

Grantline 208

Elementary School

Initial Study / Proposed Mitigated Negative Declaration

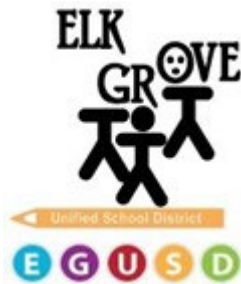
Elk Grove Unified School District

October 10, 2024

Initial Study/Proposed Mitigated Negative Declaration

Grantline 208 Elementary School

This document has been prepared by:



Elk Grove Unified School District
9510 Elk Grove-Florin Road
Elk Grove, CA 95624

In collaboration with:



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October 10, 2024

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1. Project Information

Project Title	Grantline 208 Elementary School Project
Lead Agency Name & Address	Elk Grove Unified School District (EGUSD) 9510 Elk Grove-Florin Road Elk Grove, CA 95624
Contact Person & Phone Number	Pham Saechao (916) 686-7711 ext. 67061
Project Location	The project site is located in the City of Rancho Cordova, Sacramento County, California, Assessor Parcel 067-1080-007. The site is located at the northeast corner of Cypress Grove Drive and Scholarly Way in the Grantline 208 master-planned community in the Sunrise Douglas Community Plan/Sunridge Specific Plan.
General Plan Land Uses Designation and Zoning	The project site is designated as Lot A of Final Map-2018-001-01 which was recorded on August 9, 2018. The site was designated as a school site on the approved tentative subdivision map, as well as the recorded final map. The site has a zoning designation of RD-5, which lists public schools as a permitted use.
Project Description	The EGUSD is proposing to acquire title to property and to design, construct, and operate a new Pre-K through sixth grade elementary school. The proposed school would include classroom buildings, kindergarten building, multi-purpose building, library, administration building, hard courts, playgrounds, fields, parking areas, pickup and drop-off areas, and related school signage, crosswalks, and pedestrian improvements. The proposed school would accommodate 850 students under a traditional schedule and up to 1,300 students under a year-round schedule.

1.1 CEQA Requirements

The Grantline 208 Elementary School (project) is subject to the provisions of the California Environmental Quality Act (CEQA) because it would cause a direct physical change in the environment and involves the issuance of discretionary approvals, permits, and entitlements. The EGUSD will serve as the lead agency for CEQA compliance because it is the public agency which has the principal responsibility for approving the project. The EGUSD has prepared this Initial Study/Proposed Mitigated Negative Declaration (IS/MND) to provide the public, responsible agencies, and trustee agencies with information about the potential environmental effects of the proposed project.

The purpose of this IS/MND is to provide a basis for deciding whether to prepare an Environmental Impact Report, a Mitigated Negative Declaration or a Negative Declaration. This IS/MND is intended to satisfy the requirements of CEQA (Public Resources Code, Div 13, Sec 21000-21177) and the State CEQA Guidelines (California Code of Regulations, Title 14, Sec 15000-15387), including requirements for new school (Public

Resources Code, Div 13, Sec 21151.2 and 21151.8). Section 15063(d) of the State CEQA Guidelines summarizes the content requirements of an Initial Study as follows:

- A description of the project including the location of the project;
- An identification of the environmental setting;
- An identification of environmental effects by use of a checklist, matrix, or other method, provided that entries on a checklist or other form are briefly explained to indicate that there is some evidence to support the entries;
- A discussion of the ways to mitigate the significant effects identified, if any;
- An examination of whether the project would be consistent with existing zoning, plans, and other applicable land use controls; and
- The name of the person or persons who prepared or participated in the Initial Study.

1.2 Project Location

The project site is an 11.65-acre parcel located at the northeast corner of Cypress Grove Drive and Scholarly Way in the City of Rancho Cordova, Sacramento County, California (Assessor Parcel Number 067-1080-007-0000). As shown on Figure 1, Regional Location Map, the City of Rancho Cordova is located east of the City of Sacramento and is surrounded by unincorporated Sacramento County. The site is located in the northern portion of Section 15, Township 8 South, Range 7 East, of the Mount Diablo Base and Meridian, at approximately North Latitude 38.5507 and West Longitude -121.1962. The site is located within the Grantline 208 master-planned community in the Sunrise Douglas Community Plan/Sunridge Specific Plan (SDCP/SRSP). The Grantline 208 community is a mix of single family residential lots, parks, and open space.

1.3 Environmental Setting

Figure 2, Vicinity Map, shows the project site and surrounding roadways and land uses. The site is an unpaved vacant lot that has been previously graded and is bounded by Cypress Grove Drive to the west, Thorntonhall Drive to the north, Nobleton Way to the east, and Scholarly Way to the south. Figure 3, Site Photographs, shows the project site from surrounding viewpoints. Adjoining properties include single family residences to the north, east, and south. Sidewalks are currently present along Cypress Grove Drive, Scholarly Way, and Nobleton Way adjacent to the site. Existing striped Class II bicycle lanes are present on both sides of Thorntonhall Drive and Cypress Grove Drive adjacent to the site.

Regional access to the site is provided by U.S. Highway 50, approximately 5.4 miles to the northwest. The Folsom South Canal is located approximately 2.5 miles west of the site. Laguna Creek is located approximately 3.5 miles south of the site, and the American River is located approximately 6 miles north of the site.

There are no trees on the site and vegetation is limited to non-native annual grasses. The average elevation of the site is approximately 229 feet above mean sea level. Based on a review of available well records, groundwater in the vicinity is anticipated to be approximately 118 feet below ground surface (bgs) and likely varies between 100 and 150 feet bgs.

1.4 Project Description

The EGUSD proposes to construct and operate a new Pre-K through sixth grade elementary school. The proposed elementary school is scheduled to open on July 1, 2026 and anticipated to accommodate 850 students under a traditional schedule, with up to 1,300 students under a potential year-round schedule.

Proposed Elementary School Campus

Based on a proposed site plan for the project (see Figure 4, Site Plan), the proposed elementary school campus would include an administration building, three classroom buildings, a kindergarten building, a library, a multi-purpose building, hardcourts, a field and track area, playground structures, parking lots, and pickup/drop-off areas. The proposed site plan includes eight buildings totaling approximately 71,675 square feet (sf), which include the following:

Table 1.4-1 Proposed Campus Buildings

Building	Building Type	Area (sf)
Building A	Administration Building	6,367 sf
Building B	Classroom Building	11,678 sf
Building C	Classroom Building	13,401 sf
Building D	Classroom Building	13,399 sf
Building L	Library Building	8,062 sf
Building M	Multi-Purpose Building	9,168 sf
Building TK 1	Kindergarten/TK 1	6,240 sf
Building TK 2	Kindergarten/TK 2	3,360 sf
Total		71,675 sf

The proposed school is envisioned to include 44 classrooms. A kindergarten building would have a separate play yard. Paved pedestrian ways and landscaping would interconnect proposed buildings with focal points at the site entry. Hardcourts would be located east of proposed campus buildings, and the remainder of the eastern side of the site would include grass playfields and a track area. Five photo-voltaic shade structures would be included on the site.

The project is subject to the requirements of the State Architect, including adherence to the California Fire Code regarding placement of fire hydrants, adequacy of water supply to the site, and emergency access. The project also would be subject to the State's adopted Building and Electrical Codes with their applicable provisions related to fire safety, including the installation of smoke detectors and sprinkler systems. Vehicle access ways would be constructed to City of Rancho Cordova standards, which consider emergency vehicle accessibility.

The school improvements also would be designed and constructed in accordance with the values and parameters specified in the California Building Code (CBC) and would comply with the Americans with Disabilities Act (ADA) standards, with paths and ramps to facilitate handicap access into the buildings and between the proposed facilities. The project is expected to follow the provisions of California Code of Regulations, Title 24, including Parts 6 and 11 which incorporate building energy efficiency standards. Additional project design details are provided in Appendix A.

Operational Hours

The hours of operation for the proposed new elementary school would be consistent with other elementary schools within the EGUSD. Typical EGUSD school bell schedules include:

- Pre-K and Kinder – 8:45-12:16 or 11:33-3:15
- 1st-6th – 8:20-2:50 or 8:45-3:15

Community use of the school's playfields would be allowed during daylight hours on weekends or when school is not in session, in accordance with EGUSD policy and the Civic Center Act (Education Code, Sections 38130–38139). The proposed multi-purpose building would include volleyball and basketball courts with room for spectators. The multi-purpose building may potentially be used by additional outside teams and groups, such as Boy Scouts, Girl Scouts, cheerleading, Taekwondo, band, church, enrichment classes, and local community cultural dance groups. The EGUSD would maintain full control over the conditions of community use, and there are no joint use agreements planned for the project.

Access, Parking, and Busing

The proposed site plan for the project identifies a parking lot and student drop-off/pickup lane accessed from Cypress Grove Drive, and a bus turnout along Thortonhall Drive. The project is anticipated to provide 75 to 100 parking spaces on campus.

Street Design and Pedestrian Improvements

The project would include street improvements to create a safe pedestrian environment and encourage students to walk and bike to school. The design of the proposed school would be a collaborative effort between the EGUSD, its design team, the City of Rancho Cordova, and the State of California. This would include coordination with the City of Rancho Cordova to provide applicable street striping, school zone signs, and parking controls to minimize pedestrian activity at uncontrolled locations, as well as creation of an applicable Safe Routes to School plan. The project would install a sidewalk extension along the street frontage adjacent to Thortonhall Drive to match the existing sidewalks that are present on Cypress Grove Drive, Scholarly Way, and Nobleton Way. The project may also potentially include new mid-block pedestrian crosswalks on Thortonhall Drive, Cypress Grove Drive, Scholarly Way, and Nobleton Way.

Utilities and Public Services

The project site would be connected to existing water, sewer, and storm drainage facilities located in adjacent streets. The Sacramento County Water Agency and Sacramento Area Sewer District would provide water and wastewater service for the project. Existing water and sewer service lines are located in Cypress Grove Drive and would be extended onto the project site. The project would include a dedicated water main for fire protection supply. The project proposes disconnected roof drainages to direct storm water runoff to landscaped area. All required storm water treatment and detention would be accounted for within existing off-site regional detention ponds managed by the City of Rancho Cordova, which were constructed for the overall Grantline 208 Subdivision Project.

Electrical, telephone, and cable television lines are available in the project vicinity. The project would connect to the existing Sacramento Municipal Utility District (SMUD) electrical system, the Pacific Gas and Electric (PG&E) natural gas system (if needed), and other regulated utility systems, available in the adjacent streets. Five photo-voltaic shade structures would also be included on the site.

The project would be within the area served by the Sacramento Metropolitan Fire Department and the Rancho Cordova Police Department. Fire Station 68 is located at 4381 Anatolia Drive, approximately 2.3

miles from the project site. Solid waste collection and recycling would be provided by Republic Services. Solid waste within the area is typically delivered to Sacramento County's Kiefer Landfill.

Landscaping, Monument Sign, and Fencing

The project would include a landscaped open space area, as well as tree plantings at regular intervals in parking lot buffer zones to promote comfortable pedestrian environments. Other areas not occupied by proposed buildings and hard surfaces would be landscaped. A monument sign would be placed at the main entry point for the proposed school. The project site would be enclosed with fencing so as to restrict public access and secure the site; all visitors would be required to access the site through the proposed administration office.

Project Construction

For the purposes of this Initial Study, it is assumed that construction of the project would begin in March 2025 and would occur over an approximately 1-year timeframe. Construction would occur within the allowable construction hours specified in the Rancho Cordova Municipal Code. The project is not anticipated to require nighttime construction activity.

The primary vehicle and haul truck route to the project site is anticipated to be Highway 50 to Sunrise Boulevard, then Douglas Road to Cypress Grove Drive and the project site. Prior to construction, a contractor would mobilize construction equipment and materials to the project site and would likely place a temporary job site trailer and portable sanitary facilities on the site.

Construction is anticipated to begin with site preparation, including removal of existing grasses and vegetation at the site. Following site preparation, the project site would be rough graded to elevations shown on final improvement plans. Rough grading activities would include building pad preparation, grading of roadways, and installation of erosion and sediment control features. Importation of clean fill material would also occur during this phase.

Utility connections would be installed using open trench construction methods. Such methods would include removal of surface material; excavation and shoring of a trench; installation of pipe bedding, pipelines and conduits; backfilling of the trench; and resurfacing. Trenches are anticipated to be excavated to a depth of approximately 4 to 6 feet below the ground surface.

Vertical construction activities would include construction of the elementary school buildings and other site improvements. The final phase of construction is anticipated to include establishment of landscape plantings, trees, irrigation systems, and finished hardscapes.

A variety of construction equipment would be used to build the project, including scrapers, tractors, loaders, backhoes, graders, rubber tire dozers, cranes, forklifts, welder, generator sets, cement and mortar mixers, pavers, rollers, air compressors, and other general construction equipment. A variety of trucks including haul trucks, water trucks, and pickup trucks would also be required.

1.5 Site Acquisition and School Considerations

Coordination with Rancho Cordova Planning Commission

Pursuant to Public Resources Code, Div 13, Sec 21151.2, the EGUSD provided notice in writing to the City of Rancho Cordova Planning Commission of the proposed acquisition of title to property for a new elementary school site (EGUSD 2023). The letter was provided on December 1, 2023, and the Rancho Cordova Planning Commission received a report from City staff regarding the potential acquisition of the

site during a regular meeting on January 10, 2024. The report indicated that the 11.65-acre site is adequately zoned for a school and that the parcel is designated as a school site on Final Map-2018-001-01. The Planning Commission did not have any concerns and concurred that the site is suitable for a future school (Rancho Cordova 2024).

The City's written report included an acknowledgement of the Planning Commission's desire to have the EGUSD consider using the site for a middle school/high school as opposed to an elementary school. EGUSD middle schools and high schools are typically located on sites that are approximately 25 acres and 45 acres, respectively. EGUSD combined middle school/high school campuses are typically located on sites approximately 75 acres in size. In comparison, the 11.65-acre project site is not adequately sized to support a middle school or high school campus. It is noted that the EGUSD has identified a separate site within Rancho Cordova for a potential future EGUSD middle school/high school campus, which would be considered at a future date when student demand supports a middle school/high school campus based on the EGUSD education code.

Environmental Site Assessment Findings

Pursuant to Public Resources Section 21151.8, the EGUSD required completion of an Environmental Site Assessment Report and School Site Evaluation (ESA) for the project (Condor Earth 2023). Phase I ESAs focus on the presence or likely presence of hazardous substances and petroleum products. Additional environmental conditions specific to California school sites include evaluating the presence of oil/gas fields, proximity to rock units potentially containing naturally occurring asbestos, dairy facilities, and other past land uses of environmental concern. The ESA also includes an assessment directed to address California Education Code and Public Resources Code requirements. These activities focus on investigating the proximity of hazardous air emissions, high voltage power lines, pressurized pipelines, railroads, major roadways, and current and proposed airport runways.

The ESA identified the following information relative to Public Resources Code section 21151.8:

- The project site is not a current or former hazardous waste disposal site or solid waste disposal site.
- The project site is not identified by the Department of Toxic Substances Control in a current list of hazardous substance release sites requiring removal or remedial action pursuant to Chapter 6.8 (commencing with Section 25300) of Division 20 of the Health and Safety Code.
- No high-pressure pipelines or natural gas transmission lines are located within 1,500 feet of the project site (the nearest is 2.5 miles northwest).
- Two 230kV (double phase) electrical transmission lines are located approximately 0.5 miles and 0.55 miles northwest of the project site, which are operated by the SMUD and PG&E. No other high voltage electrical transmission lines are located within 0.5 mile of the project site.
- The project site is not located within 500 feet of a freeway or other major roadway corridor (the nearest is Highway 50, located 5.4 miles to the northwest).
- No railroad tracks are located within 1,500 feet of the project site (the nearest are over 3 miles northwest).
- No active gas or oil wells are located within 0.5 mile of the project site (the nearest well is over 23,000 feet southeast of the site), and the project site is not within a known oil or gas field.
- According to information received from the local Air Quality Management District, no hazardous air emissions facilities were identified within 0.25 mile of the project site.
- No active airports are within two nautical miles of the project site (the nearest is 4.1 nautical miles).

- Naturally occurring asbestos (NOA) is associated with ultramafic rocks, and the nearest ultramafic rocks are 10 miles to the northeast in a drainage hydraulically disconnected from the site. The site lies within “Areas Least Likely to Contain Naturally Occurring Asbestos” identified in the Relative Likelihood for the Presence of NOA in Eastern Sacramento County, California, California Geological Survey, Special Report 192 (C.T. Higgins and J.P. Clinkenbeard, 2006). The potential presence of NOA at the site is therefore considered unlikely.

Based on review of publicly available information, the ESA determined that no properties listed in the environmental database search appear to pose a risk to the project site and no nearby or on-site sources of contamination were identified that would pose a subsurface vapor intrusion risk at the project site. No evidence of agricultural use of the project site or past structures was revealed.

The ESA notes the presence of two temporary construction staging trailers located on the western portion of the site along with a portable diesel-fueled generator. On the margins of the site, several areas of concrete washout and dumped landscape materials were observed. A small area of stained soil was noted on the northeastern portion of the site and was consistent with hydraulic oil from heavy equipment. These conditions were identified in the ESA as de minimis conditions in accordance with the ASTM Standard, and the ESA for the site recommended no further evaluation of the site for environmental concerns.

