sacramento Regional 2008 NAAQS 8-Hour Ozone Attainment and Reasonable Further Progress Plan). The modified project would not result in new or more severe impacts than were identified in the 2022 IS/MND with regard to conflicts with applicable air quality plans. No substantial change from the previous conclusions in the 2022 IS/MND would occur.

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?

Section 3.3.2(b) on pages 3-14 through 3-16 of the 2022 IS/MND evaluates the potential of the approved project to generate a cumulatively considerable net increase of criteria air pollutants from construction and operation of the project as compared to SMAQMD recommended mass daily thresholds of significance.

Construction

The 2022 IS/MND concludes that maximum daily emissions from construction of the project would not exceed SMAQMD's daily mass emissions thresholds, while accounting for the project's commitment to implement SMAQMD's best management practices to reduce fugitive dust and exhaust emissions. Maximum emissions of NO_x, the criteria air pollutant nearest to SMAQMD's thresholds of significance, would be 39 pounds per day (lb/day) as compared to SMAQMD's threshold of 85 lb/day in the year 2022. The modified project's footprint would be similar to the approved project, with the addition of the 5-acre parcel (Site 2). In total, the modified project's development footprint would be 27.9 acres. SMAQMD's states that projects 35 acres or less would not generally exceed construction NO_x thresholds, if such projects meet certain conditions (e.g., no buildings greater than 4 stories, no demolition, not major trenching). Given that the 2022 IS/MND identified the greatest NO_x emissions from project construction to be 46 lb/day less than SMAQMD's thresholds, the additional 5 acres of development on Site 2 (17 percent of the total project site), would not be a substantial increase such that SMAQMD's thresholds would be exceeded for NO_x. Moreover, the 2022 IS/MND estimated that maximum levels of PM₁₀ and PM_{2.5} would be 21 and 12 lb/day, respectively, which is far less than SMAQMD's endorsed thresholds of 80 and 82 lb/day. Therefore, the modified project would not result in new significant effects or a substantial increase in the severity of a previously identified significant effect.. No substantial change from the previous conclusions in the 2022 IS/MND would occur.

Operation

The 2022 IS/MND concludes that maximum daily emissions from operation of the project would not exceed SMAQMD's daily mass emissions thresholds. The maximum levels of operational criteria air pollution were found to be 20 lb/day of ROG, 7 lb/day of NO_x, 10 lb/day or 2 tpy of PM₁₀, and 3 lb/day or 1 tpy of PM_{2.5}. These levels are all substantially lower than SMAQMD's recommended thresholds of significance. The modified project footprint would be similar to the approved project, with the addition of the 5-acre parcel (Site 2). In total, the modified project's development footprint would be 27.9 acres and would include 166 single-family homes with 1 acre of open space area. SMAQMD's provides a screening table for operational emissions of ozone precursors and PM. Projects that propose 485 single-family dwelling units may generate emissions that would exceed SMAQMD's ROG and NO_x thresholds; projects that propose 1,000 single-family dwelling units may generate emissions that would exceed SMAQMD's PM₁₀ and PM_{2.5} thresholds. Given that the 2022 IS/MND identified low levels of operational emissions, and the modified project would propose fewer dwelling units than those levels identified by SMAQMD in its screening table, the modified project would not result in new or more severe impacts than were identified in the 2022 IS/MND with regard to operational criteria air pollutants. No substantial change from the previous conclusions in the 2022 IS/MND would occur.

c) Expose sensitive receptors to substantial pollutant concentrations?

Section 3.3.2(c) on pages 3-16 through 3-17 of the 2022 IS/MND evaluates the potential for the approved project to expose sensitive receptors to substantial pollutant concentrations as compared to SMAQMD recommended thresholds of significance. The 2022 IS/MND found that due to the dispersive properties of diesel PM, the relatively low mass diesel PM emissions that would be generated in one place during the construction and operation of proposed land uses, and the relatively short construction period, the TACs generated by the approved project would not expose sensitive receptors to an incremental increase in cancer risk that exceeds 10 in one million or a Hazard Index of 1.0 or greater.

The modified project would add 5 acres to the project site (Site 2), which would support single-family homes, and would reduce the distance to the nearest sensitive receptor (i.e., residences) to approximately 120 feet. This increase in development would not introduce substantial diesel PM from construction or operation. As described for the approved project, construction activities at Site 2 would disperse rapidly, would be produced intermittently through the operation of equipment, and would be limited to a relatively short construction period. Following construction, the project would not produce substantial pollutant concentrations. Therefore, the modified project would not result in new significant effects or a substantial increase in the severity of a previously identified significant effect. No substantial change from the previous conclusions in the 2022 IS/MND would occur.

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

Section 3.3.2(d) on page 3-17 of the 2022 IS/MND evaluates the potential of the approved project to result in odors adversely affecting a substantial number of people. The 2022 IS/MND found that construction of the project would be intermittent and inherently short term, and that the land uses proposed were not considered operational sources of odors. The modified project proposes single-family homes with a construction duration similar to the approved project. Moreover, the proposed single-family homes and open space area under the modified project are similarly not considered operation odor sources. Therefore, the modified project would not result in new or more severe impacts than were identified in the 2022 IS/MND with regard to exposure to odors. No substantial change from the previous conclusions in the 2022 IS/MND would occur.

2.4 BIOLOGICAL RESOURCES

ENVIRONMENTAL ISSUES	Impact Conclusion in 2022 IS/MND	Do Proposed Changes Involve New or Substantially More Severe Significant Impacts?	Do Any New Circumstances Involve New or Substantially More Severe Significant Impacts?	Do the Mitigation Measures in the 2022 IS/MND Address or Resolve Impacts, Including Impacts That Would Otherwise be New or Substantially More Severe?
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?	Less Than Significant with Mitigation Incorporated	No	No	No
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	No	No	N/A
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?	No Impact	No	No	N/A
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	No	N/A
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	No Impact	No	No	N/A
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 with Mitigation Incorporated	No	No	Yes

2.4.1 Environmental Setting

The environmental setting for the modified project site with respect to biological resources is generally consistent with that of the approved project site, as described on pages 3-18 and 3-19 in Section 3.4.1, "Environmental Setting," of the 2022 IS/MND. Like Site 1, Site 2 is vacant and surrounded by urban development on all sides, including government facilities to the west, medical offices to the north, and single-family residences to the east and south. The Stone Creek Community Bike Trail is located between Site 2 and the single-family residences to the south. The United States Department of Agriculture, National Resource Conservation Service Web Soil Survey indicates that the project site is underlain primarily by pits (mining dredge tailing pits), comprising 100 percent of the soil composition (NRCS 2025). The project site appears to have never been developed but has sustained historical disturbance in the form of mining dredge tailing deposits and pits. A reconnaissance survey of the modified project site was conducted on July 25, 2025. The site had been recently graded and some vegetation (i.e., annual grasses and weeds) were partially removed. No major woody vegetation appeared to have been removed.

Like Site 1, Site 2 is within the Plan Area of the South Sacramento Habitat Conservation Plan (SSHCP). The City of Rancho Cordova began implementing the SSHCP in late 2019. The SSHCP Plan Area is divided into two components: inside and outside the Urban Development Area (UDA). The site is within the UDA mapped in the SSHCP, which is where the permitting completed for the SSHCP assumed that all proposed urbanization would occur. Based on the SSHCP species models, the same 13 species have a likelihood of occurring on Site 2 as previously evaluated for Site 1.

The SSHCP includes baseline landcover mapping, which was done at a coarse, regional scale to inform the plan and subsequent permit requests. The baseline landcover mapping for the modified project site shows high density development on the modified project site (see Figure 2-1). Neither the SSHCP nor National Wetland Inventory map wetlands within Site 2. Because conditions may have changed since the SSHCP baseline mapping was completed, existing landcover present on the site was field verified during the July 25, 2025 reconnaissance survey.

2.4.2 Discussion

Information on sensitive biological resources previously recorded near the project site was updated to include the modified project site through a search of the California Natural Diversity Database (CNDDDB) and review of the SSHCP (Sacramento County et al. 2018). Databases reviewed include the following:

- ▶ CNDDDB record search within the Rio Linda, Citrus Heights, Folsom, Sacramento East, Carmichael, Buffalo Creek, Florin, Elk Grove, and Sloughhouse U.S. Geological Service 7.5-minute quadrangles;
- ▶ California Native Plant Society, Rare Plant Inventory search of the Rio Linda, Citrus Heights, Folsom, Sacramento East, Carmichael, Buffalo Creek, Florin, Elk Grove, and Sloughhouse U.S. Geological Service 7.5-minute quadrangles (CNPS 2025);
- ▶ U.S. Fish and Wildlife Service Information for Planning and Conservation project planning tool (USFWS 2025a); and
- ▶ U. S. Fish and Wildlife Service National Wetlands Inventory website. (USFWS 2025b).

Other databases used in the determination of potential species presence include: verifiable records from iNaturalist, eBird, Bumble Bee Watch, Western Monarch Milkweed Mapper and Monarch Watch. These databases are dynamic and are regularly updated to reflect recorded occurrences and changes in status. The CNDDDB query returned 21 species as occurring within the nine-quad search area. However, of these species only four have a likelihood of occurring based on existing habitat and known nearby occurrences: burrowing owl (*Athene cunicularia*), loggerhead shrike (*Lanius ludovicianus*), Swainson's hawk (*Buteo swainsoni*), and white-tailed kite (*Elanus leucurus*). The CNDDDB results are consistent with those recorded in the 2022 IS/MND. Species for which suitable habitat is absent from the project site or whose known range does not include the project site were determined not to be affected by project implementation.



Source: Sacramento County et al. 2018.

Figure 2-1 South Sacramento Habitat Conservation Plan Baseline Landcover Types

The CNDDDB and California Native Plant Society query results indicate that there is an additional plant that was added since the previous analysis was done for Site 1. The query results indicate that there are 14 special-status plants with potential to occur in the project area. However, 13 plants are dependent on wetlands or vernal pools. As stated above, there are no wetlands or vernal pools mapped in the project area, including Site 2. Because there is no suitable habitat in the project area for wetland dependent species, these species are unlikely to occur.

Supplemental records searches also indicate that there is a potential for Crotch's bumblebee and monarch butterfly habitat on the modified project site.

- 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?**

Section 3.4.2(a) on pages 3-22 through 3-25 of the 2022 IS/MND evaluates the potential for the approved project to cause a substantial adverse effect on a special-status species. The 2022 IS/MND concludes that a potentially significant impact would occur because burrowing owl, loggerheaded shrike, Swainson's hawk, and white-tailed kite could occur on the project site. Based on the current understanding of species distribution, there are three additional species with potential to be adversely affected by the project. These species are not covered by the SSHCP and are discussed separately below.

Burrowing Owl, Loggerheaded Shrike, Swainson's Hawk, and White-tailed Kite

The City adopted Mitigation Measure Mitigation Measure 3.4-1, which would reduce potentially significant impacts to loss of foraging habitat for special-status birds because this measure would result in preservation of nesting and foraging habitat in a coordinated and interconnected SSHCP preserve system that considers the species requirements at a regional scale, rather than project-by-project, and presents a coordinated conservation strategy to maintain species viability in the region over the long term. The SSHCP conservation strategy includes surveys, nest buffers, and monitoring that would meet the requirements for CDFW to issue an incidental take permit for the project.

Site 2 supports 1.47 acres of annual grassland, which also provides foraging habitat suitable for burrowing owl and loggerhead shrike, both California species of special concern; Swainson's hawk, which is listed as a threatened species pursuant to the California Endangered Species Act; and white-tailed kite, a California fully protected species.

Like the approved project, the modified project (i.e., urban development in the UDA) is a covered activity under the SSHCP. Covered Activities are projects or activities that are allowable under the SSHCP's Incidental Take Permits and, thus, can use the SSHCP to mitigate for impacts that result from implementation of the Covered Activity. The modified project would result in a disturbance of 1.47 additional acres of grassland with potential to support special-status bird species. Implementation of the modified project would result in direct loss of approximately 23.07 acres of annual grassland. However, implementation of Mitigation Measure 3.4-1 from the 2022 IS/MND would be sufficient to reduce impacts from the modified project to a less-than-significant level. Therefore, the modified project would not result in new significant effects or a substantial increase in the severity of a previously identified significant effect with regard to special-status birds. No substantial change from the previous conclusions in the 2022 IS/MND would occur.

Crotch's Bumble Bee

The effects of the project on Crotches bumble bee were not evaluated in the 2022 IS/MND because the species was not listed at the time and its distribution was not well understood. However, Crotch's bumble bee's range is now understood to be primarily in California, including the Mediterranean region (ecoregion encompassing the greater Central Valley, Sierra foothills and central coast ranges of California south to Mexico), Pacific Coast, Great Valley, and adjacent foothills though most of southwestern California. The project site is within this range. iNaturalist and Bumblebee Watch have verifiable recorded observations of Crotch's bumble bee in vicinity of the project site (iNaturalist 2025a, Bumble Bee Watch 2025).

Bumble bees have three basic habitat requirements: suitable nesting sites for the colonies, availability of nectar and pollen from floral resources throughout the duration of the colony period (spring, summer, and fall), and

overwintering sites for the queens. The long-term productivity of bumble bee populations is affected by the quantity and quality of nectar and pollen available and the proximity of these resources to nesting habitat. Crotch's bumble bees nest underground and likely use, at least in part, old rodent burrows (Williams et al. 2014; Xerces Society 2018). Some bumble bees favor nest sites near woody transitional habitats and nest in holes or crevices in leaf litter, beneath woody debris, at the base of a tree, in herbaceous plant debris, or near grass clumps (Lanterman et al. 2019).

There is no element of the modified project that would substantially increase the potential to adversely affect Crotch's bumble bee compared to the approved project. The annual grassland habitat on the project site (Site 1 and Site 2) and adjacent developed area provide flowering plants that provide potential nectar sources for Crotch's bumble bee. These areas also typically contain rodent burrows, dirt mounds, and clumps of dead grass, which may provide nesting habitat for Crotch's bumble bees.

In the Survey Considerations for California Endangered Species Act (CESA) Candidate Bumble Bee Species, CDFW recommends reviewing the CNDDDB, iNaturalist (a citizen science database), and Bumblebee Watch databases for recorded observations in the vicinity of a given project site (CDFW 2023). The CNDDDB includes 13 observations of Crotch's bumble bee in the vicinity of the project, Bumble Bee Watch contains 14 observations and iNaturalist contains 23 observations (CNDDDB 2025, Bumble Bee Watch 2025, iNaturalist 2025a).

Project implementation could result in loss of individual Crotch's bumble bees or Crotch's bumble bee nests and loss of foraging and breeding habitat for the species. While loss of individual Crotch's bumble bees or a colony as a result of project activities may not cause the population to drop below self-sustaining levels, threaten to eliminate the species, or substantially reduce the range of the species, the population status of this species is poorly understood, and loss of a colony could have a substantial effect on the population.

This species was not evaluated in the 2022 IS/MND because it was not listed at the time and its distribution was not well understood. Although this document updates the analysis to reflect current best practice, no new impacts are identified because the applicant has proposed a survey and avoidance approach for Crotch's bumble bee. Project Measure 1 is a commitment made by the applicant and incorporated into the project that would reduce the potential impact on Crotch's bumble bee to a less-than-significant level by conducting focused surveys for bumble bees, implementing measures to avoid mortality of Crotch's bumble bees if nests or overwintering queens are detected, obtaining an ITP for unavoidable impacts, and developing a compensatory mitigation plan in consultation with CDFW to offset the loss of individuals or occupied habitat. No mitigation measures have been identified to reduce significant effects that the applicant has declined to adopt. Therefore, the modified project would not result in new or more severe impacts than were identified in the 2022 IS/MND. No substantial change from the previous conclusions in the 2022 IS/MND would occur.

Monarch

The effects of the project on monarch butterflies were not evaluated in the 2022 IS/MND because the species was not listed or a candidate for listing at the time the 2022 IS/MND was prepared. In addition, the project site is located outside of the coastal overwintering range of this species, which is where initial conservation actions were focused. The project site contains annual grassland habitat that likely provides foraging habitat for monarch (i.e., floral resources) and provides breeding habitat for the species if milkweed (*Asclepias* spp.) plants are present within the project site. iNaturalist has recorded verifiable observations of monarch butterfly and milkweed (*Asclepias* spp) in vicinity of the project site (iNaturalist 2025b, iNaturalist 2025c).

There is no element of the modified project that would substantially increase the potential to adversely affect monarch compared to the approved project. Project implementation would include conversion of annual grassland habitat and potential loss of foraging and breeding habitat suitable for monarch on Site 1 and Site 2, as well as potential direct loss of individual monarch butterfly eggs and caterpillars if present on milkweed plants during construction. Project implementation could result in loss of individual monarchs and loss of foraging and breeding habitat if milkweed plants are present.

This species was not evaluated in the 2022 IS/MND because it was not listed at the time and its distribution was not well understood. Although this document updates the analysis to reflect current best practice, no new impacts are identified because the applicant has proposed a survey and avoidance approach for monarch butterfly. Project

Measure 2 would reduce potential impacts by committing to focused surveys for milkweed plant, monarch eggs, larvae, and pupae and implementation of measures to avoid mortality of monarch eggs, larvae, and pupae if they are detected. No mitigation measures have been identified to reduce significant effects that the applicant has declined to adopt. Therefore, the modified project would not result in new or more severe impacts than were identified in the 2022 IS/MND. No substantial change from the previous conclusions in the 2022 IS/MND would occur.

Special-Status Plants

There is no element of the modified project that would substantially increase the potential to adversely affect special status plant species. To date, a special-status plant survey has not been completed to confirm the presence or absence of any special-status plant species that the CNDDDB and CNPS identified as potentially occurring in the project area. However, as indicated above and in Table 2.4-1, 13 out of the 14 species identified in the database search are considered unlikely to occur on both Site 1 and Site 2. One plant, spicate calycadenia (*Calycadenia spicata*), was added to the CNPS Rare Plant Inventory on April 5, 2023, after the analysis of Site 1. This species blooms between May and September and typically occurs in adobe or clay soils within dry, disturbed, gravelly, openings, roadsides, rocky areas in cismontane woodlands, valley and foothill grasslands at elevations ranging from 130 to 4,590 feet in elevation. The dry, gravelly, disturbed areas within annual grassland around both Site 1 and Site 2 provide habitat suitable for this species. Though unlikely, it is possible that spicate calycadenia could occur in the project area.

Mitigation Measure 3.4-1: Obtain Coverage for the Project Under the SSHCP in the 2022 IS/MND required the project proponent to conduct special-status plant surveys as part of the SSHCP permitting process. However, spicate calycadenia was not listed as a special-status plant species and is not a SSHCP covered plant so it would not be covered under the SSHCP permitting process.

Table 2.4-1 Special Status Plant Species Known to Occur in the Project Region and Their Potential for Occurrence on the Project Site

Name	Federal Status ¹	State Status ¹	SSHCP Covered	CRPR ¹	Habitat	Potential to Occur in the Project Site ²
Spicate calycadenia (=spiked western rosinweed) <i>Calycadenia spicata</i>	--	--	No	1B.3	Adobe, clay, disturbed areas, dry, gravelly, openings, roadsides, rocky areas in cismontane woodland, valley and foothill grassland. 130-4,595 feet in elevation. Blooms May-September.	May occur. The project site supports dry, gravelly, disturbed areas which provide habitat suitable for this species.
Peruvian dodder <i>Cuscuta obtusiflora</i> var. <i>glandulosa</i>	--	--	No	2B.2	Wetland. Marshes and swamps (freshwater). Freshwater marsh. 49-919 feet in elevation. Blooms July-October.	Not expected to occur: The project site does not support wetland, freshwater marshes, and swamp habitat suitable for this species.
Dwarf downingia <i>Downingia pusilla</i>	--	--	Yes	2B.2	Wetland. Valley and foothill grassland (mesic sites), vernal pools. Vernal lake and pool margins with a variety of associates. In several types of vernal pools. 3-1,608 feet in elevation. Blooms March-May.	Not expected to occur: The project site does not support vernal pool or mesic habitat suitable for this species.
Boggs Lake hedge-hyssop <i>Gratiola heterosepala</i>	--	SE	Yes	1B.2	Wetland. Marshes and swamps (freshwater), vernal pools. Clay soils; usually in vernal pools, sometimes on lake margins. 33-7,792 feet in elevation. Blooms April-August.	Not expected to occur: The project site does not support wetland habitat suitable for this species.
Woolly rose-mallow <i>Hibiscus lasiocarpus</i> var. <i>occidentalis</i>	--	--	No	1B.2	Wetland. Marshes and swamps (freshwater). Moist, freshwater-soaked riverbanks and low peat islands in sloughs; can also occur on riprap and levees. In California, known from the delta watershed. 0-509 feet in elevation. Blooms June-September.	Not expected to occur: The project site does not support wetland, freshwater marsh, and swamp habitat suitable for this species.

Name	Federal Status ¹	State Status ¹	SSHCP Covered	CRPR ¹	Habitat	Potential to Occur in the Project Site ²
Ahart's dwarf rush <i>Juncus leiospermus</i> var. <i>ahartii</i>	--	--	Yes	1B.2	Valley and foothill grassland. Restricted to the edges of vernal pools in grassland. 98–328 feet in elevation. Blooms March–May.	Not expected to occur: The project site does not support vernal pool habitat suitable for this species.
Alkali-sink goldfields <i>Lasthenia chrysantha</i>	--	--	No	1B.1	Vernal pools. Alkaline. 0–656 feet in elevation. Blooms February–June.	Not expected to occur: The project site does not support vernal pool habitat suitable for this species.
Legenere <i>Legenere limosa</i>	--	--	Yes	1B.1	Vernal pools, wetland. In beds of vernal pools. 3–2,887 feet in elevation. Blooms April–June.	Not expected to occur: The project site does not support vernal pool habitat suitable for this species.
Heckard's pepper-grass <i>Lepidium latipes</i> var. <i>heckardii</i>	--	--	No	1B.2	Valley and foothill grassland, vernal pools. Grassland, and sometimes vernal pool edges. Alkaline soils. 3–98 feet in elevation. Blooms March–May.	Not expected to occur: The project site does not support vernal pool habitat suitable for this species.
Pincushion navarretia <i>Navarretia myersii</i> ssp. <i>myersii</i>	--	--	Yes	1B.1	Vernal pools, wetland. Clay soils within non-native grassland. 148–328 feet in elevation. Blooms April–May.	Not expected to occur: The project site does not support vernal pool or wetland habitat suitable for this species.
Slender Orcutt grass <i>Orcuttia tenuis</i>	FT	SE	Yes	1B.1	Vernal pools, wetland. Often in gravelly substrate. 82–5,758 feet in elevation. Blooms May–September (October).	Not expected to occur: The project site does not support vernal pool or wetland habitat suitable for this species.
Sacramento Orcutt grass <i>Orcuttia viscida</i>	FE	SE	Yes	1B.1	Vernal pools, wetland. 49–279 feet in elevation. Blooms April–July (September).	Not expected to occur: The project site does not support vernal pool or wetland habitat suitable for this species.
Sanford's arrowhead <i>Sagittaria sanfordii</i>	--	--	Yes	1B.2	Wetland. Marshes and swamps. In standing or slow-moving freshwater ponds, marshes, and ditches. 0–2,133 feet in elevation. Blooms May–October (November).	Not expected to occur: The project site does not support vernal pool or wetland habitat suitable for this species.
Saline clover <i>Trifolium hydrophilum</i>	--	--	No	1B.2	Wetland. Marshes and swamps, valley and foothill grassland, vernal pools. Mesic, alkaline sites. 0–984 feet in elevation. Blooms April–June.	Not expected to occur: The project site does not support vernal pool or wetland habitat suitable for this species.

Notes: CRPR = California Rare Plant Rank; CNDDB = California Natural Diversity Database

^{1&2} Legal Status Definitions

Federal:

FE Endangered (legally protected)

FT Threatened (legally protected)

State:

SE Endangered (legally protected)

California Rare Plant Ranks:

1B Plant species considered rare or endangered in California and elsewhere (protected under CEQA, but not legally protected under ESA or CESA)

2B Plant species considered rare or endangered in California but more common elsewhere (protected under CEQA, but not legally protected under ESA or CESA)

Threat Ranks:

0.1 Seriously threatened in California (over 80% of occurrences threatened; high degree and immediacy of threat)

0.2 Moderately threatened in California (20–80% occurrences threatened; moderate degree and immediacy of threat)

0.3 Not very threatened in California (less than 20% of occurrences threatened / low degree and immediacy of threat or no current threats known)

²Potential for Occurrence Definitions

Not expected to occur: Species is unlikely to be present within the project survey area due to poor habitat quality, lack of suitable habitat features, or restricted current distribution of the species.

May occur: Suitable habitat is available within the project survey area; however, there are little to no other indicators that the species might be present.

Likely to occur: All of the species life history requirements can be met by habitat present within the survey area, and populations/occurrences are known to occur in the immediate vicinity.

Sources: CNDDB 2025; CNPS 2025.

To protect plant species listed since the SSHCP was adopted, the applicant has developed a survey and compensation strategy (Project Measure 3). The applicant would identify and avoid special-status plants or provide compensation for loss of special-status plants through enhancement of existing populations, creation and management of offsite populations, conservation easements, or other appropriate measures. This measure is incorporated into the project and would be implemented by the project applicant. No mitigation measures have been identified to reduce significant effects that the applicant has declined to adopt. Therefore, the modified project would not result in new or more severe impacts than were identified in the 2022 IS/MND. No substantial change from the previous conclusions in the 2022 IS/MND would occur.

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?

Section 3.4.2(b) on page 3-25 of the 2022 IS/MND evaluates the potential for the approved project to result in a substantial adverse effect on any riparian habitat or other sensitive natural community. The 2022 IS/MND concludes that no impact would occur because there are no resources present on the project site as referenced in Figure 2-1. There is no riparian habitat or other sensitive natural communities within the boundaries of the modified project site. As such, implementation of the modified project would have no effect on these resources and the modified project would not result in new or more severe impacts than were identified in the 2022 IS/MND with regard to sensitive natural communities. No substantial change from the previous conclusions in the 2022 IS/MND would occur.

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?

Section 3.4.2(c) on page 3-25 of the 2022 IS/MND evaluates the potential for the approved project to result in an adverse effect on protected wetlands. The 2022 IS/MND concludes that no impact would occur because there are no resources present on the project site as referenced in Figure 2-1. There are no wetlands within the boundaries of the modified project site. As such, implementation of the project would have no effect on these resources and the modified project would not result in new or more severe impacts than were identified in the 2022 IS/MND with regard to wetlands. No substantial change from the previous conclusions in the 2022 IS/MND would occur.

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?

Section 3.4.2(d) on page 3-26 of the 2022 IS/MND evaluates the potential for the approved project to interfere with wildlife movement. The 2022 IS/MND concludes that no impact would occur because the project site is an infill area and not within a wildlife movement corridor. The modified project site also does not serve as a corridor between habitat areas, and upland habitat development within the infill site would not substantially interfere with movement of terrestrial or aquatic animals or with use of an established migratory corridor or native wildlife nursery site. The modified project would not result in new or more severe impacts than were identified in the 2022 IS/MND with regard to wildlife movement. No substantial change from the previous conclusions in the 2022 IS/MND would occur.

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

Section 3.4.2(e) on page 3-26 of the 2022 IS/MND evaluates the potential for the approved project to conflict with local policies protecting biological resources. The 2022 IS/MND concludes that no impact would occur because there are no trees or other biological resources protected under local ordinances present within the boundaries of the project site evaluated in the 2022 IS/MND.

The Rancho Cordova Municipal Code Chapter 19.12 Preservation and Protection of Private Trees serves to protect all protected trees. 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. (5) "Protected Tree" does not include any trees for sale within the city sold by a nursery. There are still no trees within Site 1. Site 2 has a Chinese tallow that would require removal. The project applicant would follow the City of Rancho Cordova requirements and remain in compliance with local ordinances. Therefore, this impact is considered less than significant. The modified project would not result in new significant effects or a substantial increase in the severity of a previously identified significant effect with regard to local policies or ordinances protecting biological resources. No substantial change from the previous conclusions in the 2022 IS/MND would occur.

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?