The Department of Toxic Substances Control (DTSC) reviewed the ESA and School Site Evaluation and conducted a site visit on September 21, 2023. In a letter dated October 30, 2023, the DTSC concurred that no further evaluation of the site is required prior to DTSC’s approval of the site for future school use, and DTSC approved the ESA with a no action determination (DTSC 2023).

1.6 Required Agency Approvals

As the CEQA Lead Agency, the EGUSD has the primary approval authority over the project. The EGUSD Board of Education would be requested to adopt the IS/MND, make certain required findings concerning the adequacy of the site for school use, and then approve the proposed project along with a Mitigation Monitoring and Reporting Program (MMRP) to ensure implementation of the mitigation measures specified in this IS/MND.

In addition, the following agencies may be Responsible Agencies or Trustee Agencies under CEQA and may need to issue approvals for the project and, thus, may need to rely upon this IS/MND.

- State of California, Department of Education
- State of California, Division of the State Architect
- State of California, Department of Toxic Substances Control
- State of California, Central Valley Regional Water Quality Control Board (CVRWQCB)
- Sacramento Metropolitan Fire Protection District
- City of Rancho Cordova

1.7 Tribal Consultation

On December 18, 2023, the EGUSD issued a tribal consultation invitation pursuant to Public Resources Code section 21080.3.1, subd. (d) to the Buena Vista Rancheria Me-Wuk Indians. A 30-day period allowing for a request for consultation ended with no request made for consultation. For further summary of the cultural resources review and mitigation measures related to cultural and tribal cultural resources, please see Section 3.5 Cultural Resources, and Section 3.18 Tribal Cultural Resources of this Initial Study.

1.8 Compliance with Existing Regulations and Standard BMPs

The project would abide by the following regulations and industry-accepted Best Management Practices (BMPs) to reduce or avoid potential adverse effects that could result from construction or operation of the project. In addition to these BMPs, mitigation measures are presented in the analysis sections in Chapter 3 to reduce potentially significant environmental impacts to below a level of significance. The project's MMRP would include these actions to ensure implementation.

Stormwater Pollution Prevention Plan (SWPPP)

The project will obtain coverage under State Water Resources Control Board Waste Discharge Requirements for Discharges of Storm Water Runoff Associated with Construction and Land Disturbance Activities. This will include submittal of permit registration documents (notice of intent, risk assessment, site maps, Storm Water Pollution Prevention Plan (SWPPP), annual fee, and certifications) to the State Water Resources Control Board. The SWPPP will address pollutant sources, non-storm water discharges resulting from construction, BMPs, and other specified requirements. The SWPPP will also include dust control practices to prevent wind erosion, sediment tracking, and dust generation by construction equipment. A Qualified SWPPP Practitioner will oversee implementation, including visual inspections, sampling and analysis, and ensuring overall compliance.

Construction Noise Management

The project contractor would implement the following construction BMPs to reduce construction noise levels emanating from the site to minimize disruption and annoyance at existing noise-sensitive receptors in the project vicinity during construction.

- Equip all internal combustion engine-driven equipment with intake and exhaust mufflers that are in good condition and appropriate for the equipment.
- Prohibit unnecessary idling of internal combustion engines.
- Locate stationary noise-generating equipment such as air compressors or portable power generators as far as possible from sensitive receptors.
- Utilize “quiet” air compressors and other stationary noise sources where technology exists.
- Notify nearby residences of the construction schedule, in writing, and provide a written schedule of “noisy” construction activities to adjacent land uses and nearby residences.
- Designate a “disturbance coordinator” who would be responsible for responding to any complaints about construction noise. The disturbance coordinator will determine the cause of the noise complaint (e.g., bad muffler, etc.) and will require that reasonable measures be implemented to correct the problem.

Implementation of Geotechnical Design Recommendations

The project would be designed and constructed in compliance with recommendations made in the Grantline 208 Elementary School Geotechnical Engineering and Geologic Hazards Evaluation Report (Terracon 2024). This would include design in accordance with recommendations for earthwork, such as site clearing, cut/fill slopes, subgrade preparation, material for fill, compaction requirements, trenches, and foundations. The geotechnical recommendations would be incorporated into the final plans and specifications for the project and would be implemented during construction.

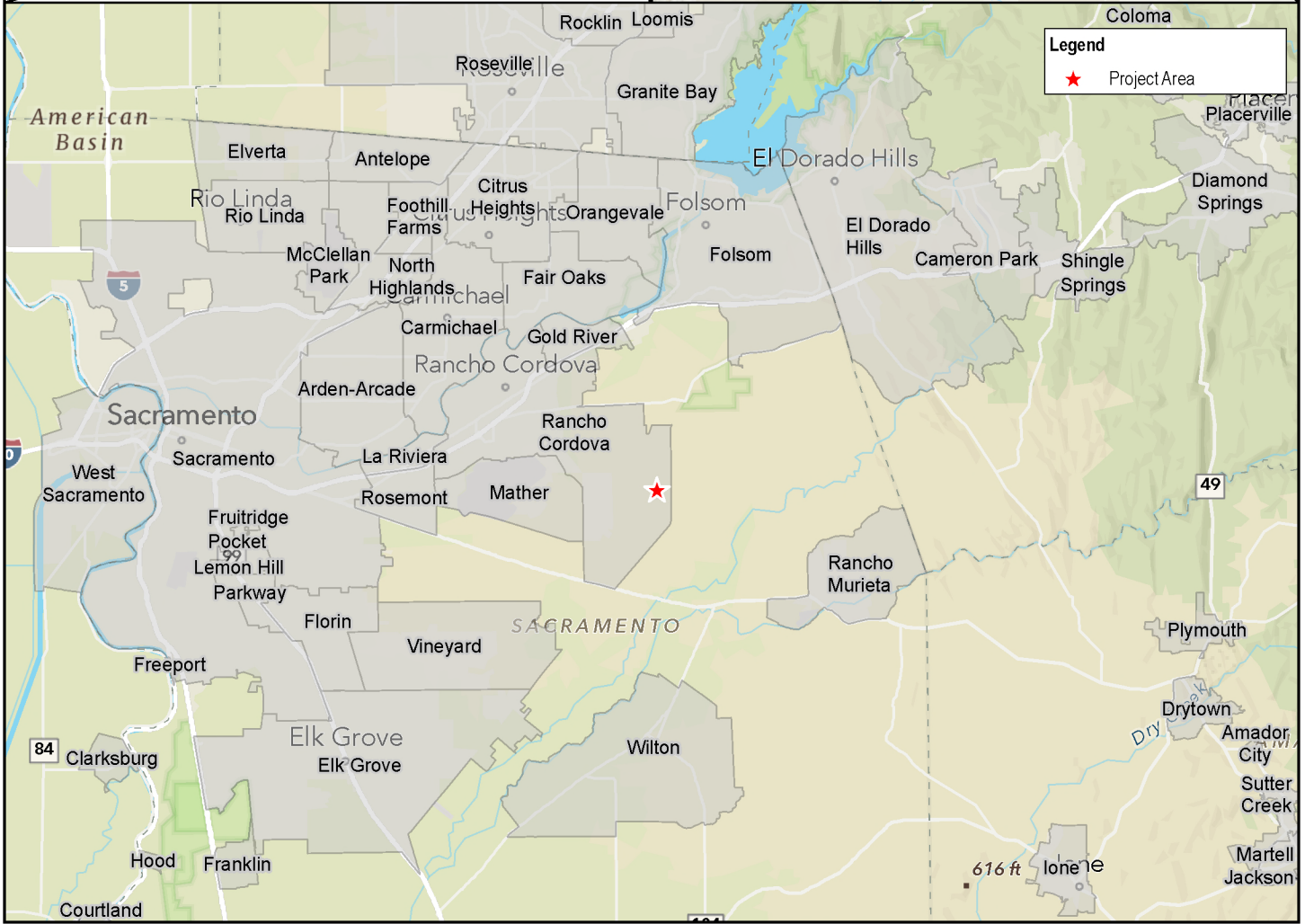
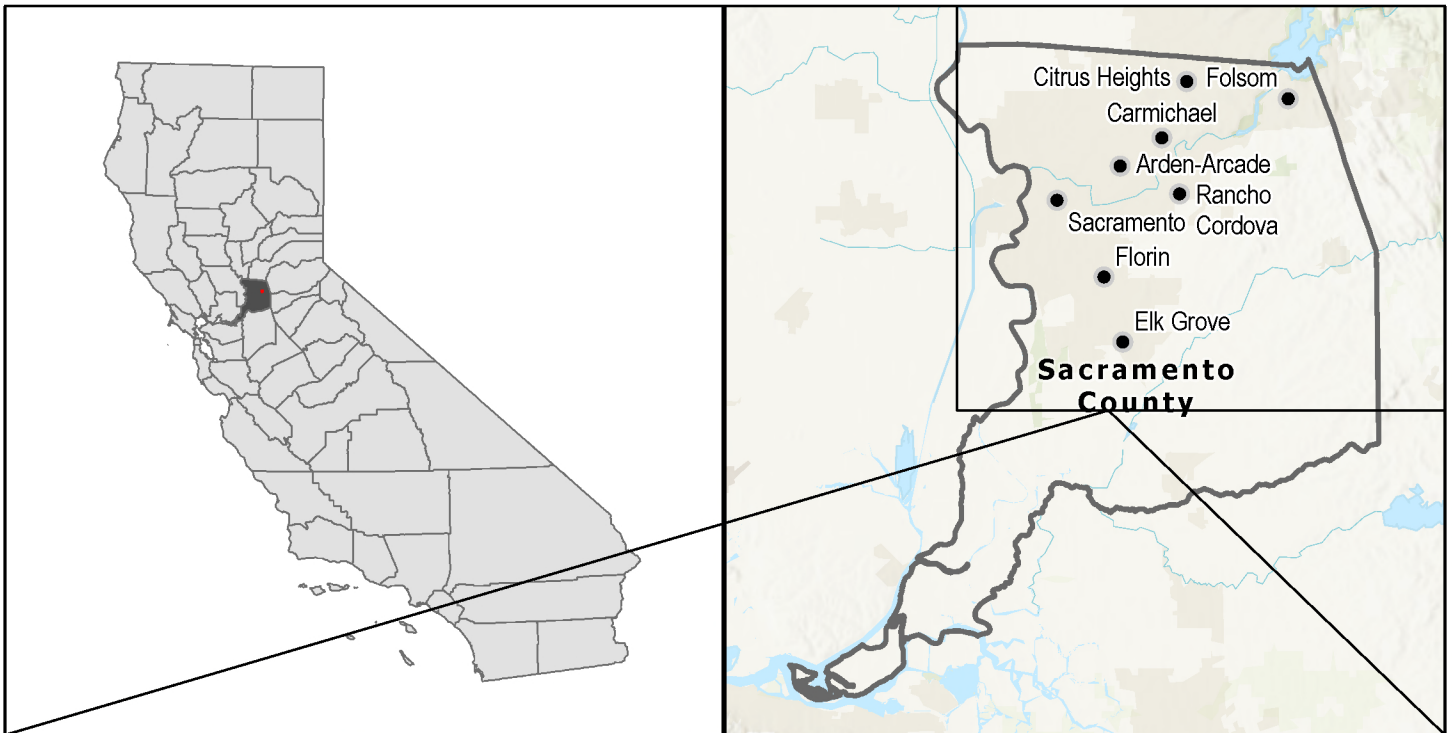
Implementation of Air Quality Control Measures During Construction

To limit dust, criteria pollutants, and precursor emissions associated with the construction activity, the following Sacramento Metropolitan Air Quality Management District (SMAQMD) BMPs would be included in construction contract specifications and required during implementation of the project:

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

Implementation of Biological Minimization Measures

Prior to the start of construction activity, EGUSD will coordinate with regulatory agencies to determine the applicability of construction-phase minimization measures from permits obtained for the larger Grantline 208 Subdivision Project, in which the project site is located. Applicable conditions of approval relative to construction activity will be incorporated into the final plans and specifications for the project and implemented during construction.





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Map Projection: Lambert Conformal Conic
Horizontal Datum: NAD 1983 2011
Grid: NAD 1983 2011 StatePlane California III FIPS 0403 Ft US



Elk Grove Unified School District
Grantline 208
Elementary School

Project No. 12620676
Revision No. -
Date September 2024

Project Area

FIGURE 2



Looking east along the southern portion of the site.



Looking northeast at the site from intersection of Cypress Grove Drive and Scholarly Way.



Looking south along the western portion of the site.



Looking north at temporary construction trailers on the western portion of the site.

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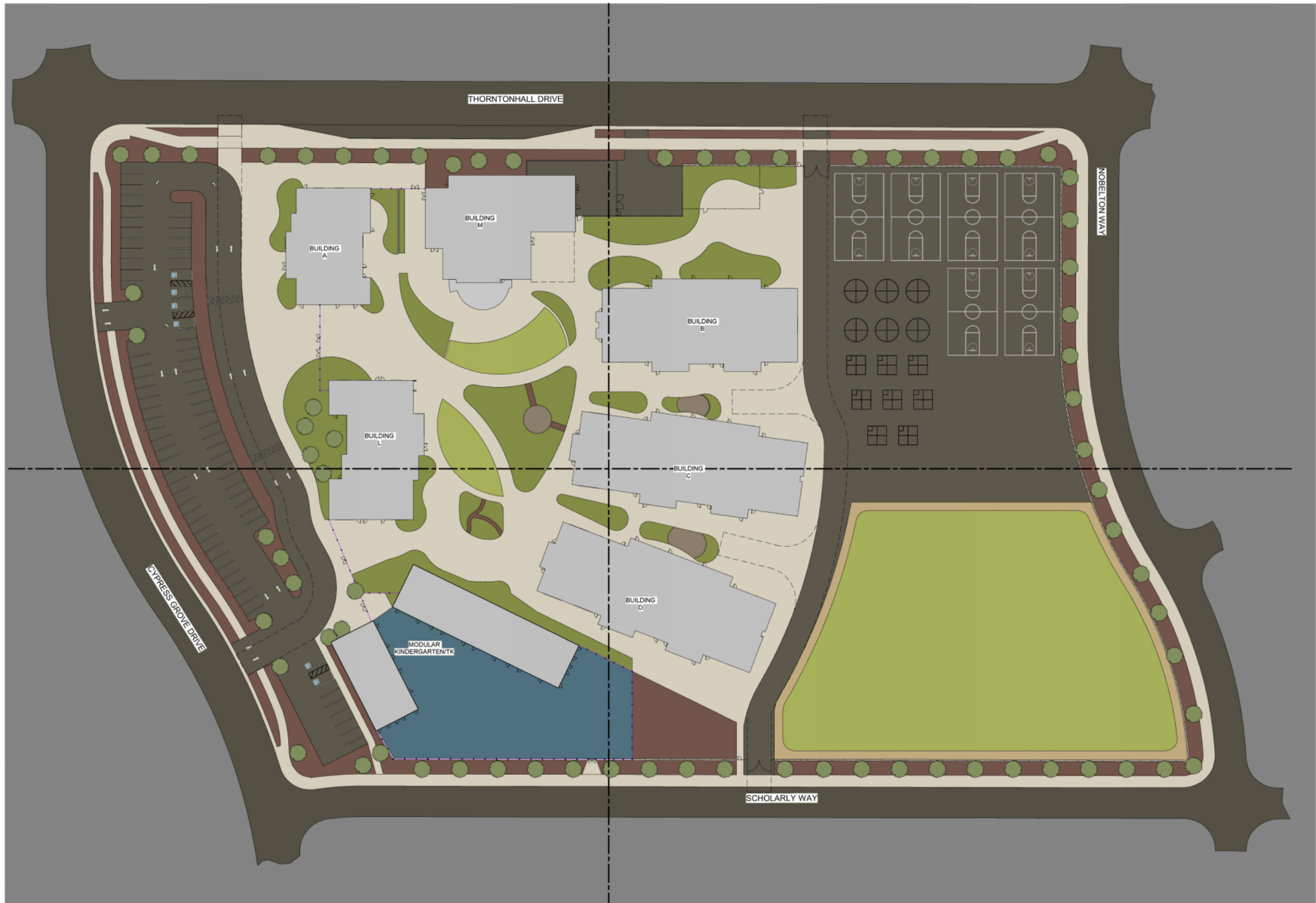


Elk Grove Unified School District
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Project No. 12620676
Revision No. -
Date September 2024

Site Photographs

FIGURE 3



Paper Size ANSI A



Elk Grove Unified School District
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Project No. 12620676
Revision No. -
Date September 2024

Site Plan

FIGURE 4

2. Environmental Factors Potentially Affected

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a “Potentially Significant Impact” as indicated by the checklist on the following pages. Where checked below, the topic with a “Potentially Significant Impact” would be addressed in an environmental impact report:

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

DETERMINATION (To be completed by the Lead Agency)

On the basis of this initial evaluation:

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



Signature

10/09/2024

Date

3. Environmental Analysis

3.1 Aesthetics

	Potentially Significant Impact	Less-than-Significant with Mitigation Incorporated	Less-than-Significant Impact	No Impact
Except as provided in Public Resources Code Section 21099, would the project:				
a) Have a substantial adverse effect on a scenic vista?				✓
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?				✓
c) In non-urbanized areas, substantially degrade the existing visual character or quality of public view of the site and its surroundings? (Public Views are those that are experienced from a publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?			✓	
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?			✓	

a) Have a substantial adverse effect on a scenic vista? (No Impact)

The Rancho Cordova General Plan identifies scenic vistas as views of major peaks and natural landmarks in the region, including, Mt. Diablo (Rancho Cordova 2018). Other points of interest in the area that qualify as scenic vistas include Pine Hill, Flagstaff Hill, Pyramid Peak, Carson Spur, Jackson Butte, Mt. Vaca, and Goat Mountain/Snow Mountain (Rancho Cordova 2018). The project is not located within a City or County designated scenic vista or scenic resource area, and the project would not block views of major peaks or scenic vistas. No impact would result.

b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway? (No Impact)

The California Scenic Highway Program includes a list of officially designated and eligible state scenic highways. No such designated state scenic highways are located in the project area (Caltrans 2024). No impact would result.