Section 3.4.2(f) on page 3-26 of the 2022 IS/MND evaluates the potential for the approved project to conflict with the SSHCP. The 2022 IS/MND concludes the impact would be less than significant with the adoption of Mitigation Measure 3.4-1. The modified project site is within the SSHCP Plan Area and within the UDA. The proposed development (i.e., Urban Development in the UDA) is a covered activity under the SSHCP. Therefore, the project would not conflict with the provisions of the adopted SSHCP if all of the appropriate Avoidance and Minimization Measures are implemented as part of the project.

Implementation of Mitigation Measure 3.4-1 would ensure that the project would be consistent with the SSHCP. The City of Rancho Cordova, as an implementing party of the SSCHP, would process the SSHCP permit. During this process, the City would review the Aquatic Resources Assessment (Appendix B to the 2022 IS/MND) performed for Site 1 to evaluate the land cover analysis (and proposed elimination of wetlands from the mapping of the project site) and determine the final list of Avoidance and Minimization Measures required to permit the project. No Aquatic Resources Assessment is required for Site 2 because it is mapped as UDA in the SSHCP and there are no resources mapped on the site. The City will use this land cover information to assess impacts, identify appropriate AMMs, and issue the permit. The modified project would not result in new or more severe impacts than were identified in the 2022 IS/MND with regard to consistency with the SSHCP. No substantial change from the previous conclusions in the 2022 IS/MND would occur.

2.5 CULTURAL RESOURCES

ENVIRONMENTAL ISSUES	Impact Conclusion in 2022 IS/MND	Do Proposed Changes Involve New or Substantially More Severe Significant Impacts?	Do Any New Circumstances Involve New or Substantially More Severe Significant Impacts?	Do the Mitigation Measures in the 2022 IS/MND Address or Resolve Impacts, Including Impacts That Would Otherwise be New or Substantially More Severe?
V. Cultural Resources.				
Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource pursuant to Section 15064.5?	No Impact	No	No	N/A
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5?	Less Than Significant with Mitigation Incorporated	No	No	Yes
c) Substantially disturb human remains, including those interred outside of dedicated cemeteries?	Less Than Significant Impact	No	No	N/A

2.5.1 Environmental Setting

The environmental setting for the modified project site with respect to cultural resources is consistent with that of the approved project site, as described on page 3-27 in Section 3.5.1, "Environmental Setting," of the 2022 IS/MND. The modified project site includes the 22.9-acre project site evaluated in the 2022 IS/MND (Site 1) and an additional 5-acre parcel (Site 2), approximately 0.1 mile southwest of Site 1. The Cultural and Paleontological Resources Assessment (Natural Investigations Company 2022) prepared for the approved project describes existing conditions associated with the entire site for the modified project (i.e., Sites 1 and 2). The records search revealed that one cultural resource (Folsom Mining District-P-34-000335H) has been previously recorded within the modified project site; no new cultural resources were identified during the field survey.

2.5.2 Discussion

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

and

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

and

- c) Substantially disturb human remains, including those interred outside of formal cemeteries?

Sections 3.16.2(a), (b), and (c) on pages 3-28 and 3-29 of the 2022 IS/MND evaluate the potential for the approved project to adversely affect historical resources, archaeological resources, and human remains. The 2022 IS/MND concludes that there would be no impacts to historical resources, a less-than-significant impact related to human remains, and that implementation of Mitigation Measure 3.5-1 would reduce archaeological resource impacts to a less-than-significant level by requiring cessation of work, implementation of proper data recovery, and/or preservation procedures upon discovery of previously unknown archaeological resources.

Although the cultural report was prepared for the approved project, the assessment covered the entire site for the modified project (i.e., Sites 1 and 2). Mitigation Measure 3.5-1 would continue to be implemented for the modified project if it is approved. Like the approved project, the modified project would be required to comply with Action CHR 1.3.2 in the City's General Plan, which specifies procedures to follow in the event of an unanticipated discovery of human remains. This requirement would be identified as a condition of project approval through the City's permit process. Therefore, the modified project would not result in new or more severe impacts than were identified in the 2022 IS/MND with regard to cultural or archeological resources. No substantial change from the conclusions in the 2022 IS/MND would occur.

2.6 ENERGY

ENVIRONMENTAL ISSUES	Impact Conclusion in 2022 IS/MND	Do Proposed Changes Involve New or Substantially More Severe Significant Impacts?	Do Any New Circumstances Involve New or Substantially More Severe Significant Impacts?	Do the Mitigation Measures in the 2022 IS/MND Address or Resolve Impacts, Including Impacts That Would Otherwise be New or Substantially More Severe?
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?	Less Than Significant Impact	No	No	N/A
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	No Impact	No	No	N/A

2.6.1 Environmental Setting

The environmental setting for the modified project site with respect to energy is generally consistent with that of the approved project site, as described on page 3-30 Section 3.6.1, "Environmental Setting," of the 2022 IS/MND.

Electricity service to Site 2 would be similarly provided by Sacramento Municipal Utility District (SMUD) and natural gas service is provided by Pacific Gas and Electric Company.

2.6.2 Discussion

- a) **Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?**

Section 3.6.2(a) on pages 3-30 through 3-32 of the 2022 IS/MND evaluates the potential for the approved project to result in a significant environmental impact due to the wasteful, inefficient, or unnecessary consumption of energy resources during project construction or operation. As noted in the 2022 IS/MND, neither SMAQMD nor the City of Rancho Cordova endorse a numeric threshold for determining a project's energy impacts under CEQA. Tables 3.6-1 and 3.6-2 of the 2022 IS/MND disclose the project's energy demand during the construction and operational phases of the project as measured in gallons of diesel fuel and gasoline, megawatt hours per year of electrical demand, and Therms per year of natural gas combustion. The 2022 IS/MND found that the approved project would not result in the wasteful, inefficient, or unnecessary consumption of energy because the approved project was (1) in a VMT efficient area, (2) covered by State and federal regulations that improve fuel efficiency, (3) consistent with the Title 24 California Building Code, (4) the residential and nonresidential land uses would participate in SMUD's SolarShares program, (5) residential buildings would be all electric, and (6) construction would be a one-time energy expenditure and similar to other projects in the area. The modified project would result in the development of an additional 5-acre parcel (Site 2) and a

reconfiguration of land uses on Site 1 from multi-family to single-family housing. This reconfiguration would not result in a substantial difference in construction or operational energy use, as the development footprint would be similar. The single-family uses under the modified project would continue to participate in SMUD's SolarShare's program. Moreover, the modified project proposes fewer residences (166 single family units with 59 attached ADUs) than the approved project (417 residential units), the residential population and associated electrical demand is expected to be reduced under the modified project. The residences constructed in the modified project would be all electric, like the approved project. Therefore, the modified project would not result in new significant effects or a substantial increase in the severity of a previously identified significant effect with regard to the wasteful, inefficient, or unnecessary consumption of energy. No substantial change from the previous conclusions in the 2022 IS/MND would occur.

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

Section 3.6.2(b) on page 3-32 of the 2022 IS/MND evaluates the potential for the approved project to conflict with or obstruct a state or local plan for renewable energy or energy efficiency. The 2022 IS/MND found that the approved project would have no impact with respect to conflicting with or obstructing an energy plan because implementation of the project would ensure various energy conservation and generation features would be incorporated into new development including the installation of renewable energy features and the installation of energy efficient appliances and features, which would align with the Energy Efficiency Action Plan and City's General Plan. The modified project would include similar project design features that would decrease reliance on fossil fuels (i.e., all electric development) and commitments to SMUD's SolarShares program. The increased development footprint of 5 acres (Site 2) would not substantially alter the electrical demand of the project. Therefore, the modified project would not result in new or more significant impacts than were identified in the 2022 IS/MND with regard to conflicting with or obstructing a state or local plan for renewable energy or energy efficiency. No substantial change from the previous conclusions in the 2022 IS/MND would occur.

2.7 GEOLOGY AND SOILS

ENVIRONMENTAL ISSUES	Impact Conclusion in 2022 IS/MND	Do Proposed Changes Involve New or Substantially More Severe Significant Impacts?	Do Any New Circumstances Involve New or Substantially More Severe Significant Impacts?	Do the Mitigation Measures in the 2022 IS/MND Address or Resolve Impacts, Including Impacts That Would Otherwise be New or Substantially More Severe?
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 California Geological Survey Special Publication 42.)	No Impact	No	No	N/A
ii) Strong seismic ground shaking?	Less Than Significant Impact	No	No	N/A
iii) Seismic-related ground failure, including liquefaction?	Less Than Significant Impact	No	No	N/A
iv) Landslides?	No Impact	No	No	N/A
b) Result in substantial soil erosion or the loss of topsoil?	Less Than Significant Impact	No	No	N/A
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?	Less Than Significant Impact	No	No	N/A
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994, as updated), creating substantial direct or indirect risks to life or property?	Less Than Significant Impact	No	No	N/A

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	No	No	N/A
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	Less Than Significant Impact	No	No	N/A

2.7.1 Environmental Setting

The modified project site includes the 22.9-acre project site evaluated in the 2022 IS/MND (Site 1) and an additional 5-acre parcel (Site 2), approximately 0.1 mile southwest of Site 1. The Geotechnical Engineering Report (Mid Pacific Engineering, Inc. 2020) and the Cultural and Paleontological Resources Assessment (Natural Investigations Company 2022) prepared for the approved project include an evaluation of underlying soils, groundwater conditions, geologic hazards, and paleontological sensitivity of Sites 1 and 2. Therefore, the environmental setting for the modified project site with respect to geology and soils is generally consistent with that of the approved project site, as described on pages 3-33 and 3-34 in Section 3.7.1, "Environmental Setting," of the 2022 IS/MND.

2.7.2 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 California Geological Survey Special Publication 42.)**

Section 3.7.2(a)(i) on page 3-34 of the 2022 IS/MND evaluates the potential for the approved project to cause substantial adverse effects from rupture of a known earthquake fault. The 2022 IS/MND concludes that no impact from fault rupture would occur because the approved project site (i.e., Site 1) is not within an Alquist-Priolo Fault Zone and is located over 50 miles east of the nearest Alquist-Priolo Fault Zones. Due to the proximity of the two sites, the potential for surface fault rupture at Site 2 would be the same as that of Site 1. Therefore, the modified project would not result in new or more severe impacts than were identified in the 2022 IS/MND with regard to fault rupture. No substantial change from the previous conclusions in the 2022 IS/MND would occur.

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

Section 3.7.2(a)(ii) on pages 3-34 and 3-35 of the 2022 IS/MND evaluates the potential for the approved project to cause substantial adverse effects from strong seismic ground shaking. The 2022 IS/MND concludes that a less than significant impact from strong seismic ground shaking would occur because the approved project design would incorporate applicable seismic design standards from Chapter 16.04, "Building Code," of the Rancho Cordova Municipal Code, which would reduce seismically induced building damage and public safety risks. Similarly, the modified project would incorporate the most current seismic design standards available at the time of construction. Like the approved project, the modified project would not create new seismic events or exacerbate existing seismic hazards. Therefore, the modified project would not result in new or more severe impacts than were identified in the 2022 IS/MND with regard to strong seismic ground shaking. No substantial change from the previous conclusions in the 2022 IS/MND would occur.

iii) Seismic-related ground failure, including liquefaction?

Section 3.7.2(a)(iii) on page 3-35 of the 2022 IS/MND evaluates the potential for the approved project to cause substantial adverse effects from seismic-related ground failure, including liquefaction. The 2022 IS/MND concluded that a less-than-significant impact from seismic-related ground failure would occur because the approved project site (i.e., Site 1) has a depth to groundwater greater than 50 feet below the ground surface (bgs) and is over 40 miles from the nearest active fault. Due to the proximity of the two sites, the potential for seismic-related ground failure and liquefaction to occur at Site 2 would be the same as that of Site 1. Therefore, the modified project would not result in new or more severe impacts than were identified in the 2022 IS/MND with regard to seismic-related ground failure and liquefaction. No substantial change from the previous conclusions in the 2022 IS/MND would occur.

iv) Landslides?

Section 3.7.2(a)(iv) on page 3-35 of the 2022 IS/MND evaluates the potential for the approved project to cause substantial adverse effects from landslides. The 2022 IS/MND concludes that no impact from landslides would occur because the approved project site is generally flat and is not surrounded by steep slopes. Because the conditions at Site 2 are similar, the potential for landslides to occur at the modified project site would also be negligible. Therefore, the modified project would not result in new or more severe impacts than were identified in the 2022 IS/MND with regard to landslides. No substantial change from the previous conclusions in the 2022 IS/MND would occur.

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

Section 3.7.2(b) on pages 3-35 and 3-36 of the 2022 IS/MND evaluates the potential for the approved project to result in substantial soil erosion or the loss of topsoil. The 2022 IS/MND concludes that a less-than-significant impact from erosion and loss of topsoil would occur because the approved project would be required to implement best management practices (BMPs) to control erosion in compliance with existing permits and regulations, which include the following: National Pollutant Discharge Elimination System (NPDES) Construction General Permit, which regulates stormwater discharges from construction sites; Chapter 16.44, "Land Grading and Erosion Control," of the Rancho Cordova Municipal Code, which regulates ground-disturbing activities; and Sacramento Metropolitan Air Quality Management District Rule 403, which regulates fugitive dust emissions from construction and earth-moving activities. Although the modified project would disturb a larger area (27.9 acres) than the approved project (22.9 acres), the modified project would be required to comply with the same permits and regulations for minimizing erosion during construction activities. Like the approved project, the modified project would be designed to meet the stormwater and low impact development requirements of the Stormwater Quality Design Manual (SQDM) for the Sacramento Region (Sacramento Stormwater Quality Partnership 2018) to reduce erosion potential from stormwater runoff. Therefore, the modified project would not result in new or more severe impacts than were identified in the 2022 IS/MND with regard to soil erosion and the loss of topsoil. No substantial change from the previous conclusions in the 2022 IS/MND would occur.

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?

Section 3.7.2(c) on page 3-36 of the 2022 IS/MND evaluates the potential for the approved project to be located on a geologic unit or soil that is unstable or would become unstable because of the project and potentially result in landslide, lateral spreading, subsidence, liquefaction, or collapse. The 2022 IS/MND concludes that a less-than-significant impact would occur because the approved project site (i.e., Site 1) is generally flat, has a depth to groundwater greater than 50 feet bgs, and is over 40 miles from the nearest active fault. Because the conditions at Site 2 are similar, the potential for such hazards to occur at the modified project site would also be low. As with the approved project, the modified project would be developed in accordance with the recommendations of a design-level geotechnical investigation that considers site-specific conditions. Therefore, the modified project would not result in new or more severe impacts than were identified in the 2022 IS/MND with regard to landslide, lateral spreading, subsidence, liquefaction, or collapse. No substantial change from the previous conclusions in the 2022 IS/MND would occur.

d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994, as updated), creating substantial direct or indirect risks to life or property?

Section 3.7.2(d) on page 3-36 of the 2022 IS/MND evaluates the potential for the approved project to create risks to life or property by being located on expansive soil. The 2022 IS/MND concludes that a less-than-significant impact would occur because the approved project is subject to California Building Code standards, which include common engineering practices requiring special design and construction methods that reduce or eliminate risks associated with expansive soils at the approved project site. Soil conditions would be similar at the modified project site, and the modified project would be subject to the same California Building Code standards. Therefore, the modified project would not result in new or more severe impacts than were identified in the 2022 IS/MND with regard to expansive soils. No substantial change from the previous conclusions in the 2022 IS/MND would occur.

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?

Section 3.7.2(e) on pages 3-36 and 3-37 of the 2022 IS/MND evaluates the potential for the approved project to have soils incapable of adequately supporting septic tanks or alternative wastewater disposal systems. The 2022 IS/MND concluded that no impact related to septic tanks or alternative wastewater disposal systems would occur because the approved project would be served by the Sacramento Area Sewer District and Sacramento Regional County Sanitation District. Like the approved project, the modified project does not propose the use of septic tanks or alternative wastewater disposal systems and would be served by the existing sewer and wastewater collection and treatment providers. Therefore, the modified project would not result in new or more severe impacts than were identified in the 2022 IS/MND with regard to septic tanks and alternative wastewater disposal systems. No substantial change from the previous conclusions in the 2022 IS/MND would occur.

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

Section 3.7.2(f) on page 3-37 of the 2022 IS/MND evaluates the potential for the approved project to destroy a unique paleontological resource or site or unique geologic feature. The 2022 IS/MND concluded that a less than significant impact would occur based on the findings of a Cultural and Paleontological Resources Assessment (Natural Investigations Company 2022). Although the report was prepared for the approved project, the assessment covered the entire site for the modified project (i.e., Sites 1 and 2). The report concluded that the potential for encountering paleontological resources is low due to previous ground disturbance from historical mining activities. Like the approved project, the modified project would be required to comply with Action CHR 1.3.2 in the City's General Plan, which specifies procedures to follow in the event of an unanticipated discovery of paleontological resources. This requirement would be identified as a condition of project approval through the City's permit process. Therefore, the modified project would not result in new or more severe impacts than were identified in the 2022 IS/MND with regard to unique paleontological resources and geologic features. No substantial change from the previous conclusions in the 2022 IS/MND would occur.

2.8 GREENHOUSE GAS EMISSIONS

ENVIRONMENTAL ISSUES	Impact Conclusion in 2022 IS/MND	Do Proposed Changes Involve New or Substantially More Severe Significant Impacts?	Do Any New Circumstances Involve New or Substantially More Severe Significant Impacts?	Do the Mitigation Measures in the 2022 IS/MND Address or Resolve Impacts, Including Impacts That Would Otherwise be New or Substantially More Severe?
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?	Less Than Significant Impact	No	No	N/A
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	Less Than Significant Impact	No	No	N/A

2.8.1 Environmental Setting

The environmental setting for the modified project site with respect to greenhouse gas (GHG) emissions is generally consistent with that of the approved project site, as described on pages 3-38 through 3-40 in Section 3.8.1, "Environmental Setting," of the 2022 IS/MND, with the exception of the status of the City of Rancho Cordova's Climate Action and Adaptation Plan (CAAP). The 2022 IS/MND noted that, at the time of its preparation, the City's CAAP was currently in development. The City adopted the CAAP in July of 2023 and most recently updated the CAAP in June 2024. Nevertheless, the CAAP is not considered a "qualified" plan under CEQA Guidelines Section 15183.5(b), and is therefore ineligible for CEQA streamlining. Therefore, this analysis does not rely on the City's CAAP to make a significance determination. Notably, SMAQMD continues to recommend the significance threshold used in the 2022 IS/MND, which has been applied here for Sites 1 and 2 of the modified project.

2.8.2 Discussion

- a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?
- and
- b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

Section 3.8.2(a) on pages 3-40 through 3-43 of the 2022 IS/MND evaluates the significance of the approved project's indirect or direct emissions of GHGs. Table 3.8-1 in the 2022 IS/MND discloses the approved project's construction emissions per year as compared to SMAQMD's 1,100 metric tons of carbon dioxide equivalent per year

(MTCO₂e/year) threshold of significance, and determines that emissions would not exceed this threshold. Section 3.8.2(a) also provides a quantitative and qualitative assessment of the approved project's operational emissions based on SMAQMD's guidance, which recommends that projects be constructed to be fully electric and meet the Tier 2 voluntary standards of the California Green Building Standards Code (CALGreen) with respect to electric vehicle (EV) charging. The 2022 IS/MND finds that the approved project's commitments to planting 804 new trees; investments in bicycle storage, EV charging, and cool roofing; participation in SMUD's SolarShare program; all electric residential uses; and construction of commercial development to easily transition to electric in the future, would be sufficient to offset the remaining natural gas that was assumed for the community center. The modified project would decrease the density of the project site from 18.28 dwelling units per acre to 7.5 dwelling units per acre. The square footage of commercial space would remain the same (i.e., 5,000 sf). The modified project would commit to similar project design features as the approved project, including all electric residential development, planting of trees, participation in SMUD's SolarShare program, and investments in bicycle, cool roofing, and EV charging infrastructure exceeding the Tier 2 voluntary requirements of the CalGreen Code. Moreover, the modified project, like the approved project, is in a VMT efficient area. The modified project's commitment to these project design features would be sufficient to offset emissions from commercial natural gas usage and would be consistent with SMAQMD's GHG thresholds of significance. Therefore, the modified project would not result in new or more severe impacts than were identified in the 2022 IS/MND with regard to the project's cumulative contribution of GHG emissions to global climate change. No substantial change from the previous conclusions in the 2022 IS/MND would occur.

2.9 HAZARDS AND HAZARDOUS MATERIALS

ENVIRONMENTAL ISSUES	Impact Conclusion in 2022 IS/MND	Do Proposed Changes Involve New or Substantially More Severe Significant Impacts?	Do Any New Circumstances Involve New or Substantially More Severe Significant Impacts?	Do the Mitigation Measures in the 2022 IS/MND Address or Resolve Impacts, Including Impacts That Would Otherwise be New or Substantially More Severe?
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?	Less Than Significant Impact	No	No	N/A
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 Impact	No	No	N/A
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	No	No	N/A
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	Less Than Significant Impact	No	No	N/A
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 or excessive noise for people residing or working in the project area?	Less Than Significant Impact	No	No	N/A
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	Less Than Significant Impact	No	No	N/A
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires?	No Impact	No	No	N/A

2.9.1 Environmental Setting

The environmental setting for the modified project site with respect to hazards and hazardous materials is generally consistent with that of the approved project site, as described on pages 3-44 through 3-46 in Section 3.9.1, "Environmental Setting," of the 2022 IS/MND. The modified project site includes the 22.9-acre project site evaluated in the 2022 IS/MND (Site 1) and an additional 5-acre parcel (Site 2), approximately 0.1 mile southwest of Site 1. Site 1 includes the voluntary cleanup site associated with Assessor's Parcel Number 072-0260-056, which was identified in the 2022 IS/MND. No additional hazardous materials sites pursuant to Government Code Section 65962.5 (i.e., Cortese list sites) were identified within Site 2, based on a review of the following sources:

- ▶ The Department of Toxic Substances Control's (DTSC) list of hazardous waste and substances sites from the EnviroStor Database (DTSC 2025);
- ▶ The State Water Resources Control Board's (SWRCB) list of leaking underground storage tank sites from the GeoTracker Database (SWRCB 2025);
- ▶ The California Environmental Protection Agency's list of solid waste disposal sites identified by the SWRCB with waste constituents above hazardous waste levels outside the waste management unit (CalEPA 2016);
- ▶ SWRCB's list of active cease and desist orders and cleanup and abatement orders (SWRCB 2020); and
- ▶ DTSC's list of hazardous waste facilities subject to corrective action pursuant to Health and Safety Code Section 25187.5 (Cal EPA 2025).

2.9.2 Discussion

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

Section 3.9.2(a) on page 3-46 of the 2022 IS/MND evaluates the potential for the approved project to create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials. The 2022 IS/MND concludes that a less-than-significant impact would occur because the approved project does not include land uses that involve the substantial use or generation of hazardous materials (e.g., manufacturing plants, dry cleaning facilities, gas stations, agricultural properties, recycling centers, refineries, and shipyards). Construction and maintenance activities for the approved project may require the use, handling, and disposal of small amounts of hazardous materials (inorganic and organic chemicals, solvents, paints, oil, gasoline, and cleaners); however, existing laws and regulations are in place to protect workers, the public, and the environment. The modified project would involve the same land uses as the approved project and would be required to comply with applicable laws and regulations governing the transport, use, and disposal of hazardous materials. Therefore, the modified project would not result in new or more severe impacts than were identified in the 2022 IS/MND with regard to the routine transport, use, or disposal of hazardous materials. No substantial change from the previous conclusions in the 2022 IS/MND would occur.

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?

Section 3.9.2(b) on pages 3-46 and 3-47 of the 2022 IS/MND evaluates the potential for the approved project to create a significant hazard to the public or the environment involving the release of hazardous materials to the environment. The 2022 IS/MND concludes that a less-than-significant impact would occur because the approved project would be required to comply with existing laws and regulations intended to prevent releases of hazardous materials and provide for prompt containment in the event of a release. The modified project would be subject to the same laws and regulations. Therefore, the modified project would not result in new or more severe impacts than were identified in the 2022 IS/MND with regard to the release of hazardous materials. No substantial change from the previous conclusions in the 2022 IS/MND would occur.

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

Section 3.9.2(c) on page 3-47 of the 2022 IS/MND evaluates the potential for the approved project to emit hazardous emissions or handle hazardous materials, substances, or waste within 0.25 mile of an existing or proposed school. The 2022 IS/MND concludes that no impact would occur because the approved project site is not within 0.25 mile of any existing or proposed schools.

However, the Play-ology Preschool & Playschool has been identified as located 0.22 mile northeast of the modified project site. Although construction and maintenance activities for the project may require the use, handling, and disposal of small amounts of hazardous materials (inorganic and organic chemicals, solvents, paints, oil, gasoline, and cleaners), existing laws and regulations are in place to protect the public, the modified project does not propose land uses or activities that emit hazardous emissions or generate hazardous waste (e.g., manufacturing plants, dry cleaning facilities, gas stations, agricultural properties, recycling centers, refineries, and shipyards). Therefore, although a school site has been identified within 0.25 mile of the modified project site, there would not be new significant effects or a substantial increase in the severity of a previously identified significant effect with regard to emitting hazardous missions or handling hazardous materials, substances, or waste within 0.25 mile of schools. No substantial change from the previous conclusions in the 2022 IS/MND would occur.

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?

Section 3.9.2(d) on page 3-48 of the 2022 IS/MND evaluates the potential for the approved project to create a significant hazard to the public or the environment by being located on a Cortese list site. The 2022 IS/MND concludes that a less-than-significant impact would occur. As identified in the 2022 IS/MND, the approved project site includes a parcel that is listed as a voluntary cleanup site on the DTSC EnviroStor database; however, the approved project would be developed in accordance with the land use restrictions established in a 2010 Land Use Covenant and construction activities involving contaminated soils would be subject to, and comply with, the 2021 Soil Management Plan (Wallace-Kuhl & Associates 2021). The same requirements would apply to the modified project. As discussed in Section 2.9.1, "Environmental Setting," above, no other Cortese list sites were identified within the modified project site boundaries. Therefore, the modified project would not result in new or more severe impacts than were identified in the 2022 IS/MND with regard to hazardous materials sites. No substantial change from the previous conclusions in the 2022 IS/MND would occur.

e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?

Section 3.9.2(e) on page 3-48 of the 2022 IS/MND evaluates the potential for the approved project to be located within an airport land use plan or within 2 miles of a public airport and result in a safety hazard or excessive noise for people residing or working in the project area. The 2022 IS/MND concluded that a less-than-significant impact would occur because the approved project site is within the Airport Influence Area of Mather Airport and the approved project would be consistent with the Airport Land Use Compatibility Plan. Like the approved project site, the modified project site is not within the 60 to 75+ decibel Community Noise Equivalent noise exposure range for Mather Airport, which represents noise levels that are normally unacceptable for residential uses. Therefore, the modified project would not result in new or more severe impacts than were identified in the 2022 IS/MND with regard to airport safety hazards and noise. No substantial change from the previous conclusions in the 2022 IS/MND would occur.

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

Section 3.9.2(f) on page 3-48 of the 2022 IS/MND evaluates the potential for the approved project to impair implementation of or physically interfere with an adopted emergency response plan or evacuation plan. The 2022 IS/MND concluded that a less than significant impact would occur because the approved project would not induce unplanned population growth or permanently alter roadways in a manner that could hinder emergency response or evacuation. Because the modified project proposes fewer residences (166 single family units with 59 attached ADUs) than the approved project (417 residential units), less population growth with potential to affect emergency response and evacuation would be expected under the modified project. Like the approved project, the modified project would be reviewed by the Sacramento Metropolitan Fire District to ensure adequate emergency access and traffic safety. Therefore, the modified project would not result in new or more severe impacts than were identified in the 2022 IS/MND with regard to emergency response and evacuation plans. No substantial change from the previous conclusions in the 2022 IS/MND would occur.

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

Section 3.9.2(g) on page 3-48 of the 2022 IS/MND evaluates the potential for the approved project to expose people or structures to a significant risk of loss, injury, or death involving wildland fires. The 2022 IS/MND concluded that no impact would occur because the approved project site is within a non-Very High Fire Hazard Severity Zone (VHFHSZ) and not within an area susceptible to wildland fires. The same is true for the modified project. Therefore, the modified project would not result in new or more severe impacts than were identified in the 2022 IS/MND with regard to wildland fires. No substantial change from the previous conclusions in the 2022 IS/MND would occur.