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

The visual setting within the project area includes a previously graded unpaved vacant lot and paved sidewalks along Cypress Grove Drive, Scholarly Way, and Nobleton Way. The project would be accessed via these roads, as well as Thorntonhall Drive, and no new access roads would need to be constructed to implement the project. The project area is located in a setting characterized as a mix of single family residential lots, parks, and open spaces.

Viewers of the project include the general public traveling the corridor, including vehicle users, pedestrian, and cyclists. Viewers of the project also include local residents living adjacent to or near the project site and individuals employed at places of work based in or near the project site. Visual changes may be more noticeable to local residents and non-vehicular users than vehicle-based users.

Construction activities would result in temporary changes in the visual character of the project area. During construction, motorists and pedestrians would see heavy construction equipment, temporary traffic control features (such as signage and orange cones), construction materials, and construction workers. The construction disturbance would be temporary in nature, and disturbed areas would be restored following construction. Therefore, the temporary construction impact would be less than significant.

The site is located within the Grantline 208 master-planned community in the Sunrise Douglas Community Plan/Sunridge Specific Plan (SDCP/SRSP). The Grantline 208 community is a mix of single family residential lots, parks, and open space. The project site is designated as Lot A of Final Map-2018-001-01 which was recorded on August 9, 2018. The site was designated as a school site on the approved tentative subdivision map, as well as the recorded final map. The site has a zoning designation of RD-5, which lists public schools as a permitted use. The overall visual character of the project site, after construction, would be compatible with the existing residential character of the project area. The enhanced pedestrian access and sidewalks would improve public access through the area while maintaining the aesthetic and safety improvements to better manage the levels of pedestrian and bicycle traffic. Although there will be visual modifications to the project site compared to existing conditions, the overall viewscape would not be impeded or altered by structures or other project elements. As such, impacts to the visual character or quality of public view of the project area and surrounding environment would be less than significant.

- d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area? (Less than Significant)**

Construction activities would be consistent with Rancho Cordova General Plan Policy N.1.4.1 and limited to daytime work hours between 7:00 a.m. to 7:00 p.m., Monday through Friday, with work that may occur on weekends limited to between 8:00 a.m. to 6:00 p.m. Night work is not proposed, however construction may utilize night lighting for security purposes. If used, these lights would be the minimum lumens necessary and would be downcast and shielded, limiting direct light cast on adjacent properties.

Operationally, the project would include new sources of light emanating from both the interior and exterior of buildings on the project site. However, the new light sources would be typical of urban development in the surrounding area and would not include upward, blinking, or high intensity lighting sources that could result in a substantial increase in light. The majority of activity would occur during daytime hours, and

nighttime lighting on the exterior of buildings would be used for safety purposes only. No nighttime lighting is proposed for the hard courts and turf playfields. Lighting improvements would comply with Rancho Cordova Municipal Code Section 23.725, which establishes standards for outdoor lighting to minimize light pollution, maintain enjoyment of the night sky and reduce light impacts on adjacent properties, or similar standards. The impact would be less than significant.

3.2 Agriculture and Forest Resources

	Potentially Significant Impact	Less-than-Significant with Mitigation Incorporated	Less-than-Significant Impact	No Impact
Would the project:				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?				✓
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?				✓
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?				✓
d) Result in the loss of forest land or conversion of forest land to non-forest use?				✓
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?				✓

a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use? (No Impact)

The California Department of Conservation's (DOC's) Farmland Mapping and Monitoring Program designates the project site as "Grazing Land" (DOC 2024). No lands designated as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance are located within the immediate project area. No impact would result.

b) Conflict with existing zoning for agricultural use, or a Williamson Act contract? (No Impact)

The project site is not zoned for agricultural use and is not subject to a Williamson Act contract (DOC 2024). No impact would result.

c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))? (No Impact)

The project site is not zoned for forest land, timberland, or Timberland Production and there are no timber-producing properties in the vicinity. No impact would result.

d) Result in the loss of forest land or conversion of forest land to non-forest use? (No Impact)

No forest land is located within the project area. No impact would result.

e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use? (No Impact)

The project site is located within the Grantline 208 master-planned community in the Sunrise Douglas Community Plan/Sunridge Specific Plan. The Grantline 208 community is a mix of single family residential lots, parks, and open space. The project site was designated as a school site on the approved tentative subdivision map, as well as the recorded final map. The site has a zoning designation of RD-5, which lists public schools as a permitted use. The project would not involve conversion of land to non-agricultural use or involve changes in the existing environment which would occur in conversion of farmland or timberland in the project area. No impact would result.

3.3 Air Quality

	Potentially Significant Impact	Less-than-Significant with Mitigation Incorporated	Less-than-Significant Impact	No Impact
Where available, the significance criteria established by the applicable air quality management district or air pollution control district may be relied upon to make the following determinations. Would the project:				
a) Conflict with or obstruct implementation of the applicable air quality plan?				✓
b) Result in a cumulatively considerable net increase in any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?			✓	
c) Expose sensitive receptors to substantial pollutant concentrations?			✓	
d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?			✓	

a) Conflict with or obstruct implementation of the applicable air quality plan? (No Impact)

The project site is located within the Sacramento Valley Air Basin, under the jurisdiction of the Sacramento Metropolitan Air Quality Management District (SMAQMD). The SMAQMD's current air quality plans include:

- Sacramento Regional 2015 Ozone NAAQS 8-Hour Ozone Attainment & Reasonable Further Progress Plan
- Sacramento Regional 8-hour Ozone Attainment and Reasonable Further Progress Plan as updated by California Air Resources Board (CARB) effective October 25, 2018
- PM2.5 Maintenance Plan and Redesignation Request for the Sacramento PM2.5 Non-attainment Area
- PM10 Implementation/Maintenance Plan and Redesignation Request for Sacramento

The regional component of the Sacramento Regional Ozone Attainment Plan (OAP) includes projected increases in air pollutant emissions, including construction-generated emissions, resulting from regional growth anticipated in local land use plans such as general plans and regional transportation plans. A project is considered consistent with the regional air quality plans if it is consistent with the growth assumptions that were used to develop the plan, and complies with applicable measures in the plan. The applicable air quality plans contain control measures that require action on the part of the SMAQMD, the CARB, or local communities, and are not directly related to the actions undertaken for an individual project. The project would not prevent the SMAQMD from implementing these actions and none apply directly to the project. In addition, the project would not provide new housing, expand infrastructure, or directly or indirectly induce population growth beyond what has been approved and accounted for in the SunRidge Specific Plan. Implementation of the project would not conflict with or obstruct the SMAQMD's current plans. As a result, no impact would result.

b) Result in a cumulatively considerable net increase in any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard? (Less than Significant)

Sacramento County is currently designated as non-attainment for the federal ambient air quality standards for ozone and fine particulate matter (PM_{2.5}), and non-attainment for the state ambient air quality standards for ozone and coarse particulate (PM₁₀). The County is designated as attainment or unclassified for all other federal and state ambient air quality standards. Therefore, the non-attainment pollutants of concern for this impact are ozone, PM₁₀ and PM_{2.5}.

The air quality analysis utilizes the thresholds of significance, screening criteria and levels, and impact assessment methodologies presented in the SMAQMD's Guide to Air Quality Assessment in Sacramento County (SMAQMD 2021). Ozone is not emitted directly into the air, but is a regional pollutant formed by a photochemical reaction in the atmosphere. Ozone precursors, nitrogen oxides (NO_x) and reactive organic gasses (ROG), react in the atmosphere in the presence of sunlight to form ozone. Therefore, the SMAQMD does not have a recommended ozone threshold, but has regional thresholds of significance for project-emitted NO_x and ROG. In developing thresholds of significance for air pollutants, SMAQMD considered the emission levels for which a project's individual emissions would be cumulatively considerable. If a project exceeds the identified significance thresholds, its emissions would be cumulatively considerable, resulting in significant adverse air quality impacts to the region's existing air quality conditions.

Construction

Construction activities are anticipated to take approximately one year to complete. The types of air pollutants generated by construction activities are typically NO_x and particulate matter, such as dust and exhaust. Construction activities could temporarily increase levels of PM_{2.5} and PM₁₀ downwind of construction activity. These are temporary emissions that vary considerably from day-to-day and by the type of equipment and weather. In addition, carbon monoxide (CO) and ROG are emitted during operation of gas and diesel-powered construction equipment.

Project construction would result in regional air pollutant and precursor emissions from equipment exhaust and worker trips to the project site. Construction criteria pollutant emissions were calculated by using CalEEMod 2022.1.1.28. As shown below in Table 3.3-1, Construction Air Emissions, the project would not result in emissions of pollutants exceeding the SMAQMD's regional significance thresholds during construction. Therefore, the impact from construction-related emissions would be less than significant.

Table 3.3-1 Construction Air Emissions

Parameter	Maximum Daily Emissions (lbs/day)		
	NO _x	PM ₁₀	PM _{2.5}
Maximum Daily Emissions	31.7	9.2	5.2
SMAQMD Threshold	85	80	82
Significant Impact?	No	No	No

Operation

The project would include emissions associated with the operation and maintenance of the new elementary school, including employee and student mobile trips. The project was compared against the SMAQMD's recommended Screen Level for Elementary Schools. Per SMAQMD guidance, the screening levels

represent the size of development at which the SMAQMD's operational emissions thresholds of significance would not be exceeded. Therefore, if a project meets the operational screening level (per pollutant), and is consistent with the methodology used to develop the screening level, then it's the operational emissions for that pollutant would be considered less than significant. As shown in Table 3.3-3.2, the project would not exceed the screening levels for operational ozone or PM. Additionally, the project would be consistent with the applicable operational BMPs recommended by the SMAQMD. Therefore, the project's contribution to a cumulative non-attainment criteria pollutant impact would be less than significant.

Table 3.3-2 Operational Air Pollutant Screening Review

Parameter (Units)	SMAQMD Screening Level	Project Size	Project Exceed Screening Level?
Elementary School – Ozone			
Thousand square feet	635	67.58	No
Students	4,350	1,300	No
Elementary School – PM			
Thousand square feet	760	67.58	No
Students	9,100	1,300	No

c) Expose sensitive receptors to substantial pollutant concentrations? (Less than Significant)

Sensitive receptors are defined by the CARB as facilities or land uses that include members of the population that are particularly sensitive to the effects of air pollutants, such as children, the elderly, and people with illnesses. The closest existing sensitive receptors to the project site are adjacent residential dwellings.

The project does not require demolition or renovation of existing structures. The project would temporarily increase levels of fugitive dust (primarily PM₁₀) downwind of construction activity during construction. As required by the California airborne toxics control measure Title 13, Section 2485 of California Code of Regulations [CCR]), construction contractors would be required to minimize idling times for trucks and equipment to five minutes, as well as to ensure that construction equipment is maintained in accordance with manufacturer's specifications. Additionally, as described in Section 1.8 of this Initial Study (Compliance with Existing Regulations and Standard BMPs), the SMAQMD Best Management Practices would be included in construction contract specifications and required during implementation of the project. Given the short duration of construction activity and limited daily activity, and because emissions would dissipate rapidly from the source with an increase in distance, prolonged exposure of sensitive receptors to substantial pollutant concentrations would not occur. The construction-related impact would be less than significant.

Following construction, operation of the proposed school is not anticipated to generate substantive amounts of fugitive dust as the site would not contain substantive areas of disturbed earth or materials storage that could generate fugitive dust emissions. Additionally, operation of the project is not anticipated to result in substantial new emissions of diesel particulate matter (DPM) or other toxic air contaminants.

Pursuant to Public Resources Section 21151.8, an Environmental Site Assessment Report and School Site Evaluation (ESA) was prepared for the project (Condor Earth 2023). As summarized in Section 1.5 of this Initial Study (Site Acquisition and School Considerations), the ESA determined that project site is not a current or former hazardous waste disposal site or solid waste disposal site. No high-pressure pipelines or

natural gas transmission lines are located within 1,500 feet of the project site. The project site is not located within 500 feet of a freeway or other major roadway corridor. No railroad tracks are located within 1,500 feet of the project site, and no active gas or oil wells are located within 0.5 mile of the project site. According to information received from the SMAQMD, no hazardous air emissions facilities were identified within 0.25 mile of the project site. The impact of project operation on sensitive receptors would be less than significant.

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

Implementation of the project would not result in major sources of odor. The project type is not one of the common types of facilities known to produce odors (i.e., landfill, coffee roaster, wastewater treatment facility, etc.). Minor odors from the use of equipment during construction activities would be intermittent and temporary and would dissipate rapidly from the source with an increase in distance. In addition, operation of the project would not result in locating sensitive receptors near an existing odor source. Thus, the project would not create objectionable odors affecting a substantial number of people. The impact would be less than significant.

3.4 Biological Resources

	Potentially Significant Impact	Less-than-Significant with Mitigation Incorporated	Less-than-Significant Impact	No Impact
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 Game or U.S. Fish and Wildlife Service?		✓		
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?				✓
c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?				✓
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?				✓
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?				✓
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?				✓

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

Special-status species are those that have been formally listed, are proposed as endangered or threatened, or are candidates for such listing under the federal Endangered Species Act (ESA) or California Endangered Species Act (CESA). Birds and raptors are protected under the federal Migratory Bird Treaty Act (50 CFR 10.13), and their nest, eggs, and young are also protected under the California Fish and Wildlife Code (§3503, §3503.5, and §3513). In addition, California Department of Fish and Wildlife (CDFW) Species of Special Concern, which are species that face extirpation in California if current population and habitat trends continue, U.S. Fish and Wildlife Service (USFWS) Birds of Conservation Concern, and CDFW special-status invertebrates, are all considered special-status species. Although CDFW Species of Special Concern generally have no special legal status, they are given special consideration under CEQA. Plant species on the California Native Plant Society (CNPS) Inventory of Rare and Endangered Plants with California Rare Plant Ranks (Rank) of 1, 2 and 4 are also considered special-status plant species and must be considered under CEQA. Bat species designated as “High Priority” by the Western Bat Working Group

(WBWG) qualify for legal protection under Section 15380(d) of the CEQA Guidelines. Species designated “High Priority” are defined as “imperiled or are at high risk of imperilment based on available information on distribution, status, ecology and known threats.”

A Biological Resources Technical Memo was prepared for the project (Vollmar NLC 2024). Information on the potential for special-status species to occur in the project area was compiled through a review of literature and databases, including the following:

- USFWS quadrangle species lists
- USFWS Information for Planning and Consultation (IPaC)
- California Natural Diversity Database records (CNDDB)
- CNPS Rare Plant Inventory (RPI)
- CDFW Special Animals List
- State and Federally Listed Endangered and Threatened Animals of California

Special-Status Plants

The Study Area is currently a disturbed, graded lot with limited biological resource values. The majority of the site is composed of disturbed non-native annual grassland, which is dominated by longbeak stork's bill (*Erodium botrys*), soft chess (*Bromus hordeaceus*), rough cat's-ear (*Hypochaeris radicata*), brome fescue (*Festuca bromoides*), and Italian rye grass (*Festuca perennis*).

A review of literature and databases indicates two special-status plant species have a moderate potential to occur as seeds within the project area. The two species are Ahart's dwarf rush (*Juncus leiospermus* var. *ahartii*, CRPR 1B.2) and legenere (*Legenere limosa*, CRPR 1B.1). These species are not ESA- or CESA-listed, lack take protections, and are considered only during CEQA analysis. Because of the lack of existing habitat for these species on-site, no impact to these species is anticipated to result from the project.

Special-Status Wildlife

During a reconnaissance-level survey of the project site, the only wildlife observed in or adjacent to the project area were common bird species of the region. Burrows or other refugia for wildlife were not observed. A review of literature and databases and consideration of on-site and surrounding habitats indicates the following special-status wildlife species have a moderate potential to occur.

- Western spadefoot – Western spadefoot is a small frog that breeds in vernal pools and ephemeral wetlands, and lives in burrows in the surrounding grasslands. It is a CDFW Species of Special Concern, and is under review for potential ESA listing. Although no breeding habitat is present within the site, the species may persist in undeveloped habitat west of the project area. Animals could therefore enter the project area during construction. Therefore, the potential impact to Western spadefoot during construction is considered significant. With implementation of Mitigation Measure BIO-1, the potential impact would be reduced to a less-than-significant level.
- Burrowing owl - Burrowing Owl (BUOW) is a small raptor that lives in mammal burrows in grasslands. It is listed as a Species of Special Concern by CDFW and a Bird of Conservation Concern by USFWS. Open, treeless habitat occurs within the project area which may provide foraging habitat. At the time of site visit, there were no small mammal burrows on-site suitable to provide nesting habitat. However, mammals and BUOW could occupy the site prior to the start of construction. Therefore, the potential impact to BUOW during construction is considered significant. With implementation of Mitigation Measure BIO-2, the potential impact would be reduced to a less-than-significant level.