2.10 HYDROLOGY AND WATER QUALITY

ENVIRONMENTAL ISSUES	Impact Conclusion in 2022 IS/MND	Do Proposed Changes Involve New or Substantially More Severe Significant Impacts?	Do Any New Circumstances Involve New or Substantially More Severe Significant Impacts?	Do the Mitigation Measures in the 2022 IS/MND Address or Resolve Impacts, Including Impacts That Would Otherwise be New or Substantially More Severe?
X. Hydrology and Water Quality.				
Would the project:				
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality?	Less Than Significant Impact	No	No	N/A
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	Less Than Significant Impact	No	No	N/A
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:	Less Than Significant Impact	No	No	N/A
i) Result in substantial on- or offsite erosion or siltation;	Less Than Significant Impact	No	No	N/A
ii) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite;	Less Than Significant Impact	No	No	N/A
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	Less Than Significant Impact	No	No	N/A
iv) Impede or redirect flood flows?	No Impact	No	No	N/A
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	No Impact	No	No	N/A
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	Less Than Significant Impact	No	No	N/A

2.10.1 Environmental Setting

The environmental setting for the modified project site with respect to hydrology and water quality is generally consistent with that of the approved project site, as described on pages 3-49 and 3-50 in Section 3.10.1, "Environmental Setting," of the 2022 IS/MND.

2.10.2 Discussion

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

Section 3.10.2(a) on pages 3-50 and 3-51 of the 2022 IS/MND evaluates the potential for the approved project to violate water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality. The 2022 IS/MND concludes that a less-than-significant impact would occur. The applicant for the approved project would be required to develop and implement a Stormwater Pollution Prevention Plan (SWPPP) with BMPs to prevent stormwater contamination, control sedimentation and erosion, and comply with stormwater discharge requirements during construction activities in accordance with the NPDES Construction General Permit. In addition, the approved project design includes stormwater infrastructure to treat runoff from the project site in accordance with the Stormwater Quality Design Manual (SDQM) for the Sacramento Region (Sacramento Stormwater Quality Partnership 2018) to ensure compliance with the City's NPDES municipal separate storm sewer system (MS4) permit. The modified project would result in ground disturbance and changes to existing drainage patterns over a larger area (27.9 acres) than the approved project (22.9 acres), which would have greater potential to degrade water quality relative to the approved project. However, the modified project would be required to comply with the same NPDES permit requirements to ensure water quality standards established by the Central Valley RWQCB are met during construction and operation. Therefore, the modified project would not result in new significant effects or a substantial increase in the severity of a previously identified significant effect with regard to water quality standards, waste discharge requirements, and surface and groundwater quality. No substantial change from the previous conclusions in the 2022 IS/MND would occur.

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

Section 3.10.2(b) on page 3-51 of the 2022 IS/MND evaluates the potential for the approved project to substantially decrease groundwater supplies or interfere with groundwater recharge in a manner that impedes sustainable groundwater management of the basin. The 2022 IS/MND concludes that a less-than-significant impact would occur. Although the approved project would introduce new impervious cover that would reduce the area for stormwater recharge, the approved project design includes stormwater infrastructure that would allow runoff to percolate into the soil, which would fulfill the requirements of the SQDM for the Sacramento Region (Sacramento Stormwater Quality Partnership 2018). The modified project would introduce a larger area of impervious surfaces than the approved project, which would have greater potential to interfere with groundwater recharge relative to the approved project. However, the modified project includes bioretention basins designed to fulfill the same SQDM requirements as the approved project. The modified project proposes bioretention basins at Sites 1 and 2 to collect and treat stormwater runoff from the project site and allow it to percolate back into the soil. In addition, as described further in Section 2.19, the modified project would result in less water demand than the approved project, which would reduce the potential for effects on groundwater. Therefore, the modified project would not result in new or more severe impacts than were identified in the 2022 IS/MND with regard to groundwater supplies, recharge, and management. No substantial change from the previous conclusions in the 2022 IS/MND would occur.

- 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 substantial on- or offsite erosion or siltation;**

Section 3.10.2(c)(i) on pages 3-51 and 3-52 of the 2022 IS/MND evaluates the potential for the approved project to alter existing drainage patterns or add impervious surfaces in a manner that results in substantial soil erosion or siltation. The 2022 IS/MND concluded that a less than significant impact would occur because the approved project would be required to implement BMPs to control erosion in compliance with existing permits and regulations, which include the following: NPDES Construction General Permit, which regulates stormwater discharges from construction sites; Chapter 16.44, "Land Grading and Erosion Control," of the Rancho Cordova Municipal Code, which regulates ground-disturbing activities; and Sacramento Metropolitan Air Quality Management District Rule 403, which regulates fugitive dust emissions from construction and earth-moving activities. Although the modified project would disturb a larger area (27.9 acres) than the approved project (22.9 acres), the modified project would be required to comply with the same permits and regulations for minimizing erosion during construction activities. Like the approved project site, the modified project site includes bioretention basins designed to meet the stormwater and low impact development requirements of the SQDM for the Sacramento Region (Sacramento Stormwater Quality Partnership 2018) to reduce erosion potential from stormwater runoff. Therefore, the modified project would not result in new significant effects or a substantial increase in the severity of a previously identified significant effect with regard to erosion and siltation. No substantial change from the previous conclusions in the 2022 IS/MND would occur.

- ii) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite;**

Section 3.10.2(c)(ii) on page 3-52 of the 2022 IS/MND evaluates the potential for the approved project to substantially increase surface runoff in a manner that results in flooding. The 2022 IS/MND concludes that a less-than-significant impact would occur because the approved project would be designed to meet the stormwater and low impact development requirements of the SQDM for the Sacramento Region (Sacramento Stormwater Quality Partnership 2018) to collect stormwater runoff and allow it to percolate back into the soil. The modified project would introduce a larger area of impervious surfaces than the approved project, which would have potential to result in greater amounts of surface runoff. However, the modified project includes bioretention basins designed to fulfill the same SQDM requirements as the approved project. Figures 1-4b and 1-4c in Chapter 1, "Introduction," illustrate the location and size of the bioretention basins proposed as part of the modified project. These basins are located near the proposed commercial development on Site 1 and adjacent to International Drive on Site 2. The bioretention basins would collect, filter, and temporarily store stormwater runoff from the proposed development, which would minimize the potential for localized flooding by reducing peak flow rates and the overall volume of water entering the City's drainage system during storm events. Therefore, the modified project would not result in new significant effects or a substantial increase in the severity of a previously identified significant effect with regard to flooding from increased surface runoff. No substantial change from the previous conclusions in the 2022 IS/MND would occur.

- 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**

Section 3.10.2(c)(iii) on page 3-52 of the 2022 IS/MND evaluates the potential for the approved project to create runoff water that exceeds the capacity of planned stormwater drainage systems or provide substantial additional sources of polluted runoff. The 2022 IS/MND concludes that a less-than-significant impact would occur because the approved project would be designed to meet the stormwater and low impact development requirements of the SQDM for the Sacramento Region (Sacramento Stormwater Quality Partnership 2018) to collect stormwater runoff and allow it to percolate back into the soil. The modified project would introduce a larger area of impervious surfaces than the approved project, which would have potential to result in a greater amount of surface runoff. However, the

modified project includes bioretention basins designed to fulfill the same SQDM requirements as the approved project. As noted in Section 3.9.2(c)(ii) above, the bioretention basins would collect, filter, and temporarily store stormwater runoff from the proposed development, which would reduce peak flow rates and the overall volume of water entering the City's drainage system during storm events. Therefore, the modified project would not result in new significant effects or a substantial increase in the severity of a previously identified significant effect with regard to excess runoff. No substantial change from the previous conclusions in the 2022 IS/MND would occur.

iv) Impede or redirect flood flows?

Section 3.10.2(c)(iv) on page 3-52 of the 2022 IS/MND evaluates the potential for the approved project impede or redirect flood flows. The 2022 IS/MND concludes that no impact would occur because the approved project site is in an area of minimal flood hazard. The same is true for the modified project site. Therefore, the modified project would not result in new or more severe impacts than were identified in the 2022 IS/MND with regard to impeding or redirecting flood flows. No substantial change from the previous conclusions in the 2022 IS/MND would occur.

d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?

Section 3.10.2(d) on page 3-52 of the 2022 IS/MND evaluates the potential for the approved project impede to risk release of pollutants due to project inundation in flood hazard, tsunami, or seiche zones. The 2022 IS/MND concludes that no impact would occur because the approved project site is not within a flood hazard zone, tsunami, or seiche zone. The same is true for the modified project site. Therefore, the modified project would not result in new or more severe impacts than were identified in the 2022 IS/MND with regard to the release of pollutants due to project inundation. No substantial change from the previous conclusions in the 2022 IS/MND would occur.

e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?

Section 3.10.2(e) on pages 3-52 and 3-53 of the 2022 IS/MND evaluates the potential for the approved project to conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan. The 2022 IS/MND concludes that a less than significant impact would occur because the approved project would comply with applicable requirements of the NPDES Construction General Permit and SQDM for the Sacramento Region (Sacramento Stormwater Quality Partnership 2018), which would prevent conflicts with the Water Quality Control Plan for the Sacramento and San Joaquin River Basins. In addition, the approved project would not interfere with groundwater recharge or use groundwater resources in a manner that would conflict with the Groundwater Sustainability Plan for the South American Subbasin. As discussed in Sections 2.10.2(a) and (b) above, the modified project would result in a larger area of construction-related ground disturbance and introduce more impervious surface area than the approved project; however, the modified project would be required to fulfill the same NPDES and SQDM requirements as the approved project. In addition, water demand is anticipated to decrease due to the reduction in dwelling units. Therefore, the modified project would not result in new significant effects or a substantial increase in the severity of a previously identified significant effect with regard to conflicts with water quality control and sustainable groundwater management plans. No substantial change from the previous conclusions in the 2022 IS/MND would occur.

2.11 LAND USE AND PLANNING

ENVIRONMENTAL ISSUES	Impact Conclusion in 2022 IS/MND	Do Proposed Changes Involve New or Substantially More Severe Significant Impacts?	Do Any New Circumstances Involve New or Substantially More Severe Significant Impacts?	Do the Mitigation Measures in the 2022 IS/MND Address or Resolve Impacts, Including Impacts That Would Otherwise be New or Substantially More Severe?
XI. Land Use and Planning.				
Would the project:				
a) Physically divide an established community?	No Impact	No	No	N/A
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	No	No	N/A

2.11.1 Environmental Setting

The environmental setting for the modified project site with respect to land use and planning is generally consistent with that of the approved project site, as described on page 3-54 in Section 3.11.1, "Environmental Setting," of the 2022 IS/MND. Like Site 1, Site 2 is vacant and surrounded by urban development on all sides, including government facilities to the west, medical offices to the north, and single-family residences to the east and south. Site 2 is also designated as OMU in the City's General Plan Land Use Diagram and within the OPMU Zoning Designation.

2.11.2 Discussion

a) Physically divide an established community?

Section 3.11.2(a) on page 3-54 of the 2022 IS/MND evaluates the potential for the approved project to physically divide an established community. The 2022 IS/MND concludes that no impact would occur because the approved project would be compatible with surrounding land uses and would not include any physical features that would restrict access to neighboring communities. Similarly, the modified project would develop vacant parcels with residential and commercial land uses. The modified project, like the approved project, would not permanently modify any existing roads and would not introduce any physical barriers (e.g., freeways) within the existing community. Therefore, the modified project would not result in new or more severe impacts than were identified in the 2022 IS/MND with regard to dividing established communities. No substantial change from the previous conclusions in the 2022 IS/MND would occur.

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?

Section 3.11.2(b) on page 3-54 of the 2022 IS/MND evaluates the potential for the approved project to cause significant environmental impacts due to conflicts with land use plans, policies, and regulations. The 2022 IS/MND concludes that no impact would occur because the approved project would be consistent with the land use and zoning designation for the site and would be consistent with the City's General Plan policies. Similarly, the single family residences and commercial uses proposed under the modified project would be consistent with the OMU land use and OPMU zoning designation for the modified project site. Therefore, the modified project would not result in new or more severe impacts than were identified in the 2022 IS/MND with regard to conflicts with land use plans, policies, and regulations. No substantial change from the previous conclusions in the 2022 IS/MND would occur.

2.12 MINERAL RESOURCES

ENVIRONMENTAL ISSUES	Impact Conclusion in 2022 IS/MND	Do Proposed Changes Involve New or Substantially More Severe Significant Impacts?	Do Any New Circumstances Involve New or Substantially More Severe Significant Impacts?	Do the Mitigation Measures in the 2022 IS/MND Address or Resolve Impacts, Including Impacts That Would Otherwise be New or Substantially More Severe?
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?	Less Than Significant	No	No	N/A
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	No	N/A

2.12.1 Environmental Setting

The environmental setting for the modified project site with respect to mineral resources is generally consistent with that of the approved project site, as described on page 3-55 in Section 3.12.1, "Environmental Setting," of the 2022 IS/MND. Like Site 1, Site 2 is currently vacant and does not have any active mining operations.

2.12.2 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?

Section 3.12.2(a) on page 3-55 of the 2022 IS/MND evaluates the potential for the approved project to result in the loss of availability of a known mineral resource. The 2022 IS/MND concludes that a less-than-significant impact would occur because mineral resources were historically removed from the approved project site from past mining activities. The same is true for the modified project site. Therefore, the modified project would not result in new or more severe impacts than were identified in the 2022 IS/MND with regard to mineral resources. No substantial change from the previous conclusions in the 2022 IS/MND 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?

Section 3.12.2(a) on page 3-55 of the 2022 IS/MND evaluates the potential for the approved project to result in the loss of availability of a known mineral resource. The 2022 IS/MND concludes that no impact would occur because the approved project site is zoned for professional mixed-use land uses and is surrounded by urban development that precludes mineral resource extraction. The modified project site has the same zoning designation and is also

surrounded by urban development. Therefore, the modified project would not result in new or more severe impacts than were identified in the 2022 IS/MND with regard to mineral resources. No substantial change from the previous conclusions in the 2022 IS/MND would occur.