- *Crotch's Bumblebee* – Crotch's bumblebee is a species of bumblebee that nests underground in abandoned rodent nests, or above ground in tufts of grass, old bird nests, rock piles, or dead tree cavities. It is listed as Candidate Endangered under CESA. The Study Area may provide limited nesting and foraging habitat. Therefore, the potential impact to Crotch's bumblebee during construction is considered significant. With implementation of Mitigation Measure BIO-3, the potential impact would be reduced to a less-than-significant level.
- *Nesting Raptors/Birds* – Most birds in the region are protected by the Migratory Bird Treaty Act. Tricolored Blackbird (TRBL) is a passerine bird that nests in large colonies in cattail marshes, triticale fields, and other dense cover. It is listed as Threatened under CESA, and is also listed as a Species of Special Concern by CDFW and a Bird of Conservation Concern by USFWS. The site does not provide suitable nesting habitat, although suitable foraging habitat is present within and west of the project area. White-tailed kite is a small raptor that nests and forages in savannas, grasslands, and low-density suburban areas. It is listed as Fully Protected by CDFW. Direct impacts to these species and other species of active bird nests are not permitted. Therefore, the potential impact to nesting birds during construction is considered significant. With implementation of Mitigation Measure BIO-4, the potential impact would be reduced to a less-than-significant level.

Mitigation

Implementation of Mitigation Measures BIO-1 through BIO-4 would reduce the potential impacts to special-status wildlife species to a less-than-significant level.

Mitigation Measure BIO-1: Wildlife Exclusion Fencing and Preventing Disturbance to Western Spadefoot

Prior to construction, an animal exclusion or silt fencing outfitted with one-way escape funnels, suitable to exclude western spadefoot, should be installed along the western edge of the project site to deter said animals from entering the area. The exclusion fencing should be installed under the guidance of a biologist knowledgeable in the ecology of western spadefoot. No more than twenty-four (24) hours prior to the date of initial ground disturbance, a pre-construction survey for western spadefoot should be conducted by a biologist at the project site. The survey shall consist of walking the project limits and within the project site to ascertain the possible presence of western spadefoot. The biologist shall investigate all potential areas that could be used by the species for feeding, sheltering, movement, and other essential behaviors. This includes an adequate examination of rock piles, tufts of grass, and crevices.

Mitigation Measure BIO-2: Prevent Disturbance to Burrowing Owl

Prior to the start of project construction, a qualified biologist familiar with the species' behavior and life history should conduct a habitat assessment to determine whether potentially-occupied burrows are present within 500 feet of the work area. If any potential burrows are present, take avoidance (pre-construction) surveys should be conducted according to the methods described in the Staff Report on Burrowing Owl Mitigation (CDFW 2012).

Mitigation Measure BIO-3: Prevent Disturbance to Crotch's Bumblebee

Surveys should be performed by a qualified entomologist familiar with the species behavior and life history to determine the presence/absence of Crotch's bumble bee within one year prior to vegetation removal and/or grading. Surveys should be conducted during flying season when the species is most likely to be detected above ground, between March 1 to September 1. Survey

results, including negative findings, should be submitted to CDFW prior to implementing project-related ground-disturbing activities. If “take” or adverse impacts to Crotch’s bumble bee cannot be avoided during project activities, the EGUSD shall consult with CDFW to determine additional avoidance and/or minimization measures for the species.

Mitigation Measure BIO-4: Prevent Disturbance to Nesting Birds

If construction activities take place during the nesting bird season (February 1 through August 31), pre-construction nesting bird surveys should be conducted by a qualified biologist no more than two weeks prior to the commencement of construction activities. In general, any brush, trees, and structures can be considered nesting bird habitat for special-status birds and/or birds protected by the Migratory Bird Treaty Act and California Fish and Game Code 3503. If active nests are found in areas that could be directly affected or are within 250 feet of construction for passerines or 500 feet for raptors, and would be subject to prolonged construction-related noise, a no-disturbance buffer zone should be created around active nests during the breeding season or until a qualified biologist determines that all young have fledged. The size of the buffer zone and types of construction activities restricted within it should be determined through coordination with the CDFW. Buffer zones shall take into account factors such as the following: noise and human disturbance levels at the construction site at the time of the survey and the noise and disturbance expected during the construction activity; distance and amount of vegetation or other screening between the construction site and the nest; and sensitivity of individual nesting species and behaviors of the nesting birds.

- b, c) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service, including state or federally protected wetlands? (No Impact)**

No riparian habitat, wetland habitat, or sensitive natural communities are located within or adjacent to the project site. The site is part of a larger overall development plan, for which the loss of former wetlands on the project site has been compensated through prior development permits. No impact would result.

- d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites? (No Impact)**

No established wildlife corridors or native wildlife nursery sites are known to be present within the project site and no continuous barriers to terrestrial wildlife movement are anticipated. No migration routes would be impacted. No impacts to aquatic habitat connectivity and migration for fish species would result.

- e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? (No Impact)**

The project site has been rough graded as part of a larger overall development plan, and prior on-site biological resources such as wetlands were mitigated prior to grading of the site. There are no trees onsite and implementation of the project would not conflict with any local policies or ordinances protecting biological resources. No conflict with local policies or ordinances would result.

f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan? (No Impact)

The project site is located within the Urban Development Area of the South Sacramento Habitat Conservation Plan. Construction of the proposed school within the already-developed Grantline 208 project area, within the Urban Development Area, would not cause any conflicts with the South Sacramento Habitat Conservation Plan goals or provisions. No impact would result.

3.5 Cultural Resources

	Potentially Significant Impact	Less-than-Significant with Mitigation Incorporated	Less-than-Significant Impact	No Impact
Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5?				✓
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?		✓		
c) Disturb any human remains, including those interred outside of formal cemeteries?		✓		

a) Cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5? (No Impact)

A review of the California Department of Parks and Recreation's California Inventory of Historic Resources and the Office of Historic Preservation's Historic Properties Directory and Built Environment Resource Directory was conducted for the project. The review did not identify the project site in any California Historical Landmarks, California Points of Historic Interest, or California historic properties that are listed in, or determined eligible for listing in, the National Register of Historic Places or the California Register of Historical Resources. Additionally, no historic artifacts or features were located during a field inspection that occurred on January 16, 2024 at the project site. Based on the review, the proposed project would not result in a substantial adverse change in the significance of a historical resource. No impact to historic resources would result.

b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5? (Less than Significant with Mitigation)

A Cultural Resources Study was prepared for the project site (ASC 2024), which evaluated the potential for surficial and/or buried archaeological and historical resources in the project area. The study included the following:

- Records and literature search at the North Central Information Center.
- Literature review of publications, files, and maps at ASC and online for ethnographic, historic-era, and prehistoric resources and background information.
- Communication with the Native American Heritage Commission (NAHC) to request a review of the Sacred Lands File and contact information for the appropriate Tribal communities, who were then contacted regarding the project. No responses have been received as of the date of this document.
- Pedestrian archaeological survey of the project area.

The Study Area comprised a 0.25-mile buffer surrounding the project site, which was deemed sufficient to capture any recorded resources likely to be affected by the project, to provide contextual background, and to indicate the potential for unknown resources. The records search found no previously recorded cultural resources in the project area, and the pedestrian archaeological survey did not identify archaeological resources. The project area was determined to have low sensitivity for buried pre-contact and historic-era

archaeological resources, as well as for unrecognized surficial archaeological resources for pre-contact and historic-era archaeological resources.

Although the Cultural Resources Study found no recorded archaeological sites in the project area, the proposed project includes excavation, and previously unrecorded surficial or subsurface archaeological resources may potentially be uncovered during construction. If a previously unrecorded archaeological resource is identified during ground-disturbing construction activities and is found to qualify as an historical resource, as per CEQA Guidelines § 15064.5, or a unique archaeological resource, as defined in PRC § 21083.2(g), any impacts to the resource resulting from the project could be potentially significant. Implementation of Mitigation Measure CR-1 would reduce the potential impact to a less-than-significant level by outlining procedures to be taken in the event of inadvertent discovery of unrecorded resources consistent with appropriate laws and requirements.

Mitigation

Implementation of Mitigation Measure CR-1 would reduce the potential impacts to a less-than-significant level during construction because a plan would be implemented to address discovery of unanticipated archaeological resources and to preserve and/or record those resources consistent with appropriate laws and requirements.

Mitigation Measure CR-1: Protect Archaeological Resources and Tribal Cultural Resources if Encountered

If subsurface archaeological features or deposits, including locally darkened midden soil, are discovered during construction-related earth-moving activities, ground-disturbing activity in the vicinity of the resource shall be halted, a qualified professional archaeologist shall be retained to evaluate the find, and the appropriate tribal representative(s) shall be notified. If the find qualifies as a historical resource, unique archaeological resource, or tribal cultural resource as defined by CEQA, the archaeologist, in consultation with Tribal representatives and the State Historic Preservation Officer, shall develop appropriate measures to protect the integrity of the resource and ensure that no additional resources are affected.

c) Disturb any human remains, including those interred outside of formal cemeteries? (Less than Significant with Mitigation)

No information has been identified suggesting the presence of human remains within the project area. Although human remains are not anticipated to be encountered, the potential still exists. If such resources were encountered, a potentially significant impact could result. Implementation of Mitigation Measure CR-2 would reduce the potential impact to previously undiscovered human remains to a less-than-significant level by outlining procedures to be taken in the event of inadvertent discovery consistent with appropriate laws and requirements.

Mitigation

Implementation of Mitigation Measure CR-2 would reduce the potential impact to human remains to a less-than-significant level by requiring procedures that shall be taken in the event of inadvertent discovery consistent with appropriate laws and requirements.

Mitigation Measure CR-2: Protect Inadvertent Discovery of Human Remains

If human remains, associated grave goods, or items of cultural patrimony are discovered during construction, work shall stop at the discovery location, within 50 feet, and any nearby area reasonably suspected to overlie adjacent to human remains (PRC, Section 7050.5). The Sacramento County Coroner shall be contacted to determine if the cause of death must be investigated. If the human remains are determined to be of Native American origin, the Coroner shall notify the Native American Heritage Commission within 24 hours of the determination. The Native American Heritage Commission shall then notify the Most Likely Descendant (MLD), who has 48 hours to make recommendations to the landowner for the disposition of the remains. A qualified archaeologist, the District and the MLD shall make all reasonable efforts to develop an agreement for the treatment, with appropriate dignity, of any human remains and associated or unassociated funerary objects. The agreement would take into consideration the appropriate excavation, removal, recordation, analysis, custodianship, and final disposition of the human remains and associated or unassociated funerary objects.

3.6 Energy Resources

	Potentially Significant Impact	Less-than-Significant with Mitigation Incorporated	Less-than-Significant Impact	No Impact
Would the project:				
a) Result in potentially significant environmental impacts due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?			✓	
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?				✓

a) Result in potentially significant environmental impacts due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation? (Less than Significant)

Project-related construction activity would require the temporary use of fossil fuels (gas, diesel, and motor oil) for use of construction vehicles. Construction of the project would not require a comparatively large amount of fuel or energy usage, and would not encourage activities that would occur in the use of large amounts of fuel and energy in a wasteful manner. The construction-related impact would be less than significant.

Operation of the proposed school would consume energy for building heating and cooling, lighting, appliances, and electronics. In addition, vehicle trips associated with operation of the school would consume gasoline and/or diesel fuel. The school would primarily rely on grid power, but would also be supplemented with solar power from proposed on-site photo-voltaic shade structures. Power is currently provided in the project area, and no grid capacity issues are known to exist. The project would be required to comply with Title 24 energy efficiency requirements where applicable. The increase in energy demand resulting from operation of the proposed school would not be expected to require or result in the construction of new sources of energy supplies or additional energy infrastructure capacity, and the project would not conflict with applicable energy policies or standards. Operation of the project would not use large amounts of energy nor use it in a wasteful manner. The operational impact would be less than significant.

b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency? (No Impact)

In 2003, the California Energy Commission (CEC), the California Power Authority (CPA), and the California Public Utilities Commission (CPUC) jointly adopted an Energy Action Plan (EAP) that listed goals for California's energy future and set forth a commitment to achieve the goals through specific actions. In 2005, the CEC and CPUC approved the EAP II, which identified further actions to meet California's future energy needs, mainly focused on the energy and natural gas sectors. Additionally, the CEC prepared the State Alternative Fuels Plan in partnership with the CARB and in consultation with the other state, federal, and local agencies. The Alternative Fuels Plan presents strategies and actions California must take to increase the use of alternative non-petroleum fuels in a manner that minimizes costs to California and maximizes the economic benefits of in-state production.

Construction and operation of the proposed project would not conflict with or obstruct implementation of the EAP, EAP II, the State Alternative Fuels Plan, or local goals. Project construction activity would not require a large amount of fuel or energy usage because of the limited extent and nature of the proposed improvements and the minimal number of construction vehicles that would be required for the project. Similarly, project operation would not result in a substantial increase in energy use and the project would be required to comply with Title 24 energy efficiency requirements where applicable. No conflicts with a state or local plan for renewable energy or energy efficiency have been identified. No impact would occur.

3.7 Geology and Soils

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

a.i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42. (No Impact)

The project site is not located within a designated Alquist-Priolo Earthquake Zone Earthquake Fault Zone and no other active or potentially active faults have been mapped as passing through the site (Terracon 2024). The nearest mapped fault zone is located approximately 30 miles from the site. The project would not change the exposure of people or structures to risk of loss, injury, or death from fault rupture. No impact would result.

a.ii) Strong seismic ground shaking? (Less than Significant)

Moderate to severe earthquakes generated on regional fault systems can be expected to cause moderate to strong ground shaking within the lifetime of the proposed project. Project implementation would not

increase the risk of strong seismic ground shaking or exposure to strong seismic ground shaking above existing conditions. The project would be constructed in accordance with the CBC or the Field Act, which take into account soil properties, seismic shaking and foundation type. By applying building code provisions, geotechnical techniques, and appropriate engineering practices, potential injury and damage from seismic activity and ground shaking would be diminished, thereby exposing fewer people and less property to the effects of a major damaging earthquake. The potential impact related to strong seismic ground shaking would be less than significant.

a.iii) Seismic related ground failure? (Less than Significant)

Based on the findings of the geotechnical investigation conducted for the site, the potential for liquefaction or lateral spreading to occur at this site is low (Terracon 2024). The impact would be less than significant.

a.iv) Landslides? (No Impact)

The site is situated in an area of low relief. Slopes or natural features conducive to slope instability are not located in the project area. Thus, landslides within or near the project are unlikely to occur (Terracon 2024). No impact would result.

b) Result in substantial soil erosion or the loss of topsoil? (Less than Significant)

Construction activities, including cut, fill, and operation of heavy machinery would disturb soil and, therefore, have the potential to cause erosion. Areas to be disturbed during construction of the project would consist predominantly of previously disturbed and graded soils that have been highly altered from their original, natural state. As the project would build on an existing graded and cleared site, minimal grading activities would occur with little disturbance to native soils. Additionally, as described in Section 1.8 of this Initial Study (Compliance with Existing Regulations and Standard BMPs), because the project would disturb greater than one acre of land, the EGUSD and/or its contractor would be required to obtain coverage under State Water Resources Control Board Order Waste Discharge Requirements for Discharges of Storm Water Runoff Associated with Construction and Land Disturbance Activities. This will include development and implementation of a SWPPP addressing pollutant sources, non-storm water discharges resulting from construction, BMPs, and other specified requirements. Mandatory compliance would further reduce the project's potential for soil erosion during construction. Following construction, areas of exposed soil vulnerable to erosion would not be present. The overall impact related to soil erosion or loss of topsoil would be less than significant.

c, d) Unstable or expansive soils? (Less than Significant)

Medium dense clayey sand, very soft to hard sandy clay, and expansive soils were noted near the surface of portions of the project site. Such soils may become unstable when disturbed. In accordance with recommendations in the site-specific geotechnical report, the project would include over-excavation and stabilization of the subgrade and other measures to minimize the effect of unstable or expansive soils on the site. The project would also be constructed in accordance with the CBC or the Field Act, which take into account soil properties. By applying building code provisions, geotechnical techniques, and appropriate engineering practices, potential injury and damage from unstable and expansive soils would be diminished. The potential impact would be less than significant.

- e) **Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater? (No Impact)**

The project would not involve the use of septic tanks or alternative wastewater disposal systems. No impact would result.

- f) **Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? (Less than Significant with Mitigation)**

Paleontological resources are generally found in geologic deposits of sedimentary rock (e.g. sandstone, siltstone, mudstone, claystone, or shale) that are typically buried under surficial soil deposits. Although paleontological resources are not anticipated to be encountered as a result of project excavations, the potential still exists, and if such resources were encountered, a potentially significant impact could result. Implementation of Mitigation Measure GEO-1 would reduce the potential impact to undiscovered paleontological resources to a less-than-significant level.

Mitigation

Implementation of Mitigation Measure GEO-1 would reduce the potential impact to undiscovered paleontological resources to a less-than-significant level by addressing discovery of unanticipated buried resources and preserving and/or recording those resources consistent with appropriate laws and requirements.

Mitigation Measure GEO-1: Protect Paleontological Resources if Encountered

If fossils are encountered during construction (i.e., bones, teeth, or unusually abundant and well-preserved invertebrates or plants), construction activities shall be diverted away from the discovery within 50 feet of the find, and a professional paleontologist shall be notified to document the discovery as needed, to evaluate the potential resource, and to assess the nature and importance of the find. Based on the scientific value or uniqueness of the find, the paleontologist may record the find and allow work to continue, or recommend salvage and recovery of the material, if it is determined that the find cannot be avoided. The paleontologist shall make recommendations for necessary treatment that is consistent with currently accepted scientific practices. Any fossils collected from the area shall then be deposited in an accredited and permanent scientific institution where they would be properly curated and preserved.