2.13 NOISE

ENVIRONMENTAL ISSUES	Impact Conclusion in 2022 IS/MND	Do Proposed Changes Involve New or Substantially More Severe Significant Impacts?	Do Any New Circumstances Involve New or Substantially More Severe Significant Impacts?	Do the Mitigation Measures in the 2022 IS/MND Address or Resolve Impacts, Including Impacts That Would Otherwise be New or Substantially More Severe?
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, or a substantial temporary or permanent increase in noise levels above existing ambient levels that could result in an adverse effect on humans?	Less Than Significant Impact	No	No	N/A
b) Generation of excessive groundborne vibration or groundborne noise levels?	Less Than Significant Impact	No	No	N/A
c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	No Impact	No	No	N/A

2.13.1 Environmental Setting

The environmental setting for the modified project site with respect to noise is generally consistent with that of the approved project site, as described on page 3-56 in Section 3.13.1, "Environmental Setting," of the 2022 IS/MND.

2.13.2 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, or a substantial temporary or permanent increase in noise levels above existing ambient levels that could result in an adverse effect on humans?**

Section 3.13.2(a) on page 3-60 of the 2022 IS/MND evaluates the potential for the approved project to generate substantial temporary or permanent increase in ambient noise levels in excess of applicable standards, or a substantial temporary or permanent increase in noise levels above existing ambient levels that could result in an adverse effect on humans.

Construction

The 2022 IS/MND concludes that temporary noise-related impacts would be less-than-significant because the approved construction activities would occur within the timeframe that is identified by the City's noise ordinance as exempt from applicable noise standards. The modified project's construction activities are expected to be similar to the construction activities related to the approved project and would also occur during noise-exempt daytime hours. Land uses adjacent to Site 2 are International Drive and Kilgore Road to the north and east, the Stone Creek Community Bike Trail to the south, and an office building occupied by Child Support Services to the west. These land uses are not considered sensitive receptors for the analysis of construction noise. Although there are residences near Site 2, they are buffered from the site by Kilgore Road and the bike trail. Because construction noise would remain exempt, the modified project would not result in new significant effects or a substantial increase in the severity of a previously identified significant effect with regard to construction noise. No substantial change from the previous conclusions in the 2022 IS/MND would occur.

Operation

Section 3.13.2(a) on page 3-61 of the 2022 IS/MND evaluates the potential for the approved project to generate substantial permanent increase in ambient noise levels in excess of applicable standards or permanent increase in noise levels above existing ambient levels that could result in an adverse effect on humans.

Traffic Noise

The 2022 IS/MND concludes that this impact would be less than significant because project-generated traffic would not result in a perceptible change (i.e. +3 dB) on any of the roadway study segments compared to existing conditions. Daily trips that would be generated by the modified project are expected to be 2,616; a 754 vehicle trip decrease from the approved project (Kimley Horn 2025). As such, traffic-related noise generated by the modified project would be less than those under the approved project. Therefore, the modified project would not result in new or more severe impacts than were identified in the 2022 IS/MND with regard to traffic noise. No substantial change from the previous conclusions in the 2022 IS/MND would occur.

Stationary Noise

The 2022 IS/MND determined that potential noise impacts associated with HVAC equipment would be less than significant, based on the finding that no sensitive receptors would be located within 75 feet of proposed equipment. With the modified project, Site 2 would place HVAC equipment approximately 120 feet from the nearest sensitive receptor, as measured from the potential HVAC equipment location to the façade of the closest receptor. The distance between the source and the nearest sensitive receptor (i.e., residence) would be reduced from 200 feet (as previously analyzed) to approximately 120 feet under the modified project. Because noise levels increase with reduced distances from the source, the anticipated noise levels would be higher than under the approved project. The noise sources would still be located outside of the 75 feet impact distance identified in the 2022 IS/MND, as such the modified project would not exceed the City of Rancho Cordova's nighttime noise standard at sensitive receptors. In addition, the noise generated by the project would be typical of residential uses and consistent with the existing

residential noise that the receptors are exposed to in the existing condition. Therefore, the modified project would not result in new significant effects or a substantial increase in the severity of a previously identified significant effect with regard to project-generated noise levels. No substantial change from the previous conclusions in the 2022 IS/MND would occur.

b) Generation of excessive groundborne vibration or groundborne noise levels?

Section 3.13.2(b) on page 3-62 of the 2022 IS/MND evaluates the potential for the approved project to result in excessive groundborne vibration or noise levels. The 2022 IS/MND concludes that the impact would be less than significant because no sensitive receptors would be located within 26 feet where thresholds for structural damages would be exceeded or 73 feet where the thresholds for human annoyance would be exceeded. The nearest sensitive receptors would be located approximately 120 feet from the modified project. Therefore, the modified project would not result in new or more severe impacts than were identified in the 2022 IS/MND with regard to groundborne vibration or noise levels. No substantial change from the previous conclusions in the 2022 IS/MND would occur.

c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?

Section 3.13.2(c) on page 3-62 of the 2022 IS/MND evaluates the potential for the approved project to result in the exposure of people residing or working in the project area to excessive airport noise. The 2022 IS/MND concludes that no impact would occur because the approved project site is located outside the 60 dB CNEL noise contour. The modified project site is still located outside the 60 dB CNEL noise contour. Therefore, the modified project would not result in new or more severe impacts than were identified in the 2022 IS/MND with regard to airport noise. No substantial change from the previous conclusions in the 2022 IS/MND would occur.

2.14 POPULATION AND HOUSING

ENVIRONMENTAL ISSUES	Impact Conclusion in 2022 IS/MND	Do Proposed Changes Involve New or Substantially More Severe Significant Impacts?	Do Any New Circumstances Involve New or Substantially More Severe Significant Impacts?	Do the Mitigation Measures in the 2022 IS/MND Address or Resolve Impacts, Including Impacts That Would Otherwise be New or Substantially More Severe?
XIV. Population and Housing.				
Would the project:				
a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	Less Than Significant Impact	No	No	N/A
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	No Impact	No	No	N/A

2.14.1 Environmental Setting

The environmental setting for the modified project site with respect to population and housing is generally consistent with that of the approved project site, as described on page 3-55 in Section 3.12.1, "Environmental Setting," of the 2022 IS/MND. As of January 1, 2025, the population in the City was 85,451 people (DOF 2025).

2.14.2 Discussion

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

Section 3.14.2(a) on page 3-63 of the 2022 IS/MND evaluates the potential for the approved project to induce substantial unplanned population growth. The 2022 IS/MND concludes that a-less-than significant impact would occur because although the approved project would introduce new housing that could contribute to population growth in the city, the growth would occur in an area that is already planned for development and would help meet the housing needs of the City's residents. Because the modified project proposes fewer residences (166 single family units with 59 attached ADUs) than the approved project (417 residential units), less population growth would be expected under the modified project. Based on the City's average household size of 2.85 residents (US Census Bureau 2021), the approved project was estimated to have residential population of approximately 1,043 residents. In comparison, the 166 single family homes would have a residential population of approximately 474 residents and the ADUs could add up to 118 additional residents (assuming a maximum capacity of two people for each ADU), for a total of 592 residents for the modified project. Therefore, the modified project would not result in new or more

severe impacts than were identified in the 2022 IS/MND with regard to unplanned population growth. No substantial change from the previous conclusions in the 2022 IS/MND would occur.

b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?

Section 3.14.2(b) on page 3-63 of the 2022 IS/MND evaluates the potential for the approved project to displace existing people or housing, necessitating the construction of replacement housing. The 2022 IS/MND concludes that no impact would occur because the approved project site is vacant and does not contain existing housing units. Because the modified project site is also vacant, the modified project would not result in new or more severe impacts than were identified in the 2022 IS/MND with regard to the displacement of people and housing. No substantial change from the previous conclusions in the 2022 IS/MND would occur.

2.15 PUBLIC SERVICES

ENVIRONMENTAL ISSUES	Impact Conclusion in 2022 IS/MND	Do Proposed Changes Involve New or Substantially More Severe Significant Impacts?	Do Any New Circumstances Involve New or Substantially More Severe Significant Impacts?	Do the Mitigation Measures in the 2022 IS/MND Address or Resolve Impacts, Including Impacts That Would Otherwise be New or Substantially More Severe?
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XV. Public Services.

Would the project:

- a) Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, or the 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?	Less Than Significant Impact	No	No	N/A
Police protection?	Less Than Significant Impact	No	No	N/A
Schools?	Less Than Significant Impact	No	No	N/A
Parks?	Less Than Significant Impact	No	No	N/A
Other public facilities?	Less Than Significant Impact	No	No	N/A

2.15.1 Environmental Setting

The environmental setting for the modified project site with respect to public services is generally consistent with that of the approved project site, as described on pages 3-64 and 3-65 in Section 3.15.1, "Environmental Setting," of the 2022 IS/MND. Like the approved project site, the modified project site is within the service area of the following public service providers: Sacramento Metropolitan Fire District, Rancho Cordova Police Department, Folsom Cordova Unified School District, Cordova Recreation and Park District, and Sacramento Public Library System.

2.15.2 Discussion

- a) **Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, or the 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?

Section 3.15.2(a) on page 3-66 of the 2022 IS/MND evaluates the potential for the approved project to result in significant environmental impacts associated with the construction of new or physically altered government facilities in order to maintain acceptable performance objectives for fire protection. The 2022 IS/MND concludes that a less than significant impact would occur because the population growth attributable to the approved project would be consistent with the type of growth anticipated in the City's General Plan and could be served by the Sacramento Metropolitan Fire District upon payment of the City's Capital Fire Facilities Fee. Because the modified project proposes fewer residences (166 single family units with 59 attached ADUs) than the approved project (417 residential units), less population growth and associated demand for fire protection services would be expected under the modified project. As with the approved project, no new fire stations would be necessary to adequately serve the residents of the modified project. Therefore, the modified project would not result in new or more severe impacts than were identified in the 2022 IS/MND with regard to fire protection. No substantial change from the previous conclusions in the 2022 IS/MND would occur.

Police protection?

Section 3.15.2(a) on pages 3-66 and 3-67 of the 2022 IS/MND evaluates the potential for the approved project to result in significant environmental impacts associated with the construction of new or physically altered government facilities in order to maintain acceptable performance objectives for police protection. The 2022 IS/MND concluded that a less than significant impact would occur because the population growth attributable to the approved project would be consistent with the type of growth anticipated in the City's General Plan and could be served by the Rancho Cordova Police Department upon payment of the City's development impact fee. Because the modified project proposes fewer residences (166 single family units with 59 attached ADUs) than the approved project (417 residential units), less population growth and associated demand for police protection services would be expected under the modified project. As with the approved project, no new police stations would be necessary to adequately serve the residents of the modified project. Therefore, the modified project would not result in new or more severe impacts than were identified in the 2022 IS/MND with regard to police protection. No substantial change from the previous conclusions in the 2022 IS/MND would occur.

Schools?

Section 3.15.2(a) on page 3-67 of the 2022 IS/MND evaluates the potential for the approved project to result in significant environmental impacts associated with the construction of new or physically altered government facilities in order to maintain acceptable performance objectives for schools. The 2022 IS/MND concludes that a less than significant impact would occur because the student population growth attributable to the approved project would be consistent with the type of growth anticipated in the City's General Plan and could be served by the Folsom Cordova Unified School District upon payment of the City's development impact fees in accordance with Government Code Section 65995 and 65996. Because the modified project proposes fewer residences (166 single family units with 59 attached ADUs) than the approved project (417 residential units), the resident population growth and associated demand for school facilities would be reduced under the modified project. As with the approved project, no new schools would be necessary to adequately serve the student resident population of the modified project. Therefore, the modified project would not result in new or more severe impacts than were identified in the 2022 IS/MND with regard to schools. No substantial change from the previous conclusions in the 2022 IS/MND would occur.

Parks?

Section 3.15.2(a) on pages 3-67 and 3-68 of the 2022 IS/MND evaluates the potential for the approved project to result in significant environmental impacts associated with the construction of new or physically altered government facilities in order to maintain acceptable performance objectives for parks. The 2022 IS/MND concludes that a less-than-significant impact would occur because the approved project would provide recreational amenities for residents and the applicant would pay applicable development impact fees to fund Cordova Recreation and Park District park improvements that would offset the increased use of parks from new residential development. The modified project would be subject to the same requirement. The modified project includes approximately 1 acre of land dedicated to pedestrian paths, common open spaces, picnic areas, play nodes, a multi-use lawn, and a tot lot. Because these parks would be private, they would not count toward the City's park and recreation dedication requirements. Therefore, the applicant would be required to pay in-lieu fees in accordance with Rancho Cordova Municipal Code Chapter 22.40, "Park and Recreation Dedication and Fees," to offset the impact of new residential developments on existing park and recreational facilities. The modified project would not result in new or more severe impacts than were identified in the 2022 IS/MND with regard to parks. No substantial change from the previous conclusions in the 2022 IS/MND would occur.

Other public facilities?

Section 3.15.2(a) on page 3-68 of the 2022 IS/MND evaluates the potential for the approved project to result in significant environmental impacts associated with the construction of new or physically altered government facilities in order to maintain acceptable performance objectives for libraries. The 2022 IS/MND concludes that a less than significant impact would occur because the residents of the approved project would be served by the City's existing public facilities. Because the modified project proposes fewer residences (166 single family units with 59 attached ADUs) than the approved project (417 residential units), less population growth and associated demand for other public services would be expected under the modified project. As with the approved project, no new public facilities would be necessary to adequately serve the residents of the modified project. Therefore, the modified project would not result in new or more severe impacts than were identified in the 2022 IS/MND with regard to other public facilities. No substantial change from the previous conclusions in the 2022 IS/MND would occur.

2.16 RECREATION

ENVIRONMENTAL ISSUES	Impact Conclusion in 2022 IS/MND	Do Proposed Changes Involve New or Substantially More Severe Significant Impacts?	Do Any New Circumstances Involve New or Substantially More Severe Significant Impacts?	Do the Mitigation Measures in the 2022 IS/MND Address or Resolve Impacts, Including Impacts That Would Otherwise be New or Substantially More Severe?
XVI. Recreation.				
Would the project:				
a) Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	Less Than Significant Impact	No	No	N/A
b) Include recreational facilities or require the construction or expansion of recreational facilities that might have an adverse physical effect on the environment?	Less Than Significant Impact	No	No	N/A

2.16.1 Environmental Setting

The environmental setting for the modified project site with respect to recreation is generally consistent with that of the approved project site, as described on page 3-65 in Section 3.15.1, "Environmental Setting," of the 2022 IS/MND.