3.8 Greenhouse Gas Emissions

	Potentially Significant Impact	Less-than-Significant with Mitigation Incorporated	Less-than-Significant Impact	No Impact
Would the project:				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?			✓	
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gasses?				✓

The greenhouse gas analysis utilizes the screening criteria, thresholds of significance, and impact assessment methodologies presented in the SMAQMD's Guide to Air Quality Assessment in Sacramento County (SMAQMD 2021). As provided by the SMAQMD's guidance, if a project meets the screening criteria for an impact category, and is consistent with the methodology used to develop the screening criteria, then its greenhouse gas impact for that category may be considered less than significant.

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

Greenhouse gas (GHG) emissions generated by the project would be produced by energy use associated with construction activities, followed by operation of the school facility buildings, area sources (e.g., landscape fuel, consumer products, coatings), project-related vehicle trips, water use and wastewater generation, and solid waste generation. Project construction and operation-generated emissions are assessed separately below.

Construction

The SMAQMD has established a construction threshold of 1,100 metric tons (MT) of GHG per year (metric tons of carbon dioxide equivalent [MTCO₂e]) per year. In comparison, using CalEEMod 2022.1.1.28, the proposed project is estimated to generate 331 MTCO₂e in year 2025, and 218 MTCO₂e in year 2026 of construction. Because the GHG emissions associated with the project construction would not exceed SMAQMD's thresholds, the project's construction-generated cumulative contribution to GHG emissions would be less than significant.

Operation

The project would include greenhouse gas emissions associated with the operation of the new school. Operational greenhouse gas emissions were estimated using CalEEMod 2022.1.1.28. As shown in Table 3.8-1, the project would exceed the SMAQMD's recommended threshold of significance for greenhouse gas impacts.

Table 3.8-1 Operational Greenhouse Gas Emissions

Operational Activity	Metric Tons of Carbon Dioxide Equivalent (MTCO ₂ e)
Mobile	1,655
Area	1
Energy	151
Water	2
Waste	2.7
Refrigerants	<1
Total Annual Emissions	1,837
SMAQMD Screening Criteria	1,100
Exceeds Screening?	Yes

The SMAQMD identifies recommended “Tier 2 Best Management Practices (BMP 3)” to reduce a project’s operational greenhouse impact if the threshold of significance is exceeded. If a project achieves BMP 3, then the operational impact is considered less than significant, and no additional analysis is required. Projects that do not meet the BMP 3 are required to implement additional measures. BMP 3 consists of reductions in vehicle miles traveled (VMT) that are based on adopted SB 743 targets and includes quantifiable VMT reduction targets for residential, office, and retail projects. BMP 3 does not include educational land uses, such as the project.

As summarized in Section 3.17 of this Initial Study, Rancho Cordova’s Transportation Impact Guidelines includes VMT screening criteria for locally serving Public/Quasi-Public Facilities, including public K-12 schools. Because the project is a locally serving public facility that would serve the surrounding community, it would meet Rancho Cordova’s VMT-related criteria. Therefore, the project is screened out of VMT impacts, and the project meets the SMAQMD’s recommended BMP 3. The impact would be less than significant.

b) Conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gasses? (No Impact)

The CARB 2022 Scoping Plan includes measures to move to a zero-emissions (decarbonized) transportation sector and aims to reduce emissions of short-lived climate pollutants (SLCPs) and includes mechanical CO₂ removal and carbon capture and sequestration actions, as well as natural working lands management and nature-based strategies. The Scoping Plan measures are statewide and programmatic in nature and largely advisory, as CARB does not directly regulate many of the sectors identified by the Plan’s measures. The measures would be implemented at the state level and do not relate to the construction and operation of individual projects such as the proposed Grantline 208 elementary school. Although project construction and operation may be affected by state level regulations and policies that would be implemented, such as the Phase 2 heavy-duty truck greenhouse gas standards proposed to be implemented within the transportation sector, the project would not impede the state from developing or implementing the GHG reduction measures identified in the 2022 Scoping Plan. Therefore, the project would not conflict with SB32 or the 2022 Scoping Plan.

The City of Rancho Cordova Climate Action Plan was adopted on September 18, 2023, and updated as of June 2024. However, the City of Rancho Cordova has identified that the adopted plan is not intended to

be consistent with, nor will be utilized to meet, the provisions of CEQA Guidelines section 15183.5 ("Qualified Plan"). The City may conduct additional CEQA analysis in the future in order to readopt this Plan to be consistent with a CEQA Guidelines section 15183.5 "Qualified Plan".

Therefore, this analysis uses the Sacramento Area Council of Governments (SACOG) adopted Metropolitan Transportation Plan/Sustainable Communities Strategy (MTP/SCS) as the applicable greenhouse gas reduction strategy. Sacramento County is part of a larger metropolitan planning jurisdiction (El Dorado, Placer, Sacramento, Sutter, Yolo, and Yuba Counties), which is coordinated by SACOG. SACOG is designated by the federal government as the metropolitan planning organization (MPO) for the Sacramento region. CARB sets regional targets for California's 18 MPOs to use in their Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS) to plan future projects that will cumulatively achieve GHG reduction goals. Targets are set at a percent reduction of passenger vehicle GHG emissions per person from 2005 levels.

The regional passenger vehicle GHG emissions reduction target for SACOG is 19 percent below 2005 levels by 2035 (CARB 2020). The 2020 MTP/SCS demonstrates a 19 percent reduction from the 2005 baseline, with a detailed breakdown of the emission reductions contained in Appendix E, Plan Performance, of the MTP/SCS.

As shown above in Table 3.8-1, mobile emissions are the largest portion of project's operational emissions and, therefore, it is appropriate to use SACOG's MTP/SCS. As shown in MTP/SCS Figure 3.5, Community Types, the project is located within a 'Developing Community'. Land uses in Developing Communities are typically denser and more mixed than surrounding land uses. As detailed in Section 3.17, Impact b, the project has been determined to be exempt from VMT calculation and would not conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b). Additionally, the project would result in a development consistent with the growth and land use assumptions used to build SACOG's MTP/SCS. Therefore, the project does not conflict with the MTP/SCS, and no impact would result.

3.9 Hazards and Hazardous Materials

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

a,b) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials or through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment? (Less Than Significant)

Construction activities would involve the use of fuels, lubricants, paints, solvents, concrete, asphalt and other similar materials. Such materials are commonly used during construction, are not acutely hazardous, and would be used in small quantities. During construction, hazardous materials used, stored, or transported would be required to follow standard safety protocols. Soil management and disposal procedures would be implemented in accordance with applicable local, state and federal regulations. As discussed in Impact (d) below, the potential for construction activities to encounter residual soil or groundwater contamination associated with a hazardous materials cleanup site is considered low.

Proper use of materials in accordance with local, state, and federal requirements, and as required in the construction documents, would minimize the potential for accidental releases or emissions from hazardous materials during construction. Caltrans and the California Highway Patrol regulate the transportation of hazardous materials and wastes, including container types and packaging requirements, as well as

licensing and training for truck operators, chemical handlers, and hazardous waste haulers. The California Division of Occupational Safety and Health (Cal-OSHA) enforces hazard communication program regulations which contain worker safety training and hazard information requirements, such as procedures for identifying and labeling hazardous substances, communicating hazard information related to hazardous substances and their handling, and preparation of health and safety plans to protect workers and employees. Because contractors would be required to comply with existing and future hazardous materials laws and regulations addressing the transport, storage, use, and disposal of hazardous materials, the potential to create a significant hazard from accidental conditions during construction would be less than significant. The construction-related impact would be less than significant.

The proposed project would not involve materials or conditions that would result in risk of upset or accident that would release hazardous materials into the environment. Examples of project types that may involve such risk could include refineries, fuel storage, or tanker transportation, where accidents could result in catastrophic environmental or human consequences. The proposed project would not involve such risk or circumstances.

Operation of the project would be subject to Sacramento County Environmental Management Department (SCEMD) Certified Unified Program Agency (CUPA) requirements, including implementation of a Hazardous Materials Business Plan, if applicable, and compliance with the California Fire Code. Operation of the project would not result in the need for new hazardous materials that would need to be transported, used, or disposed. The operational risk posed by operation and maintenance of the project specific to hazardous materials is low. The potential to create a significant hazard to the public or the environment during project operation would be less than significant.

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

The project is a proposed Pre-K through 6th grade public school. The nearest off-site active school, the Robert J. McGarvey Elementary School, is located approximately 2.04 miles west.

Construction activities would include the use of hazardous materials such as fuels, lubricants, degreasers, paints, and solvents. These materials are commonly used during construction, are not acutely hazardous, and would be used in small quantities. Existing laws and regulations ensure the safe transportation, use, storage, and disposal of hazardous materials (see Impact “a” and “b” above). Although construction activities could result in the inadvertent release of small quantities of hazardous construction chemicals, a spill or release at the project site is not expected to endanger individuals at the site or at a nearby school given the nature of the materials that would be used and the small quantities that would be used. Because the EGUSD and its contractors would be required to comply with existing and future hazardous materials laws and regulations covering transport, use, and disposal of hazardous materials, and because of the nature and quantity of the hazardous materials to be potentially used by the project, the impact related to the use of such materials during construction within one-quarter mile of a school would be less than significant.

Operation of the project would not result in the need for new hazardous materials that would need to be transported, used, or disposed (see Impact “a” and “b” above). The operational risk posed by operation and maintenance of the project specific to hazardous materials is low. The risk of hazardous materials on the proposed school or other existing school would be less than significant.

d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment? (No Impact)

The provisions in Government Code Section 65962.5 are commonly referred to as the "Cortese List." A search of the Cortese List was completed to determine if any known hazardous waste sites have been recorded on or adjacent to the project site, including review of:

- Department of Toxic Substances Control EnviroStor database;
- List of Leaking Underground Storage Tank Sites from the Water Board GeoTracker database;
- List of solid waste disposal sites identified by the Water Board with waste constituents above hazardous waste levels;
- List of "active" Cease and Desist Orders and Cleanup and Abatement Orders from the Water Board; and
- List of hazardous waste facilities subject to corrective action pursuant to Section 25187.5 of the Health and Safety Code.

The EGUSD required completion of an Environmental Site Assessment Report and School Site Evaluation (ESA) for the project site (Condor Earth 2023). Based on the review, the project site is not a current or former hazardous waste disposal site or solid waste disposal site, and is not identified on or adjacent to any parcels on lists compiled pursuant to Government Code Section 65962.5 (Condor Earth 2023). The DTSC reviewed the ESA and School Site Evaluation and conducted a site visit on September 21, 2023. In a letter dated October 30, 2023, the DTSC concurred that no further evaluation of the site is required prior to DTSC's approval of the site for future school use, and DTSC approved the ESA with a no action determination (DTSC 2023). No impact would result.

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? (No Impact)

The project is not located within two (2) miles of an airport and/or within an area covered by an Airport Land Use Plan. No impact would result.

f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? (No Impact)

The Sacramento County Evacuation Plan (Sacramento County 2018) does not designate specific evacuation routes, emergency shelter locations, or include policies or procedures with which the project would conflict. Therefore, the project would not impair implementation of or physically interfere with the plan. No impact would result.

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

The project site is located in a Local Responsibility Area (LRA) and in a designated non-very high fire hazard severity zone. The project site is not located in or contiguous to lands classified as very high fire severity zones (VHFHSZ). As noted in Section 3.20 (Wildfire), the project would not expose people or structures to a significant risk from wildland fires, thus the impact would be less than significant.

3.10 Hydrology and Water Quality

	Potentially Significant Impact	Less-than-Significant with Mitigation Incorporated	Less-than-Significant Impact	No Impact
Would the project:				
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?			✓	
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?			✓	
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:				
i. Result in substantial erosion or siltation on- or off-site?			✓	
ii. Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?			✓	
iii. Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?			✓	
iv. Impede or redirect flood flows?				✓
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?				✓
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?				✓

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

Temporary construction activities have the potential to degrade water quality that could be discharged to the local storm drain system as a result of erosion caused by ground disturbance or the accidental release of hazardous construction chemicals. If not properly managed, construction activities could result in erosion as well as the discharge of chemicals and materials. In such an instance, applicable water quality standards and waste discharge requirements could be violated and polluted runoff could substantially degrade water quality in the local storm drain system.

As described in Section 1.8 of this Initial Study (Compliance with Existing Regulations and Standard BMPs), because the project would disturb greater than one acre of land, the EGUSD and/or its contractor would be required to obtain coverage under State Water Resources Control Board Order Waste Discharge Requirements for Storm Water Runoff Associated with Construction and Land Disturbance Activities. This will include development and implementation of a SWPPP addressing pollutant sources, non-storm water discharges resulting from construction, BMPs, and other specified requirements. Mandatory compliance

would reduce the potential impacts relative to water quality standards and waste discharge requirements from construction activities to a less-than-significant level by requiring implementation of BMPs and compliance with applicable requirements.

Following construction, the project would be developed and would include disconnected roof drainage so that storm water runoff flows to landscaped areas where possible. Required storm water treatment and detention would be accommodated for in existing off-site regional detention ponds managed by the City of Rancho Cordova, which were constructed for the overall Grantline 208 Subdivision Project. The operational impact would be less than significant.

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)

The project site is located within the Sacramento Valley Groundwater Basin and the South American Subbasin (Groundwater Basin 5-021.65). This Subbasin is designated as a high priority basin by the California Department of Water Resources, but is not listed as Critically Overdrafted (DWR 2020).

Contractor-supplied water would be used during construction for dust suppression on local roadways and work areas. Use of groundwater is not anticipated for construction of the project, and therefore, construction would not decrease groundwater supplies or interfere with groundwater management. During construction, isolated and short duration groundwater dewatering may occur as needed and would be small in scale and limited to shallow groundwater only. The construction-related impact on groundwater levels would be less than significant.

Following construction, the project would not utilize groundwater and would not result in an increase in population or employment that would indirectly increase groundwater demand. As an infill project on a site that is currently planned for developed, the project would not interfere substantially with groundwater recharge in a manner that would impact groundwater resources. Therefore, the project would not substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project would impede sustainable groundwater management. The impact would be less than significant.

c.i) 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 result in substantial erosion or siltation on- or off-site? (Less than Significant)

As described under Impact 'a' above, temporary construction activities have the potential to degrade water quality that could be discharged to the local storm drain system. As described in Section 1.8 of this Initial Study (Compliance with Existing Regulations and Standard BMPs), because the project would disturb greater than one acre of land, the EGUSD and/or its contractor would be required to obtain coverage under State Water Resources Control Board Order Waste Discharge Requirements for Storm Water Runoff Associated with Construction and Land Disturbance Activities. This will include development and implementation of a SWPPP addressing pollutant sources, non-storm water discharges resulting from construction, BMPs, and other specified requirements. Mandatory compliance would reduce the potential impacts relative to erosion or siltation from construction activities to a less-than-significant level by requiring implementation of BMPs and compliance with applicable requirements.

Following construction, drainage patterns at the project area would remain essentially the same as they currently exist. The project area is generally flat. Required storm water treatment and detention would be accommodated for within existing off-site regional detention ponds managed by the City of Rancho Cordova, which were constructed for the overall Grantline 208 Subdivision Project. The operational impact related to erosion or siltation would be less than significant.

c.ii-iii) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site, or create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff? (Less than Significant)

The drainage patterns at the project site would remain essentially the same that currently exist. The surrounding project area is currently developed with buildings as includes areas currently under development to the south. The project would include disconnected roof drainage so that storm water runoff flows to landscaped areas where possible. Required storm water treatment and detention would be accommodated for within existing off-site regional detention ponds managed by the City of Rancho Cordova that were constructed for the overall Grantline 208 Subdivision Project. The operational impact would be less than significant. The project would not result in flooding on- or off-site or exceed the capacity of stormwater drainage systems. The impact would be less than significant.

c, iv) Impede or redirect flood flows? (No Impact)

The project site and off-site improvement areas are not located within a designated 100-year floodplain or other flood hazard zone (FEMA 2024). No impact would result.

d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation? (No Impact)

The project site and off-site improvement areas are not located within a designated floodplain or within a tsunami or seiche zone. No impact would result.

e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan? (No Impact)

The water quality control plan for the Sacramento and San Joaquin River Basins establishes thresholds for key water resource protection objectives for both surface waters and groundwater. The project is not located contiguous to a stream or river and would not alter water quality parameters established in the water quality control plan. Erosion control BMPs would be required to be implemented during construction to prevent erosion and to protect overall water quality.

The project site is located within the Sacramento Valley Groundwater Basin and the South American Subbasin (Groundwater Basin 5-021.65). This Subbasin is designated as a high priority basin by the California Department of Water Resources, but is not listed as Critically Overdrafted (DWR 2020). The South American Subbasin Groundwater Sustainability Plan establishes thresholds for key water resource protection objectives for both surface waters and groundwater (Larry Walker Associates et al. 2021). As described in impact “b” above, the project would not utilize groundwater and would not result in an increase in population or employment that would indirectly increase groundwater demand. As an infill project on a

site that is currently planned for developed, the project would not interfere substantially with groundwater recharge in a manner that would impact groundwater resources. Therefore, the project would not substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project would conflict with the South American Subbasin Groundwater Sustainability Plan. No conflicts with a water quality control plan or sustainable groundwater management plan have been identified. Therefore, no impact would result.

3.11 Land Use and Planning

	Potentially Significant Impact	Less-than-Significant with Mitigation Incorporated	Less-than-Significant Impact	No Impact
Would the project:				
a) Physically divide an established community?				✓
b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?				✓

a) Physically divide an established community? (No Impact)

The project site is located within the City of Rancho Cordova's Grantline 208 master-planned community in the Sunrise Douglas Community Plan/Sunridge Specific Plan (SDCP/SRSP). The site is designated as a school site on the approved tentative subdivision map, as well as the recorded final map. Surrounding lands are developing for residential use and neighborhood park development. The proposed school is a planned use that is integrated with planned urban development of surrounding lands. There are no features that would physically divide an established community. No impact would result.

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)

Pursuant to Public Resources Code, Div 13, Sec 21151.2, the EGUSD provided notice in writing to the City of Rancho Cordova Planning Commission of the proposed acquisition of title to property for a new elementary school site (EGUSD 2023). The letter was provided on December 1, 2023, and the Rancho Cordova Planning Commission received a report from City staff regarding the potential acquisition of the site during a regular meeting on January 10, 2024. The report indicated that the 11.65-acre site is adequately zoned for a school and that the parcel is designated as a school site on Final Map-2018-001-01, which was recorded on August 9, 2018. The Planning Commission did not have any concerns and concurred that the site is suitable for a future school (Rancho Cordova 2024). The site has a zoning designation of RD-5, which lists public schools as a permitted use. The project proposes a land use that is consistent with the Community Plan and Specific Plan designations for the site. No impact related to a conflict with any land use plan, policy, or regulation would result.

3.12 Mineral Resources

	Potentially Significant Impact	Less-than-Significant with Mitigation Incorporated	Less-than-Significant Impact	No Impact
Would the project:				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?				✓
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?				✓

a, b) 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, or a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan? (No Impact)

California Department of Conservation Mineral Land Classification studies do not designate the project site as having a known mineral resource (DOC 2024). The Sacramento County General Plan, Rancho Cordova General Plan, and SunRidge Specific Plan do not designate the project site as being a locally-important mineral resource recovery site (Sacramento County 2011, Rancho Cordova 2018, Rancho Cordova 2002). No impact would result.

3.13 Noise

	Potentially Significant Impact	Less-than-Significant with Mitigation Incorporated	Less-than-Significant Impact	No Impact
Would the project:				
a) Result in generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?			✓	
b) Result in generation of excessive groundborne vibration or noise levels?			✓	
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?				✓

- a) Result in generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies? (Less than Significant)**

Construction

Noise impacts resulting from construction depend upon the noise generated by various pieces of construction equipment, the timing and duration of noise-generating activities, and the distance between construction noise sources and noise-sensitive areas. Construction noise impacts primarily result when construction activities occur during noise-sensitive times of the day (e.g., early morning, evening, or nighttime hours), the construction occurs in areas near noise-sensitive land uses, or when construction lasts over extended periods of time.

Rancho Cordova does not have noise standards specific to construction. However, the timing of construction activities would be consistent with Rancho Cordova General Plan Policy N.1.4.1, which generally limits construction to daytime work hours between 7:00 a.m. to 7:00 p.m., Monday through Friday, with work that may occur on weekends between 8:00 a.m. to 6:00 p.m.

Surrounding sensitive receptors for noise include residential land uses located to the north, east, and south of the project site. From the center of the site, the residences to the north and south are located approximately 315 feet away, while the residences to the east are located approximately 430 feet away. The area to the west is currently undeveloped.

Sound from a point source is known to attenuate at a rate of -6 dB for each doubling of the distance to the receptor. For example, a noise Equivalent Continuous Level (L_{eq}) of 84 dB as measured at 50 feet from the noise source would attenuate to 78 dB L_{eq} at 100 feet from the source and to 72 dB L_{eq} at 200 feet from the source to the receptor.

Because the City of Rancho Cordova does not have noise standards specific to construction, for the purposes of analysis, this Initial Study uses an 80 dBA L_{eq} threshold identified by the Federal Transit Administration (FTA). Construction of the project would temporarily increase noise in the immediate vicinity

of the project site from the use of construction equipment, as well as from increased traffic as construction workers commute to and from the project area. Minimal hauling of excavated materials and construction materials would generate some truck trips on local roadways. Pile driving is not anticipated in any phase of construction of the project.

Construction noise levels would vary on a day-to-day basis and would be sporadic rather than continuous in nature, as different types of construction equipment would be used during the construction process. The project site is already cleared and rough graded, thus minimal earth-moving is anticipated. Hourly average noise levels resulting from standard construction equipment used for construction was calculated to range from 77 to 83 dBA L_{eq} , or the average A-weighted noise level during the measurement period, at 50 feet (Illingworth & Rodkin, 2024). Worst-case dBA L_{eq} was assessed from the geometrical center of the project to existing noise-sensitive receptors and was calculated to range from 58 to 72 dBA L_{eq} , which would not exceed FTA thresholds of 80 dBA L_{eq} . Thus, the project would be below established standards, and the impact would be less than significant.

Operational

Based on noise level measurements, ambient daytime noise levels in the project area and at the nearest residential receptors range from 55 to 58 dBA (Illingworth & Rodkin, 2024). Given these ambient noise levels, the allowable noise limit threshold per the Rancho Cordova Municipal Code would be 60 dBA.

Noises associated with project can be categorized as mechanical equipment, play areas, vehicle traffic, and parking lots. Noise associated with each of these project components is evaluated below.

Mechanical Equipment. The loudest expected mechanical noise related to project operations would be from HVAC equipment. This equipment would be centrally located on building rooftops and would not be in direct line of sight to nearby sensitive receptors. Project designs show the closest building center to a sensitive receptor would be approximately 210 feet. Due to distance, as well as shielding provided by the buildings themselves, mechanical noise would be below 60 dBA to nearby sensitive receptors (Illingworth & Rodkin 2024).

Play Areas. Noises associated with play areas are typically characterized by children yelling and playing, as well as whistles during recess or physical education classes. Average noise levels generated during playground activities typically range from 59 to 67 dBA L_{eq} at a distance of 50 feet (Illingworth & Rodkin 2024). Project designs show the center of proposed hardcourt areas would be approximately 290 feet from the closest sensitive receptor. The school buildings surrounding the play area would partially shield the residences from most direct exposure to playground noise, and the average noise levels would be up to 42 dBA L_{eq} . Preliminary design shows the center of proposed grass field areas would be approximately 120 feet from the closest sensitive receptor. Average noise levels from grass field areas could reach up to 59 dBA L_{eq} at the closest sensitive receptor. Thus, neither hardscape or grassed play areas would exceed 60 dBA.

Traffic. Noise associated with project vehicle traffic would mostly be from child drop-off and pickup. Noise measurement data determined that the existing hourly noise levels between 7:00 a.m. and 9:00 a.m. range up to 60 dBA L_{eq} due to existing local traffic. Traffic volumes and traffic noise are expected to increase within site as the SRSP buildout continues to the south. A doubling of traffic would be expected to increase 3 dBA. When considering the scale of the SRSP area and the increased local traffic volumes associated with the future buildout, project generated traffic would not double the traffic volumes in the neighborhood. Schools with similar enrollment as the proposed project have been known to increase traffic noise on local roads by less than 1 dBA. Thus, traffic noises would not exceed the 60 dBA standard.

Parking Lots. Noise associated with project parking lots would primarily consist of low-speed vehicle circulation but would also include loud engines, car alarms, squealing tires, door slams, and human voices. The hourly average noise level associated with small parking lots similar to this would reach 50 dBA at a distance of 100 feet from the parking area. Project designs shows the center of proposed parking lots would be approximately 110 feet from the closest sensitive receptor. With the distance and the duration of parking lot activities, parking lot noise is expected to be up to 42 dBA L_{eq} . Thus, noise associated with parking lots would not exceed the 60 dBA standard.

As detailed above, the proposed project would not exceed established City of Rancho Cordova noise standards related to any project elements. Therefore, the project impact would be less than significant.

b) Result in generation of excessive groundborne vibration or noise levels? (Less than Significant)

The City of Rancho Cordova does not specify construction vibration limits. The FTA 2018 Noise and Vibration Impact Assessment Manual includes a vibration limit of 0.50 in/sec peak particle velocity (PPV) for buildings with reinforced-concrete constructed of steel or timber, 0.30 in/sec PPV for buildings of engineered concrete and masonry, and a conservative limit of 0.12 in/sec PPV for buildings extremely susceptible to vibration damage. Since surrounding buildings are recently built, a groundborne vibration limit of 0.30 in/sec PPV limit is used as a threshold for the purposes of analysis.

The highest construction-related vibration level during project construction is anticipated to be 0.210 in/sec PPV at 25 feet and 0.040 in/sec PPV at 75 feet (Illingworth & Rodkin 2024). Therefore, the anticipated maximum level of construction vibration would not exceed the 0.30 in/sec PPV threshold. Following construction, the project is not expected to create unusual groundborne vibration. The impact from groundborne vibration or noise levels would be less than significant.

c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels? (No Impact)

The project site is not located within two miles of a public or private airport. The closest airport is Sacramento Mather Airport, located approximately 4.5 miles to the west. The project would not expose people to excessive aircraft noise. No impact would result.

3.14 Population and Housing

	Potentially Significant Impact	Less-than-Significant with Mitigation Incorporated	Less-than-Significant Impact	No Impact
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)?				✓
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?				✓

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)? (No Impact)

The project proposes a new public elementary school that would serve students of the EGUSD and residents of the City of Rancho Cordova. The project would not provide new housing, expand infrastructure, or directly or indirectly induce population growth beyond what has been approved and accounted for in the SunRidge Specific Plan. No impact would result.

b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere? (No Impact)

The project site is vacant. Therefore, the project would not displace people, remove housing, or necessitate construction of replacement housing. No impact would result.

3.15 Public Services

	Potentially Significant Impact	Less-than-Significant with Mitigation Incorporated	Less-than-Significant Impact	No Impact
Would the project:				
a) Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
Fire Protection?			✓	
Police protection?			✓	
Schools?			✓	
Parks?			✓	
Other public facilities?			✓	

- a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for public services? (Less than Significant)**

The project area receives fire protection services from Sacramento Metropolitan Fire and police services through the Rancho Cordova Police Department. The project would receive water services from the Sacramento County Water Agency and sewage service from the Sacramento Area Sewer District. As discussed in Section 3.14 (Population and Housing), implementation of the project would not impact planned population growth.

The SunRidge Specific Plan indicates the need for three elementary schools located within the SunRidge Specific Plan area. The purpose of the project is to create a new elementary school, adding to Sunrise Elementary and Robert J. McGarvey Elementary within the SunRidge Specific Plan area. Given the infill nature of the project, it is not anticipated to substantially impact service ratios, response times, or other performance objectives of schools, parks, and other public facilities that are based on population growth.

The project would be subject to the requirements of the State Architect, including adherence to the California Fire Code regarding placement of fire hydrants, adequacy of water supply to the site, and emergency access. It also would be subject to the States adopted Building and Electrical Codes with their applicable provisions related to fire safety, including the installation of smoke detectors and sprinkler systems. Vehicle access ways would be constructed to City standards, which consider emergency vehicle accessibility. Compliance with City and state codes and standards would ensure that impacts on fire protection services would be less than significant.

The project may generate a slight increase in demand for police protection services, but is anticipated to be served by the Rancho Cordova Police Department without new or expanded police protection facilities. The

project would not create additional demand for parks or other services from the City of Rancho Cordova or Sacramento County. No new parks nor expansion of existing parks would be required to provide adequate service to the project. The impact would be less than significant.

3.16 Recreation

	Potentially Significant Impact	Less-than-Significant with Mitigation Incorporated	Less-than-Significant Impact	No Impact
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?				✓
b) Include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment?				✓

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)

Currently developed parks within the project vicinity include Cypress Grove, Pyramid Peak, and Labyrinth Community Park. Additionally, the area immediately adjacent to the west of the project site is zoned as Parks and Open Space and is expected to be developed as a park. The project would construct a school site to serve existing and planned growth in the project vicinity. The school would be equipped with ball fields and outside equipment, which would make additional playfields and outdoor recreation spaces available to the community. No unplanned recreational facilities would be required to provide adequate service in conjunction with the development of the project. No impact would result.

b) Include or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment? (No Impact)

The project would include new on-site school recreational facilities, including play courts, playground structures, playfields, and a multi-purpose room. The potential environmental impacts associated with construction of the proposed new on-site recreational facilities are evaluated as part of this Initial Study. No unplanned recreational facilities would be required to provide adequate service in conjunction with the development of the project. No impact would result.

3.17 Transportation

	Potentially Significant Impact	Less-than-Significant with Mitigation Incorporated	Less-than-Significant Impact	No Impact
Would the project:				
a) Conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?				✓
b) Conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?			✓	
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?			✓	
d) Result in inadequate emergency access?			✓	

a) Conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities? (No Impact)

The project site is located within the City of Rancho Cordova's Grantline 208 master-planned community in the Sunrise Douglas Community Plan/Sunridge Specific Plan (SDCP/SRSP). The site is designated as a school site on the approved tentative subdivision map, as well as the recorded final map. Surrounding lands are developing for residential use and neighborhood park development. The proposed school is a planned use that is integrated with planned urban development of surrounding lands.

The project would install a new sidewalk along the street frontage adjacent to Thortonhall Drive to match the existing sidewalks that are present on Cypress Grove Drive, Scholarly Way, and Nobleton Way. However, the Thortonhall Drive sidewalk would be wider than the others in order to accommodate the continuation of an existing bicycle path. The project would also include new mid-block pedestrian crosswalks on Thortonhall Drive, Cypress Grove Drive, Scholarly Way, and Nobleton Way.

The proposed site plan for the project identifies a parking lot and student drop-off/pickup lane accessed from Cypress Grove Drive, and a bus turnout along Thortonhall Drive. The project would include street improvements to create a safe pedestrian environment and encourage students to walk and bike to school. The design of the proposed school would be a collaborative effort between the EGUSD, its design team, the City of Rancho Cordova, and the State of California. This would include applicable street striping, school zone signs, and parking controls to minimize pedestrian activity at uncontrolled locations, as well as creation of an applicable Safe Routes to School plan.

During construction, surrounding roadways would remain open to traffic and control measures would be implemented per the California Manual on Uniform Traffic Control Devices. The proposed project would not reduce the width of travel lanes adjacent to the site, and would not include an extension of the City's roadway network.

Based on review of local and regional plans, including the SunRidge Specific Plan, Rancho Cordova Bicycle Master Plan, and the Rancho Cordova Pedestrian Master Plan, the project would not conflict with planned transportation improvements or programs, and would not impede the City from developing or

implementing transportation improvements identified in the plans (Rancho Cordova 2002, Rancho Cordova 2016, Rancho Cordova 2003). No impact would occur.

b) Conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)? (Less than Significant)

Pursuant to SB 743 and the current CEQA Guidelines, evaluation of a project's potential transportation impact requires consideration of VMT, which refers to the amount and distance of automobile travel attributable to a project. Section 15064.3, subdivision (b), of the CEQA Guidelines lists the criteria for analyzing transportation impacts from proposed projects. The criteria are broken into four categories, including land use projects, transportation projects, qualitative analysis, and methodology. Rancho Cordova's Transportation Impact Guidelines includes VMT screening criteria for locally serving Public/Quasi-Public Facilities, including public K-12 schools. Because the project is a locally serving public facility that would serve the surrounding community, it would meet Rancho Cordova's VMT-related criteria. Therefore, the project is screened out of VMT impacts and the impact would be less than significant.

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)

During construction, the normal functionality of roadways in the project area would be altered due to the presence of vehicle trips by construction workers, supply trucks, and haul trucks traveling to and from the site. The increased construction traffic, in combination with normal traffic, would temporarily decrease the normal performance and safety of the roadways. The project's construction contractor would be required to implement traffic controls to reduce traffic conflicts during construction, and a traffic control plan would be required to be implemented during construction. Because the project would be constructed in accordance with traffic controls and an encroachment permit for any work in roadways, the potential impact related to construction traffic would be less than significant.

Following construction, vehicle access to a parking lot and student drop-off/pickup lane would be via Cypress Grove Drive, and a bus turnout would be located along Thortonhall Drive. The project would include street improvements to create a safe pedestrian environment and encourage students to walk and bike to school. The design of the proposed school would be a collaborative effort between the EGUSD, its design team, the City of Rancho Cordova, and the State of California. The project would include appropriate physical improvements and operational techniques to create a safe school campus, including applicable street striping, school zone signs, and parking controls to minimize pedestrian activity at uncontrolled locations, as well as creation of an applicable Safe Routes to School plan. The project would also install a new sidewalk along the street frontage adjacent to Thortonhall Drive to match the existing sidewalks that are present on Cypress Grove Drive, Scholarly Way, and Nobleton Way. The impact would be less than significant.

d) Result in inadequate emergency access? (Less than Significant)

The project includes a fire lane from Scholarly Way, with additional emergency access possible from a proposed parking lot from Cypress Grove Drive. Adequate emergency access would be provided throughout the project site. The impact would be less than significant.