2.16.2 Discussion

- a) **Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?**

Section 3.16.2(a) on page 3-69 of the 2022 IS/MND evaluates the potential for the approved project to increase the use of parks and other recreational facilities in a manner that causes substantial physical deterioration of the facilities. The 2022 IS/MND concludes that a less-than-significant impact would occur because the approved project would provide recreational amenities for residents and the applicant would pay applicable development impact fees to fund Cordova Recreation and Park District park improvements that would offset the increased use of parks from new residential development. The modified project would be subject to the same requirement. The modified project includes approximately 1 acre of land dedicated to pedestrian paths, common open spaces, picnic areas, play nodes, a multi-use lawn, and a tot lot. Because these parks would be private, they would not count toward the City's park and recreation dedication requirements. Therefore, the applicant would be required to pay in-lieu fees in accordance with Rancho Cordova Municipal Code Chapter 22.40, "Park and Recreation Dedication and Fees," to offset the impact of new residential developments on existing park and recreational facilities. In addition, because the modified project would result in fewer residents, it would generate less demand for parks as compared to the approved project.

Therefore, the modified project would not result in new or more severe impacts than were identified in the 2022 IS/MND with regard to the physical deterioration of existing parks and recreational facilities. No substantial change from the previous conclusions in the 2022 IS/MND would occur.

b) Include recreational facilities or require the construction or expansion of recreational facilities that might have an adverse physical effect on the environment?

Section 3.16.2(b) on page 3-69 of the 2022 IS/MND evaluates the potential for the approved project to result in adverse physical effects on the environment from the construction or expansion of recreational facilities. The 2022 IS/MND concludes that a less-than-significant impact would occur because the environmental effects of the proposed recreational amenities were considered throughout the 2022 IS/MND as part of the overall environmental impact analysis for the project and no significant impacts were identified. Similarly, no significant environmental effects were identified throughout this addendum in connection with the modified project, including the approximately 1 acre of open space and recreational amenities proposed as part of the overall development. Therefore, the modified project would not result in new or more severe impacts than were identified in the 2022 IS/MND with regard to the construction or expansion of recreational facilities. No substantial change from the previous conclusions in the 2022 IS/MND would occur.

2.17 TRANSPORTATION

ENVIRONMENTAL ISSUES	Impact Conclusion in 2022 IS/MND	Do Proposed Changes Involve New or Substantially More Severe Significant Impacts?	Do Any New Circumstances Involve New or Substantially More Severe Significant Impacts?	Do the Mitigation Measures in the 2022 IS/MND Address or Resolve Impacts, Including Impacts That Would Otherwise be New or Substantially More Severe?
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?	Less Than Significant Impact	No	No	N/A
b) Conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?	Less Than Significant Impact	No	No	N/A
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	Less Than Significant Impact	No	No	N/A
d) Result in inadequate emergency access?	Less Than Significant Impact	No	No	N/A

2.17.1 Environmental Setting

The environmental setting for the modified project site with respect to transportation is generally consistent with that of the approved project site, as described on page 3-70 in Section 3.17.1, "Environmental Setting," of the 2022 IS/MND. The modified project site includes the 22.9-acre project site evaluated in the 2022 IS/MND (Site 1) and an additional 5-acre parcel (Site 2), approximately 0.1 mile southwest of Site 1. Kilgore Road would provide direct access to the residences proposed on Site 2. Additionally, the Stone Creek Community Bike Trail, an approximately 5-mile loop around the Stone Creek Community subdivision, is located along the southern frontage of Site 2. The City of Rancho Cordova General Plan is in the process of being updated with adoption anticipated in the summer of 2026. Similarly, the City is developing Rancho Cordova Active Transportation Plan, which will be a new plan that establishes a vision for walking, rolling, and bicycling in Rancho Cordova. Until adoption of the Active Transportation Plan, the existing Bicycle Master Plan and Pedestrian Master Plan remain applicable. The project was previously approved under the 2019 California Fire Code; however, the 2022 California Fire Code has been adopted since then and is now in effect, as incorporated by reference in the City of Rancho Cordova Municipal Code Section 17.04.010.

2.17.2 Discussion

a) Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities?

Section 3.17.2(a) on pages 3-74 and 3-75 of the 2022 IS/MND evaluates the potential for the approved project to conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities. The 2022 IS/MND concludes that the impact would be less than significant because the approved project would provide an enhanced environment for pedestrians by including open space and pathways within its internal circulation design that would integrate with the existing bicycle network. Additionally, the Residences Project would provide supporting bicycle facilities such as bicycle parking in the commercial area to comply with municipal code requirements and Bicycle Master Plan policies. The approved project would not conflict with transit facilities and all nearby bus stops would remain as is. The modified project would include pedestrian paths and open space to accommodate people walking. As shown on project site plans, all new internal roadways (i.e., Streets A, B, and C for Site 1 and Loop Street for Site 2) would be constructed with sidewalks. The modified project would not conflict with existing transit stops or interfere with the implementation of future transit facilities. Therefore, the modified project would not result in new or more severe impacts than were identified in the 2022 IS/MND with regard to alternative transportation. No substantial change from the previous conclusions in the 2022 IS/MND would occur.

b) Conflict or be inconsistent with CEQA Guidelines section 15064.3(b), which pertains to vehicle miles travelled?

Section 3.17.2(b) on page 3-76 of the 2022 IS/MND evaluates the potential for the approved project to conflict or be inconsistent with CEQA Guidelines section 15064.3(b), which pertains to vehicle miles travelled (VMT). The 2022 IS/MND concludes that the impact would be less than significant because the approved project satisfied two of the screening criteria established in the City's Transportation Impact Guidelines: it would be located in a VMT-efficient area and is in proximity to transit. The *Capital Village Residences Trip Generation Comparison Memorandum* (Trip Generation Comparison Memo) was prepared to evaluate the trip generation of the approved project relative to the modified project being proposed (Kimley-Horn 2025). Table 2.17-1 presents the trip generation comparison. The internal capture percentage between project land uses was developed using National Cooperative Highway Research Program 684 methodology because the approved and proposed modified projects both include a mix of uses.

Table 2.17-1 Trip Generation Comparison

Land Use	ITE Code	Quantity	Units	Daily Trips
Approved Project				
Multi-Family Housing (Low-Rise)	220	177	DU	1,210
Multifamily Housing (Mid-Rise)	221	240	DU	1,098
High-Turnover (Sit-Down) Restaurant	932	13.8	ksf	1,479
Total Trips				3,787
Internal Capture (11% Daily/AM Peak-Hour, 15% PM Peak-Hour) ¹				417
Net External Trips				3,370
Modified Project				
Single-Family Detached Housing	210	107	DU	1,074
Multifamily Housing (Low-Rise)	220	59	DU	454
High-Turnover (Sit-Down) Restaurant	932	13.8	ksf	1,479
Total Trips				3,007
Internal Capture (14% Daily/AM Peak-Hour, 16% PM Peak-Hour) ¹				391
Net External Trips				2,616
Net Change in External Trips				-754

Notes: DU = dwelling units; ksf = 1,000 square feet; % = percent

¹ National Cooperative Highway Research Program 684 Internal Trip Capture Estimation Tool

Source: Data provided by Kimley Horn in 2025; table modified by Ascent Environmental in 2025.

As shown in Table 2.17-1, the proposed modified project is anticipated to generate approximately 754 fewer new daily trips. Therefore, it was determined that the modified project would generate less trips, and thus VMT, than the previously evaluated and approved project.

The analysis of construction worker VMT would not change because the addition of Site 2 would not substantially affect the number of workers or travel patterns to the site. The proposed residential construction would be consistent with the type of construction previously evaluated and there are no unique project attributes that would require a specialized labor force that may travel further to the project site than previously assumed. Further, construction activities would be temporary and intermittent in nature and, thus, would not result in long-term increases in vehicular trips. Additionally, VMT of construction workers is not newly generated; instead, it is redistributed throughout the regional roadway network based on the different work sites that workers travel to each day. Therefore, the modified project would not result in new or more severe impacts than were identified in the 2022 IS/MND with regard to VMT. No substantial change from the previous conclusions in the 2022 IS/MND would occur.

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

Section 3.17.2(c) on page 3-76 of the 2022 IS/MND evaluates the potential for the approved project to substantially increase transportation hazards. The 2022 IS/MND concludes that the impact would be less than significant because the project applicant would be required to obtain an encroachment permit for any construction activity within public right of way, in compliance with City of Rancho Cordova Municipal Code Section 12.08.020. The encroachment permit requires the submittal of a traffic control permit for review and approval by the City Public Works Department for any work requiring modification of existing traffic patterns. Additionally, internal circulation for vehicles, bicyclists, and pedestrians would be required to follow the City's Design Guidelines: *Provisions for a Quality Community*. Additionally, the Residences Project would follow site design standards set forth in the City Municipal Code including those in Section 23.707.040 pertaining to pedestrian access and open space, Section 23.719.090 regarding parking design standards, and Section 23.722.050 related to on-site pedestrian pathway standards. Final site plans for the project would also be subject to review and approval by the City Building & Safety Division and Public Works Department ensuring City standards including those pertaining to site accessibility and safety are met. The modified project, including proposed development on Site 2, would be required to comply with these same regulations, standards, and approval processes for construction and operations. Therefore, the modified project would not result in new or more severe impacts than were identified in the 2022 IS/MND with regard to transportation hazards. No substantial change from the previous conclusions in the 2022 IS/MND would occur.

d) Result in inadequate emergency access?

Section 3.17.2(d) on pages 3-76 and 3-77 of the 2022 IS/MND evaluates the potential for the approved project to result in inadequate emergency access. The 2022 IS/MND concludes that the impact would be less than significant because construction activities and site plans would be subject to emergency access standards and requirements of Sacramento Metropolitan Fire District to ensure traffic safety, including the California Fire Code. Additionally, the Residences Project is required to obtain an encroachment permit and submit a traffic control plan for work within public right of way which would demonstrate safe traffic handling during construction including maintaining adequate emergency access. Final site plans for the project would also be subject to approval by the Sacramento Metropolitan Fire District and City staff ensuring the project would be designed to meet all applicable emergency access and design standards. The modified project would be required to comply with these same regulations, standards, and approval processes. Therefore, the modified project would not result in new or more severe impacts than were identified in the 2022 IS/MND with regard to emergency access. No substantial change from the previous conclusions in the 2022 IS/MND would occur.

2.18 TRIBAL CULTURAL RESOURCES

ENVIRONMENTAL ISSUES	Impact Conclusion in 2022 IS/MND	Do Proposed Changes Involve New or Substantially More Severe Significant Impacts?	Do Any New Circumstances Involve New or Substantially More Severe Significant Impacts?	Do the Mitigation Measures in the 2022 IS/MND Address or Resolve Impacts, Including Impacts That Would Otherwise be New or Substantially More Severe?
XVIII. Tribal Cultural Resources.				
Has a California Native American Tribe requested consultation in accordance with Public Resources Code section 21080.3.1(b)?		☒ Yes	☐ No	
Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:				
a) 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)?	Less Than Significant with Mitigation Incorporated	No	No	Yes
b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe?	Less Than Significant with Mitigation Incorporated	No	No	Yes

2.18.1 Environmental Setting

The environmental setting for the modified project site with respect to tribal cultural resources is generally consistent with that of the approved project site, as described on pages 3-78 in Section 3.1.8, "Environmental Setting," of the 2022 IS/MND. The modified project site includes the 22.9-acre project site evaluated in the 2022 IS/MND (Site 1) and an additional 5-acre parcel (Site 2), approximately 0.1 mile southwest of Site 1. The City conducted tribal consultation for the approved project with Wilton Rancheria pursuant to the requirements of Assembly Bill (AB) 52. The consultation included the areas that encompass the modified project site (i.e., Sites 1 and 2). The Tribe did not have knowledge of tribal cultural resources that may be affected by the approved project; however, the Tribe requested implementation of mitigation measures because the Native American Heritage Commission Sacred Lands File search was positive for Native American cultural resources in the vicinity of the approved project site, including the areas that encompass the modified project site.

2.18.2 Discussion

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

- a) 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)?

and

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

Sections 3.18.2(a) and (b) on page 3-79 of the 2022 IS/MND evaluate the potential for the approved project to cause a substantial adverse change in the significance of a tribal cultural resource. The 2022 IS/MND concludes that a potentially significant impact would occur because the results of the NAHC Sacred Lands File search were positive, reflecting the possibility that tribal cultural resources could be encountered during construction-related ground disturbing activities. The City adopted mitigation measures that would reduce impacts on tribal cultural resources to a less-than-significant level. Specifically, Mitigation Measure 3.18-1 requires the applicant to retain a Native American Tribal monitor to be present onsite during construction phases that involve ground disturbing activities. Mitigation Measure 3.18-2 specifies procedures to follow if tribal cultural resources are encountered, which include contacting the appropriate Native American tribal representative for their input on the preferred treatment of the find. The modified project would result in a larger area of ground disturbance (27.9 acres) than the approved project (22.9 acres). However, implementation of Mitigation Measures 3.18-1 and 3.18-2 from the 2022 IS/MND would be sufficient to reduce impacts from the modified project to a less-than-significant level.

Additionally, because the addendum will not result in an additional certification, the AB 52 procedures specified in PRC Sections 21080.3. 1(d) and 21080.3.2 do not apply and no additional tribal consultation under AB 52 is required. Further, pursuant to Section 15162 of the State CEQA Guidelines, no new information of substantial importance has been identified that would otherwise necessitate subsequent/supplemental environmental analysis. Therefore, the modified project would not result in new significant effects or a substantial increase in the severity of a previously identified significant effect regard to tribal cultural resources. No substantial change from the previous conclusions in the 2022 IS/MND would occur.