3.18 Tribal Cultural Resources

	Potentially Significant Impact	Less-than-Significant with Mitigation Incorporated	Less-than-Significant Impact	No Impact
Would the project:				
a) Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:				
i) Listed or eligible for listing in the California Register of Historic Resources, or in a local register of historic resources as defined in Public Resources Code section 5020.1(k)?		✓		
ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to the criteria set forth in subdivision (c) of the Public Resources Code section 5024.1? In applying the criteria set forth in subdivision (c) of the Public Resources Code section 5024.1, the lead agency shall consider the significance of the resource to a California Native American Tribe.		✓		

a.i, a.ii) Cause a substantial adverse change in the significance of a tribal cultural resource? (Less than Significant with Mitigation)

CEQA requires lead agencies to determine if a project would have a significant effect on tribal cultural resources. The CEQA Guidelines define tribal cultural resources as: (1) a site, feature, place, cultural landscape, sacred place, or object with cultural value to a California Native American Tribe that is listed or eligible for listing on the California Register of Historical Resources, or on a local register of historical resources as defined in Public Resources Code section 5020.1(k); or (2) a resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant according to the historical register criteria in Public Resources Code section 5024.1(c), and considering the significance of the resource to a California Native American tribe.

A cultural resource study was prepared for the project, which included completion of a records and literature search at the North Central Information Center, along with further literature review of publications, files, and maps for ethnographic, historic-era, and prehistoric resources (ASC 2024). A review of the NAHC Sacred Lands File was completed for the project, which did not identify any known resources. The NAHC provided contact information for tribal communities that may have further information, and on December 20, 2023, letters were sent to the following Native American Tribes:

- Buena Vista Rancheria of Me-Wuk Indians;
- Chicken Ranch Rancheria of Me-Wuk Indians;
- Colfax-Todds Valley Consolidated Tribe;
- Lone Band of Miwok Indians;
- Nashville Enterprise Miwok-Maidu-Nishinam Tribe;

- Shingle Springs Band of Miwok Indians;
- Tsi Akim Maidu;
- United Auburn Indian Community of the Auburn Rancheria; and
- Wilton Rancheria.

Follow-up emails were provided to each Tribe on January 12, 2024. No responses were received. In addition, on December 18, 2023, the EGUSD issued a tribal consultation invitation pursuant to Public Resources Code section 21080.3.1, subd. (d) to the Buena Vista Rancheria Me-Wuk Indians. A 30-day period allowing for a request for consultation ended with no request made for consultation.

While no known tribal cultural resources have been identified, there is a possibility of encountering unanticipated tribal cultural resources during construction. In the event that such resources were encountered during construction, a potentially significant impact could result. Implementation of Mitigation Measures CR-1 and CR-2 would reduce the potential impact to a less-than-significant level by outlining procedures to be taken in the event of inadvertent discovery consistent with Tribal considerations and appropriate laws and requirements.

Mitigation

Implementation of Mitigation Measures CR-1 and CR-2 would reduce the potential impact to a less-than-significant level by outlining procedures to be taken in the event of inadvertent discovery consistent with Tribal considerations and appropriate laws and requirements.

Mitigation Measure CR-1: Protect Archaeological Resources and Tribal Cultural Resources if Encountered

If subsurface archaeological features or deposits, including locally darkened midden soil, are discovered during construction-related earth-moving activities, ground-disturbing activity in the vicinity of the resource shall be halted, a qualified professional archaeologist shall be retained to evaluate the find, and the appropriate tribal representative(s) shall be notified. If the find qualifies as a historical resource, unique archaeological resource, or tribal cultural resource as defined by CEQA, the archaeologist, in consultation with Tribal representatives and the State Historic Preservation Officer, shall develop appropriate measures to protect the integrity of the resource and ensure that no additional resources are affected.

Mitigation Measure CR-2: Protect Inadvertent Discovery of Human Remains

If human remains, associated grave goods, or items of cultural patrimony are discovered during construction, work shall stop at the discovery location, within 50 feet, and any nearby area reasonably suspected to overlie adjacent to human remains (PRC, Section 7050.5). The Sacramento County Coroner shall be contacted to determine if the cause of death must be investigated. If the human remains are determined to be of Native American origin, the Coroner shall notify the Native American Heritage Commission within 24 hours of the determination. The Native American Heritage Commission shall then notify the Most Likely Descendant (MLD), who has 48 hours to make recommendations to the landowner for the disposition of the remains. A qualified archaeologist, the District and the MLD shall make all reasonable efforts to develop an agreement for the treatment, with appropriate dignity, of any human remains and associated or unassociated funerary objects. The agreement would take into consideration the appropriate excavation, removal, recordation, analysis, custodianship, and final disposition of the human remains and associated or unassociated funerary objects.

3.19 Utilities and Service Systems

	Potentially Significant Impact	Less-than-Significant with Mitigation Incorporated	Less-than-Significant Impact	No Impact
Would the project:				
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electrical power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?			✓	
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?			✓	
c) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?			✓	
d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?			✓	
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?				✓

a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electrical power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects? (Less than Significant)

The project would receive water service from the Sacramento County Water Agency and sewage service from the Sacramento Area Sewer District. Electric power would be provided by SMUD, and telecommunications utilities by private providers. Solid waste collection and recycling would be provided by Republic Services.

New water, sewer, power, and communication laterals would be extended to service the project from Cypress Grove Drive. The project anticipates accommodating 850 students under a traditional schedule and up to 1,300 students under a year-round schedule. Using a conservative scenario of 15 gallons of water per student per day, the proposed project would be expected to result in approximately 12,750 or 19,500 per day of domestic water demand when in operation. The SunRidge Specific Plan and its accompanying certified EIR specify anticipated residential, commercial and institutional land uses. There were no additional utility or service system impacts identified for the Sunridge East projects that are greater than those already acknowledged in the certified EIR and SunRidge Specific Plan (Rancho Cordova 2005).

The proposed project is a relatively small-scale school on an infill site in an area planned for expected growth. The project would connect to existing facilities and operations would not result in the need for the construction of new water or wastewater treatment facilities, or the expansion of existing such facilities. The impact would be less than significant.

b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years? (Less than Significant)

The project would create an incremental increase in demand for domestic water service from the Sacramento County Water Agency. As defined within the Sacramento County Water Agency's 2020 Urban Water Management Plan, the project would fall within the North Service Area of Zone 40. Zone 40's diverse water supply portfolio coupled with the system's flexible operations render the supply reliable in all year types, including reasonable planned growth through 2045 (SCWA 2021). As discussed in impact "a" above, adequate water supplies would be available to serve the proposed project. No new regional water supply entitlements or facilities would be required. The impact would be less than significant.

c) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments? (Less than Significant)

The project would create an incremental increase in demand for wastewater treatment and disposal service from the Sacramento Area Sewer District. The wastewater generated would be consistent with other adjacent land uses, and the EGUSD would pay applicable connection fees and monthly service charges. The project would not interfere with the ability of the wastewater treatment facility to comply with CVRWQCB regulations. The impact would be less than significant.

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)

Construction of the project would result in a temporary increase in small amounts of solid waste disposal needs. Excess soil and construction materials would be stored within designated staging areas and hauled off-site for beneficial re-use, recycling, or legal disposal. Solid waste generated and collected during operation of the project would be disposed of via Republic Services. Solid waste produced in the County is trucked to state licensed landfills located in Manteca, California in compliance with local, state, and federal regulations pertaining to solid waste disposal. These facilities have sufficient capacity to serve the project's solid waste disposal needs, and the solid waste generated during construction and operation of the project would represent a small fraction of the daily permitted tonnage of the facilities. Therefore, the project's solid waste disposal needs would be sufficiently accommodated by existing landfills, and the impact would be less than significant.

e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste? (No Impact)

No applicable federal solid waste regulations would apply to the project. At the state level, the Integrated Waste Management Act mandates a reduction of solid waste disposal and establishes an integrated framework for program implementation, solid waste planning, and solid waste facility and landfill compliance. Waste generated during construction and operation of the proposed project would be required to be disposed of in accordance with standard operating procedures pursuant to applicable regulations. Compliance with applicable statutes and regulations would be conditionally required as part of project. No impact would result.

3.20 Wildfire

	Potentially Significant Impact	Less-than-Significant with Mitigation Incorporated	Less-than-Significant Impact	No Impact
If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:				
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?				✓
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?				✓
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?				✓
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides as a result of runoff, post-fire slope instability, or drainage changes?				✓

a-d) If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project exacerbate wildfire risks? (No Impact)

The project site is located in an LRA and in a designated non-very high fire hazard severity zone. The project site is not located in or contiguous to a State Responsibility Area (SRA) or lands classified as very high fire severity zones (VHFHSZ). As such, the CEQA Guidelines Appendix G Checklist section for wildfire is not applicable to the project. The project would not impair implementation or physically interfere with an established emergency response or evacuation plan. The site is flat and located in an urban area, and there are no obvious factors that would increase the risk of this site to exposing occupants to pollutant concentrations from a wildfire. No impact would result.

3.21 Mandatory Findings of Significance

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

- 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 a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory? (Less than Significant with Mitigation)**

Potential project impacts to biological and cultural resources are addressed in Section 3.4, Biological Resources, Section 3.5, Cultural Resources, and Section 3.18, Tribal Cultural Resources, respectively. With implementation of the recommended mitigation measures identified in this Initial Study, the potential for project-related activities to degrade the quality of the environment, including wildlife species or their habitat, plant or animal communities, or important examples of California history or prehistory would be reduced to less-than-significant levels.

- 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)**

Cumulative impacts are defined as "two or more individual effects which, when considered together, are considerable or which compound or increase other environmental impacts" (CEQA Guidelines § 15355). Cumulative impacts can result from individually minor but collectively significant actions taking place over a period of time.

Cumulative projects include the City of Rancho Cordova's Sunridge East Projects include development of the Douglas 103, Douglas 98, Grantline 208, and Arista Del Sol properties as planned within the Sunrise Douglas Community Plan and SunRidge Specific Plan.

As summarized in this Initial Study, the project would not result in impacts on agriculture and forest resources, land use and planning, mineral resources, population and housing, recreation, and wildfire. Therefore, implementation of the project would not contribute to any related cumulative impact on those resources.

The cumulative projects have been, or will be, reviewed in accordance with the CEQA Guidelines by the applicable local CEQA Lead Agency. The construction schedule for cumulative projects may occur simultaneously with construction of the Grantline 208 Elementary School Project. The impacts associated with the proposed project analyzed in this IS/MND would not add appreciably to any existing or foreseeable future significant cumulative impact, such as visual quality, cultural resources, biological, traffic impacts, or air quality degradation. As the project is located within a planned development area and is part of its buildout, incremental impacts, if any, would be negligible and undetectable. Any applicable cumulative impacts to which this project would contribute would be mitigated to a less-than-significant level. Because the proposed project would not result in significant impacts after mitigation the proposed project would not contribute to any significant cumulative impacts which may occur in the area in the future. Incremental impacts, if any, would be very small, and the cumulative impact would be less than significant.

c) Does the project have environmental effects which would cause substantial adverse effects on human beings, either directly or indirectly? (Less than Significant)

With implementation of the recommended mitigation measures identified in this Initial Study, the potential for project-related activities to cause substantial adverse effects on human beings would be reduced to less-than-significant levels.

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5. Report Preparers

5.1 Elk Grove Unified School District

Susan Bell, Chief Facilities Officer

Pham Saechao, Planning Manager

5.2 GHD

Brian Bacciarini, Senior Environmental Scientist

Christian Hernandez, Environmental Scientist

Chryss Meier, Environmental Scientist

Kolby Lundgren, Biologist

Rosanna Southern, Transportation Engineer

Appendices

Appendix A

Preliminary Design Details

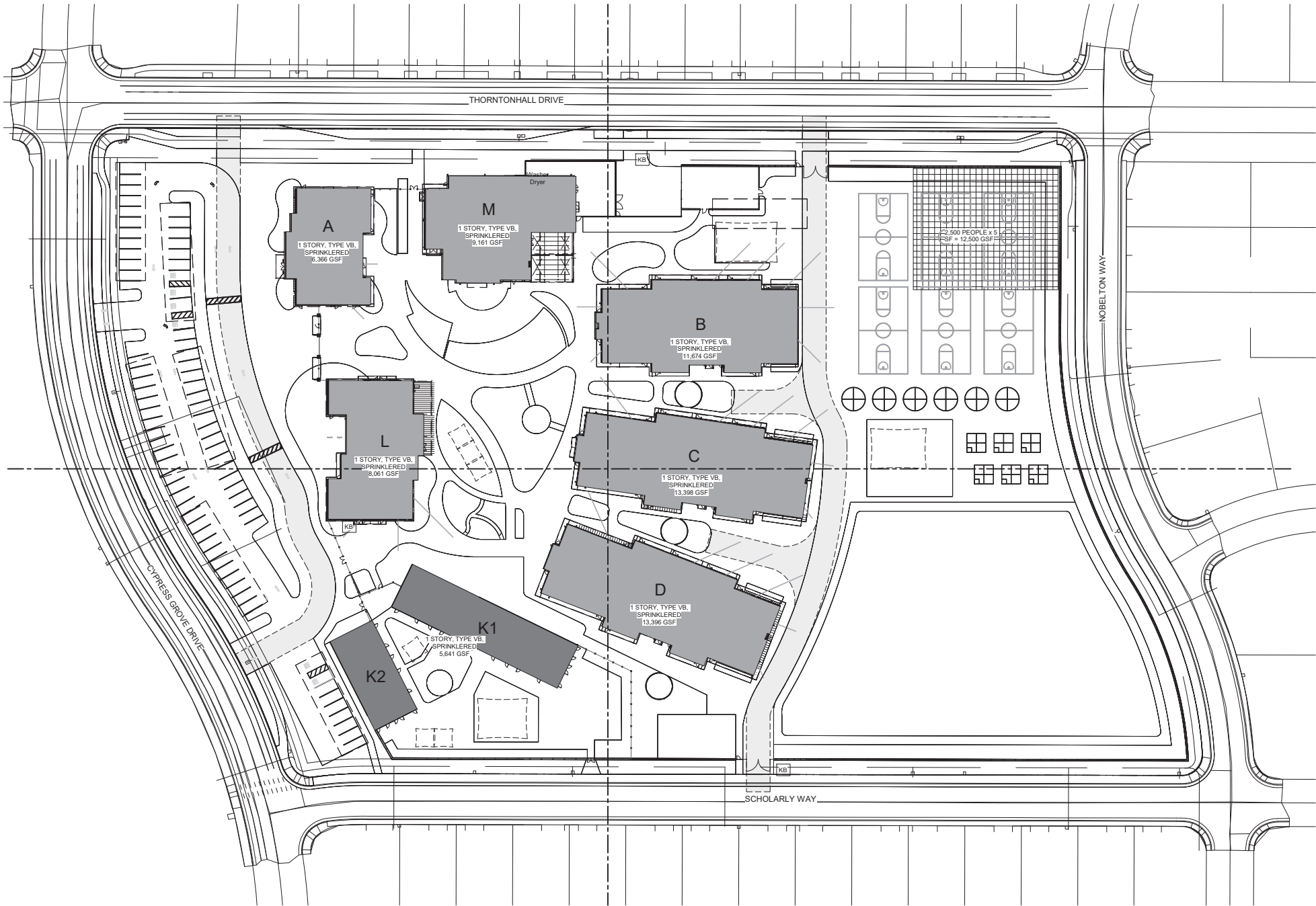
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1 CODE ANALYSIS SITE PLAN

SCALE 1" = 40'-0"



GENERAL NOTES

- SEE SHEET GA101 FOR ACCESSIBLE PATH OF TRAVEL AND ACCESSIBLE RESTROOM LOCATIONS.
- SEE SPECIFIC BUILDING LIFE SAFETY PLAN FOR EXIT REQUIREMENTS AND BUILDING CODE ANALYSIS.
- DIMENSIONS GIVEN TO ASSUMED PROPERTY LINE LOCATIONS ARE FOR CODE ANALYSIS PURPOSES ONLY AND SHALL NOT BE USED TO LOCATE BUILDINGS FOR STAKING PURPOSES. SEE CIVIL DRAWINGS FOR EXISTING LOCATIONS.

LEGEND

- ASSUMED PROPERTY LINE PER BUILDING
- LIMITS OF ARCHITECTURAL SCOPE OF WORK
- [Dashed Box] FIRE TRUCK ACCESS ROAD (MINIMUM 20'-0" CLEAR WIDTH)
- [Dashed Box] EMERGENCY FIRE TRUCK ACCESS PATH OF TRAVEL ROUTE IS TO BE A MINIMUM OF 20' WIDE BY 15'-6" VERTICAL CLEARANCE WITH 50' INSIDE TURNING RADIUS AND AN ADDITIONAL 7' OF WIDTH PROVIDED TO ALLOW FOR CLEARANCE OF APPARATUS BUMPER OVERHANG. TYP VEHICLE BARRIERS SUCH AS GATES SHALL BE PROVIDED WITH A KNOX BOX AT CAMPUS ENTRY POINTS.
- [Solid Box] NEW BUILDING LOCATION
- [Grid Box] SAFE DISPERSAL AREA: 5 SF/PERSON, 150'-0" FROM ANY BUILDING
- [Symbol] (E) POST INDICATOR VALVE - SEE CIVIL DWGS
- [Symbol] (E) FIRE DEPARTMENT CONNECTION, SEE CIVIL DWGS
- [Symbol] (E) FIRE HYDRANT - SEE CIVIL DWGS
- [Symbol] KNOX BOX
- [Symbol] FIRE RISER ROOM
- 6" WIDE WHITE STRIPE TO INDICATE "LOADING ZONE"
- 6" WIDE RED STRIPE TO INDICATE FIRE LANE
- THE ENTIRE LENGTH OF STANDARD CURBS BORDERING NEW FIRE APPARATUS ACCESS ROADS SHALL BE PAINTED TRAFFIC RED AND SHALL HAVE THE WORDS "NO PARKING - FIRE LANE" STENCILED UPON THEIR HORIZONTAL AND VERTICAL SURFACES AT INTERVALS OF NOT MORE THAN 50'. LETTERS SHALL BE OF BLOCK STYLE, MINIMUM FIVE (5) INCHES IN HEIGHT WITH A STROKE OF NOT LESS THAN 3/4", AND SHALL BE PAINTED WHITE ON A TRAFFIC RED BACKGROUND.