2.19 UTILITIES AND SERVICE SYSTEMS

ENVIRONMENTAL ISSUES	Impact Conclusion in 2022 IS/MND	Do Proposed Changes Involve New or Substantially More Severe Significant Impacts?	Do Any New Circumstances Involve New or Substantially More Severe Significant Impacts?	Do the Mitigation Measures in the 2022 IS/MND Address or Resolve Impacts, Including Impacts That Would Otherwise be New or Substantially More Severe?
XIX. Utilities and Service Systems.				
Would the project:				
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or stormwater drainage, electric power, natural gas, or telecommunication facilities, the construction or relocation of which could cause significant environmental effects?	Less Than Significant Impact	No	No	N/A
b) Have insufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?	Less Than Significant Impact	No	No	N/A
c) Result in a determination by the wastewater treatment provider that serves or may serve the project that it has inadequate capacity to serve the project's projected demand, in addition to the provider's existing commitments?	Less Than Significant Impact	No	No	N/A
d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	Less Than Significant Impact	No	No	N/A
e) Fail to comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	Less Than Significant Impact	No	No	N/A

2.19.1 Environmental Setting

The environmental setting for the modified project site with respect to utilities is generally consistent with that of the approved project site, as described on pages 3-80 and 3-81 in Section 3.19.1, "Environmental Setting," of the 2022 IS/MND. Like the approved project site, the modified project site is within the service areas of the following utility providers: Golden State Water Company (water), Sacramento Area Sewer District (sanitary sewer), City of Rancho Cordova (storm drain), Sacramento Regional County Sanitation District (wastewater), Sacramento Municipal Utility District (natural gas), Pacific Gas and Electric (electricity), AT&T and Comcast (telecommunications), and Republic Services, Inc. (solid waste collection).

2.19.2 Discussion

- a) **Require or result in the relocation or construction of construction of new or expanded water, wastewater treatment or stormwater drainage, electric power, natural gas, or telecommunication facilities, the construction or relocation of which could cause significant environmental effects?**

Section 3.19.2(a) on page 3-82 of the 2022 IS/MND evaluates the potential for the approved project to result in significant environmental impacts associated with the construction of new or expanded water, wastewater treatment or stormwater drainage, electric power, natural gas, or telecommunication facilities. The 2022 IS/MND concluded that a less than significant impact would occur because existing facilities would have sufficient capacity to accommodate the utility demands of the approved project. Because the modified project proposes fewer residences (166 single family units with 59 attached ADUs) than the approved project (417 residential units), the residential population and associated utility demand is expected to be reduced under the modified project. As with the approved project, existing off-site utility infrastructure would have sufficient capacity to adequately serve the residents of the modified project. The modified project includes the construction of on-site utility connections to existing main lines in the roadways adjacent to the project site; the associated environmental effects are considered throughout this addendum as part of the modified project's overall impact analysis. Therefore, the modified project would not result in new or more severe impacts than were identified in the 2022 IS/MND with regard to the construction or relocation of utility facilities. No substantial change from the previous conclusions in the 2022 IS/MND would occur.

- b) **Have insufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?**

Section 3.19.2(b) on pages 3-82 and 3-83 of the 2022 IS/MND evaluates the potential for the approved project to result in environmental impacts associated with insufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years. The 2022 IS/MND concludes that a less-than-significant impact would occur because the approved project is consistent with the type of infill development assumed in Golden State Water Company's 2020 Urban Water Management Plan for the Cordova Service Area (GSWC 2021), which concludes that there is sufficient supply to serve anticipated development through 2045.

The 2020 UWMP identified the following average Unit Demand Factors based on the 2016 to 2020 period: 0.36 for single family connections, 3.46 AFY for multifamily connections, and 3.50 AFY for commercial/industrial connections demand (GSWC 2021: 4-5). The original project would construct 177 single-family townhomes and 240 multi-family apartment units with an estimated 29 total connections and a commercial component for which two connections are assumed. The estimated annual water demand would be 107.34 AFY. Based on the single family unit demand factor in the 2020 UWMP, the modified project would result in a water demand of 59.76 AFY for the residences and 7 AFY for the commercial component. This anticipated water demand is 40.58 AFY less than the water demand disclosed in the 2022 IS/MND.

Because the modified project proposes fewer residences (166 single family units with 59 attached ADUs) than the approved project (417 residential units), the residential population and associated water demand is expected to be reduced under the modified project. Therefore, the modified project would not result in new or more severe impacts than were identified in the 2022 IS/MND with regard to water supplies. No substantial change from the previous conclusions in the 2022 IS/MND would occur.

- c) **Result in a determination by the wastewater treatment provider that serves or may serve the project that it has inadequate capacity to serve the project's projected demand, in addition to the provider's existing commitments?**

Section 3.19.2(c) on page 3-83 of the 2022 IS/MND evaluates the potential for the wastewater treatment provider to determine that it has inadequate capacity to serve the approved project's projected water demand in addition to the provider's existing commitments. The 2022 IS/MND concludes that a less-than-significant impact would occur

because the wastewater generated from the approved project would represent a negligible percent of Sacramento Area Sewer District's existing sewer line flow capacity and the Sacramento Regional Wastewater Treatment Plant's permitted capacity. Because the modified project proposes fewer residences (166 single family units with 59 attached ADUs) than the approved project (417 residential units), the residential population and associated wastewater treatment demand is expected to be reduced under the modified project. Assuming that all water used on the project site is converted to wastewater, the modified project would generate 40.58 AFY less wastewater than the approved project. Therefore, the modified project would not result in new or more severe impacts than were identified in the 2022 IS/MND with regard to wastewater treatment capacity. No substantial change from the previous conclusions in the 2022 IS/MND would occur.

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?

and

e) Fail to comply with federal, state, and local management and reduction statutes and regulations related to solid waste?

Sections 3.19.2(d) and (e) on pages 3-83 and 3-84 of the 2022 IS/MND evaluate the potential for the approved project to generate solid waste in excess of applicable standards or the capacity of local infrastructure, impair the attainment of solid waste reduction goals, and fail to comply with management and reduction statutes and regulations related to solid waste. The 2022 IS/MND concluded that a less than significant impact would occur because solid waste generated by the approved project would represent a negligible percent of the maximum permitted capacity of the landfill that would serve the project.

CalRecycle determined that the average disposal rate, after waste diversion efforts occur in compliance with state regulations, was 4.2 pounds per person per day (CalRecycle 2021). The approved project is estimated produce 4,729 pounds per day or 2.4 tons per day. In comparison, the 166 single family homes would have a residential population of approximately 474 residents and the ADUs could add up to 118 additional residents (assuming a maximum capacity of two people for each ADU), for a total of 592 residents for the modified project. The modified project would generate approximately 2,486 pounds per day or 1.1 tons per day. Because the number of employees resulting from the proposed commercial spaces are not yet determined, a per area generation rate is used. CalRecycle (2019) provides a generation rate of 5 pounds per 1000 square feet per day for commercial land uses. Per this estimate, 5,000 square feet of commercial space would generate approximately 25 pounds per day. This estimate would be consistent between the approved and modified projects.

Because the modified project proposes fewer residences (166 single family units with 59 attached ADUs) than the approved project (417 residential units), the residential population and associated solid waste generation is expected to be reduced under the modified project. Like the approved project, the modified project would be required to comply with applicable regulations governing solid waste disposal including the California Integrated Waste Management Act of 1989, the California Green Building Standards Code, and the Rancho Cordova Municipal Code Chapter 16.92, "Construction and Demolition (C&D) Debris Reduction, Reuse and Recycling" and Chapter 6.20, "Solid Waste Management." Therefore, the modified project would not result in new or more severe impacts than were identified in the 2022 IS/MND with regard to solid waste. No substantial change from the previous conclusions in the 2022 IS/MND would occur.

2.20 WILDFIRE

ENVIRONMENTAL ISSUES	Impact Conclusion in 2022 IS/MND	Do Proposed Changes Involve New or Substantially More Severe Significant Impacts?	Do Any New Circumstances Involve New or Substantially More Severe Significant Impacts?	Do the Mitigation Measures in the 2022 IS/MND Address or Resolve Impacts, Including Impacts That Would Otherwise be New or Substantially More Severe?
XX. Wildfire.				
Is the project located in or near state responsibility areas or lands classified as high fire hazard severity zones?				
If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:		☐ Yes		☒ No
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?	No Impact	No	No	N/A
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	No Impact	No	No	N/A
c) Require the installation 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	No	No	N/A
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	No	No	N/A

2.20.1 Environmental Setting

The environmental setting for the modified project site with respect to wildfire is generally consistent with that of the approved project site, as described on page 3-85 in Section 3.20.1, "Environmental Setting," of the 2022 IS/MND. Like the approved project site, the modified project site is entirely within a non-VHFHSZ in a local responsibility area (CAL FIRE 2008).

2.20.2 Discussion

a) Substantially impair an adopted emergency response plan or emergency evacuation plan?

Section 3.20.2(a) on pages 3-85 and 3-86 of the 2022 IS/MND evaluates the potential for the approved project to substantially impair an adopted emergency response or evacuation plan. The 2022 IS/MND concludes that no impact would occur because the approved project site would not permanently modify any roads, result in permanent road closures, or otherwise affect emergency response times or evacuation. Because population growth under the modified project would be less than that of the approved project, the modified project would result in less demand for emergency services and a smaller increase in the population using evacuation routes. Therefore, the modified project would not result in new or more severe impacts than were identified in the 2022 IS/MND with regard to emergency response and evacuation plans. No substantial change from the previous conclusions in the 2022 IS/MND would occur.

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?

Section 3.20.2(b) on page 3-86 of the 2022 IS/MND evaluates the potential for the approved project to exacerbate wildfire risks and expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of wildfire. The 2022 IS/MND concludes that no impact would occur because the approved project site is not within an area susceptible to wildland fires and does not propose any features that would exacerbate wildfire risks. The site conditions (i.e., topography, wind patterns, and fire risk) and proposed uses (i.e., residential and commercial) are similar for the modified project. Therefore, the modified project would not result in new or more severe impacts than were identified in the 2022 IS/MND with regard to exacerbating wildfire risk. No substantial change from the previous conclusions in the 2022 IS/MND would occur.

c) Require the installation 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?

Section 3.20.2(c) on page 3-86 of the 2022 IS/MND evaluates the potential for the approved project to require the installation of infrastructure that would exacerbate fire risk. The 2022 IS/MND concludes that no impact would occur because the approved project does not propose roads, fuel breaks, emergency water sources, new power lines, or other infrastructure that would exacerbate fire risk. No such infrastructure is proposed under the modified project. Therefore, the modified project would not result in new or more severe impacts than were identified in the 2022 IS/MND with regard to exacerbating wildfire risk. No substantial change from the previous conclusions in the 2022 IS/MND would occur.

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?

Section 3.20.2(d) on page 3-86 of the 2022 IS/MND evaluates the potential for the approved project to expose people or structures to significant risks as a result of runoff, post-fire slope instability, or drainage changes. The 2022 IS/MND concludes that no impact would occur because the approved project site is not in an area susceptible to wildland fire, flooding, or landslides. Similar conditions occur within the modified project site. Therefore, the modified project would not result in new or more severe impacts than were identified in the 2022 IS/MND with regard to exposing people or structures to significant risk. No substantial change from the previous conclusions in the 2022 IS/MND would occur.

2.21 MANDATORY FINDINGS OF SIGNIFICANCE

ENVIRONMENTAL ISSUES	Impact Conclusion in 2022 IS/MND	Do Proposed Changes Involve New or Substantially More Severe Significant Impacts?	Do Any New Circumstances Involve New or Substantially More Severe Significant Impacts?	Do the Mitigation Measures in the 2022 IS/MND Address or Resolve Impacts, Including Impacts That Would Otherwise be New or Substantially More Severe?
XX. 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, substantially 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	No	No	Yes
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 with Mitigation Incorporated	No	No	Yes
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	No	No	Yes

2.21.1 Environmental Setting

The environmental setting for this section is presented above in the environmental settings for each of the checklist issue areas.

2.21.2 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, substantially 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?**

Section 3.21.2(a) on pages 3-87 and 3-88 of the 2022 IS/MND evaluates the potential for the approved project to substantially degrade the quality of the environment; 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. The 2022 IS/MND concludes that a potentially significant impact would occur because the approved project would result in the direct loss of approximately 21.6 acres of annual grassland that provides suitable foraging habitat for special-status birds. In addition, the approved project has potential to damage buried archaeological resources that are inadvertently discovered during ground-disturbing activities. However, the City adopted the following mitigation measures that would reduce these impacts to a less-than-significant level:

- ▶ Mitigation Measure 3.4-1 requires the project applicant to implement the avoidance and minimization measures in the South Sacramento Habitat Conservation Plan;
- ▶ Mitigation Measure 3.5-1/Mitigation Measure 3.18-2 outlines procedures to follow in the event that unknown buried cultural deposits are encountered during project-related ground disturbance; and
- ▶ Mitigation Measure 3.18-1 requires the project applicant to retain a Native American Tribal monitor to be present onsite during construction phases that involve ground disturbing activities.

As detailed in Sections 2.1 through 2.20 of this addendum, the modified project would result in similar impacts as the approved project with the addition of the biological resources protection measures identified in Chapter 1 to address changes in the regulatory status of three species. The same mitigation measures as the approved project are recommended to reduce impacts to a less-than-significant level. Therefore, the modified project would not result in new or more severe impacts than were identified in the 2022 IS/MND with respect to this issue area. No substantial change from the previous conclusions in the 2022 IS/MND would occur.

- 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.)**

Section 3.21.2(b) on page 3-88 of the 2022 IS/MND evaluates the potential for the approved project to result in impacts that are cumulatively considerable. The 2022 IS/MND concludes that the approved project’s impacts would not be cumulatively considerable with the incorporation of the mitigation measures. As detailed in Sections 2.1 through 2.20 of this addendum, the modified project would result in similar impacts and would include the same mitigation measures as the approved project to reduce impacts to a less-than-significant level. Therefore, the modified project would not result in new or more severe impacts than were identified in the 2022 IS/MND with respect to this issue area. No substantial change from the previous conclusions in the 2022 IS/MND would occur.

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

Section 3.21.2(c) on page 3-88 of the 2022 IS/MND evaluates the potential for the approved project to result in environmental effects that would cause adverse effects on human beings. The 2022 IS/MND concludes that elements

of the project that could affect the way residents experience the existing environment (aesthetics), affect plans for the future use of the area (land use and population and housing), and result in physical effects on sensitive populations (e.g., air quality, noise) would be less than significant. As detailed in Sections 2.1 through 2.20 of this addendum, the modified project would result in similar impacts and would include the same mitigation measures as the approved project to reduce impacts to a less-than-significant level. Therefore, the modified project would not result in new or more severe impacts than were identified in the 2022 IS/MND with respect to this issue area. No substantial change from the previous conclusions in the 2022 IS/MND would occur.

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