FIRE & LIFE SAFETY SITE CONDITIONS

PROJECT INFORMATION			
School District/Owner: ELK GROVE UNIFIED SCHOOL DISTRICT			
Project Name/School: GRANTLINE ELEMENTARY SCHOOL			
Project Address: CYPRESS GROVE DRIVE & SCHOLARLY WAY, RANCHO CORDOVA, CA 95742			
FIRE & LIFE SAFETY INFORMATION			
1. Has a fire hydrant flow test been performed within the past 12 months? (If yes, provide a copy of the test data.)	Yes ☐	No ☐	
2. Was the fire hydrant water flow test performed as part of this LFA review?	Yes ☐	No ☐	
3. Is the project located within a designated fire hazard severity zone (FHSZ) as established by Cal-Fire? (If yes, indicate FHSZ classification below.)	Yes ☐	No ☒	
Refer to the following website for FHSZ locations: http://egis.fire.ca.gov/FHSZ/	Moderate ☐	High ☐	Very High ☐
Wildland Interface Area (WIFA) (If any designations are check, project design team must meet the requirements of CBC Chapter 7A.)			WIFA ☒

CONDITION MEANS AND METHODS RESOLUTION	Y	N	NA	NR
4. Emergency vehicle access roadways do not meet CFC requirements.				
4a. Acceptable Alternative: Emergency vehicle and personnel access as proposed by the project architect is acceptable for providing fire suppression and protection of life and property.				
5. Fire Hydrants: Number and spacing does not meet CFC requirements.				
5a. Acceptable Alternative: Number of fire hydrants and spacing as proposed by the project architect is acceptable for fire suppression and protection of life and property.				
6. Fire Hydrants: Water flow and pressure are less than CFC minimum.				
6a. Acceptable Alternative: The available flow and pressure is acceptable for providing fire suppression and protection of life and property.				
7. Location of fire department connection(s) serving fire sprinkler systems or standpipe systems does not meet CFC requirements.				
7a. Acceptable Alternative: The location of the fire department connections serving the fire sprinkler system and/or standpipe system is acceptable for providing fire suppression and protection of life and property.				

School District Acceptance of Acceptable Design Alternates
By signing this form, the school district acknowledges and accepts the proposed design as an alternative to California Code (CBC) and California Fire Code (CFC) minimum requirements, as indicated by one or more of the conditions indicated at items 4a, 5a, 6a, or 7a, for providing fire and life safety protection of life and property.

Accepted by: _____ Title: _____
Signature: _____ Date: _____

LOCAL FIRE AUTHORITY (LFA)	
LFA Agency Name:	
LFA Review Official:	
Title:	Work Phone:
Work Email:	
LFA Reviewer Signature:	Date:
Review Key:	
"Y" = Complies with LFA requirements	"N" = Not Approved (complete Section B)
"NA" = Not applicable to the project	"NR" = LFA elects not to review

LIONAKIS

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SEAL



PROJECT
GRANTLINE ELEMENTARY SCHOOL

INCREMENT #2

CYPRESS GROVE DRIVE & SCHOLARLY WAY
RANCHO CORDOVA, CA 95742

CLIENT
ELK GROVE UNIFIED SCHOOL DISTRICT
?CLIENT ADDRESS?

ISSUED	MARK	DATE	DESCRIPTION
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MANAGEMENT
LIONAKIS PROJECT NO: 024086
DSA APPLICATION NO: 02-122824
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TITLE
CODE ANALYSIS SITE PLAN

SHEET

GL101

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SEAL



PROJECT
GRANTLINE ELEMENTARY SCHOOL

CYPRESS GROVE DRIVE & SCHOLARLY WAY
RANCHO CORDOVA, CA 95742

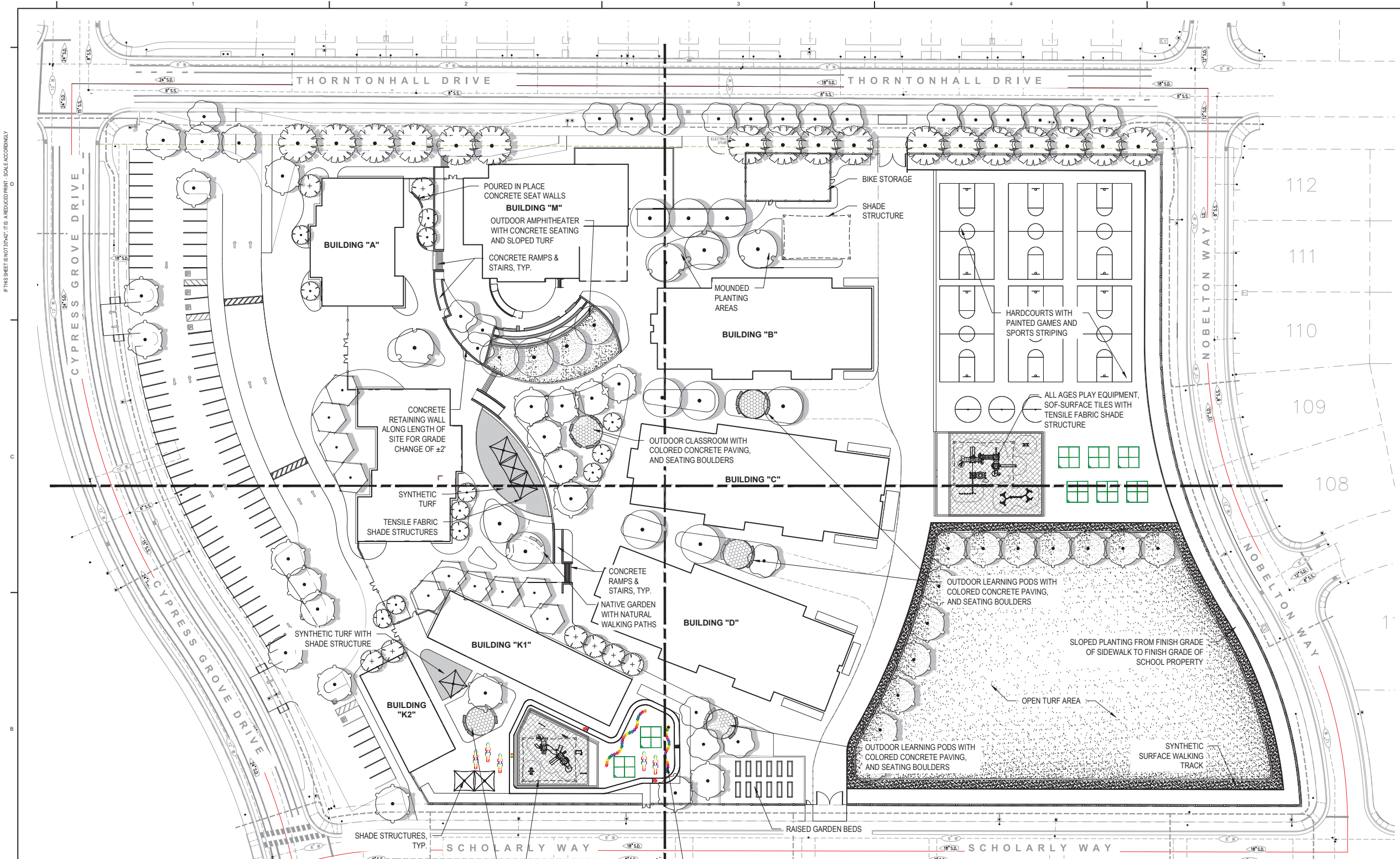
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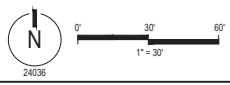
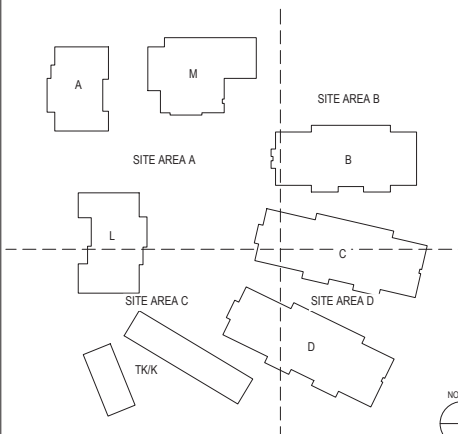
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TITLE
OVERALL LANDSCAPE PLAN

SHEET
LL100



KEY PLAN





EXTERIOR MATERIALS LIST

MATERIAL CODE	DESCRIPTION
FC-1	FIBER CEMENT PANEL; WOOD LOOK
FC-2	FIBER CEMENT PANEL; PAINTED 5 COLORS
FC-3	FIBER CEMENT TRIM, PAINTED
FC-4	FIBER CEMENT TRIM, PAINTED
CP-1	INTEGRAL COLOR CEMENT PLASTER
NF-1	ALUMINUM NAILFIN WINDOW
SF-1	ALUMINUM STOREFRONT
RF-1	SINGLE PLY ROOFING
RF-2	ASPHALT SHINGLE ROOFING
RF-3	TRANSLUCENT PLASTIC GLAZING
HM-1	HOLLOW METAL DOOR/WINDOW



FC-1

HM-1

RF-2

FC-3

CP-1

NF-1

FC-4

FC-2



RF-1

FC-3

FC-4

NF-1

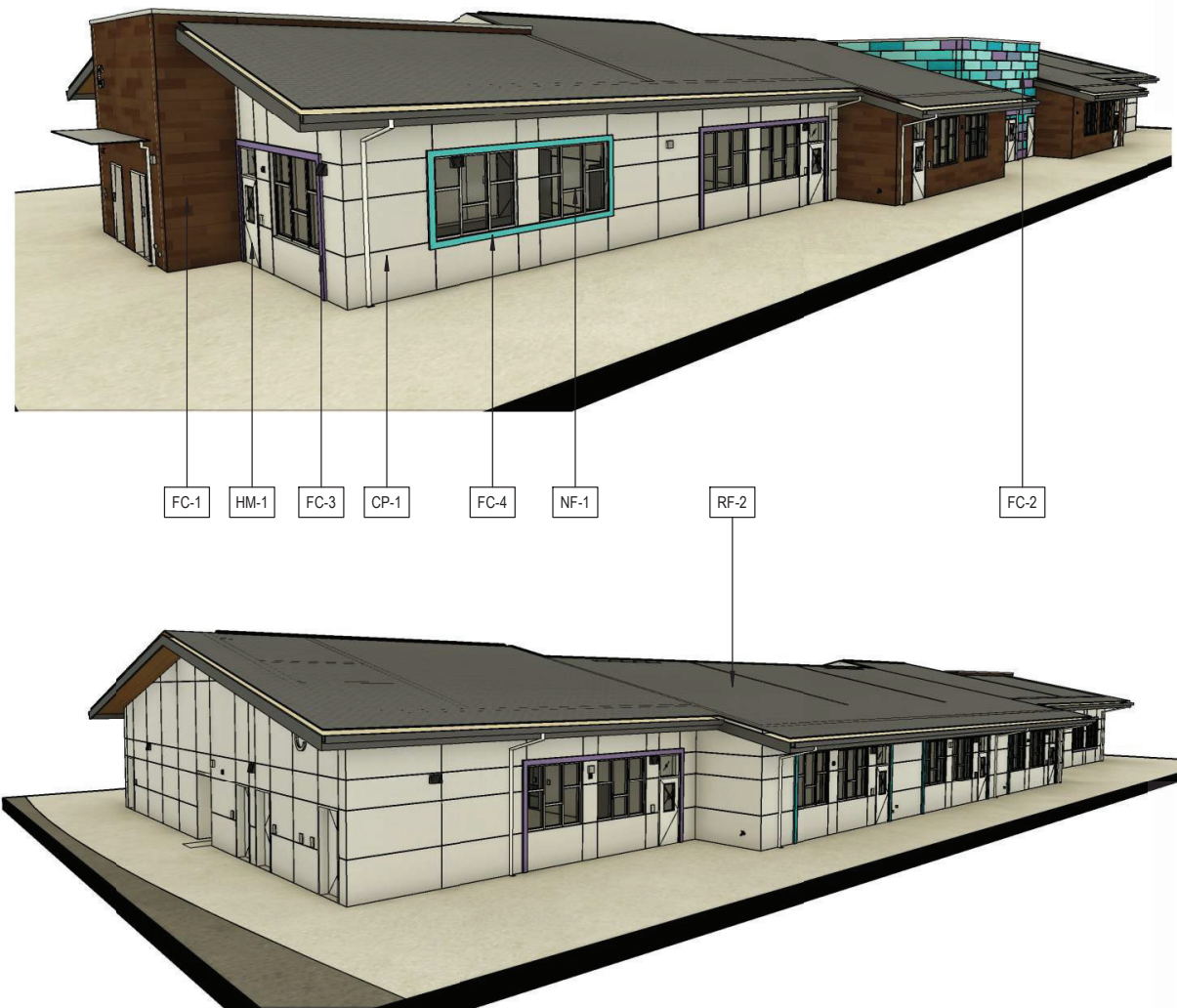
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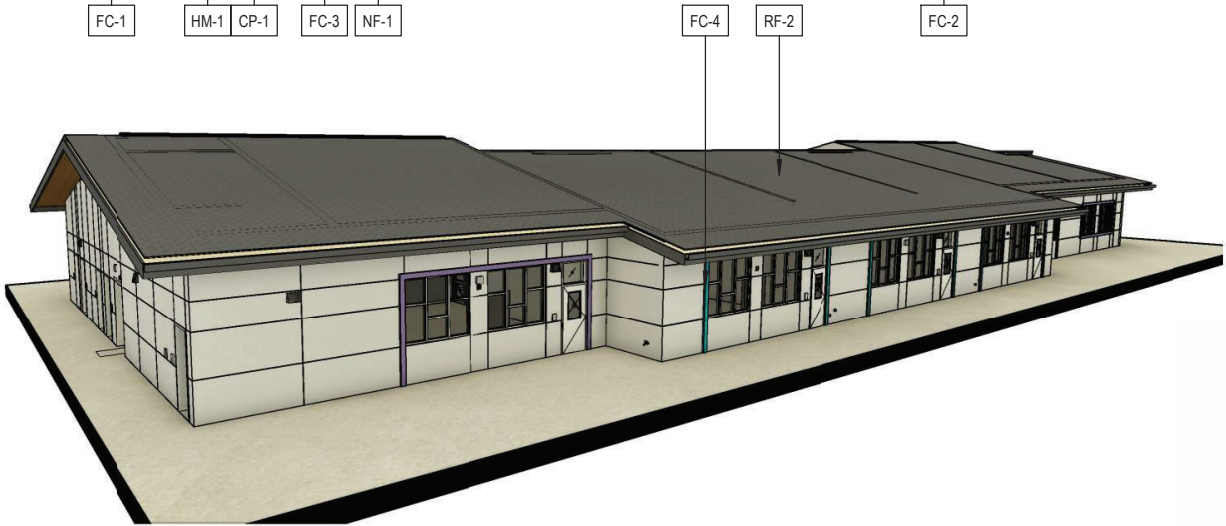
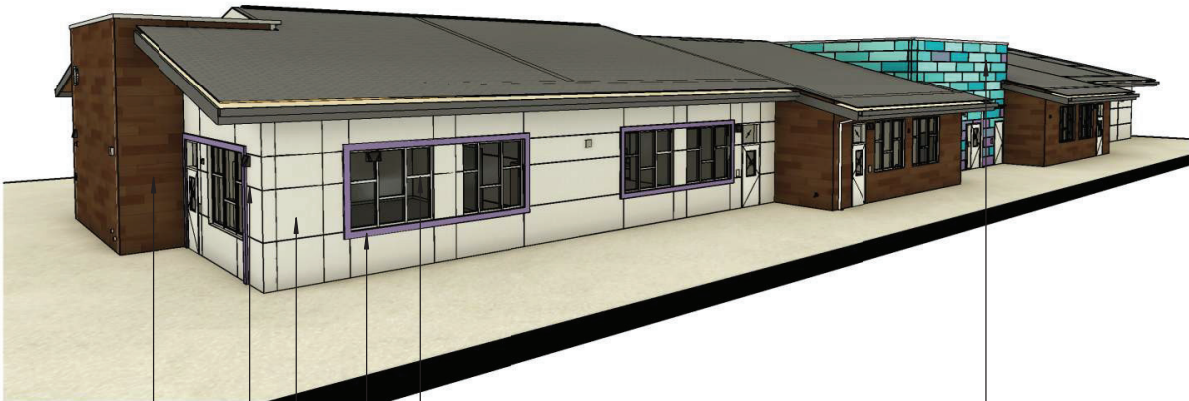
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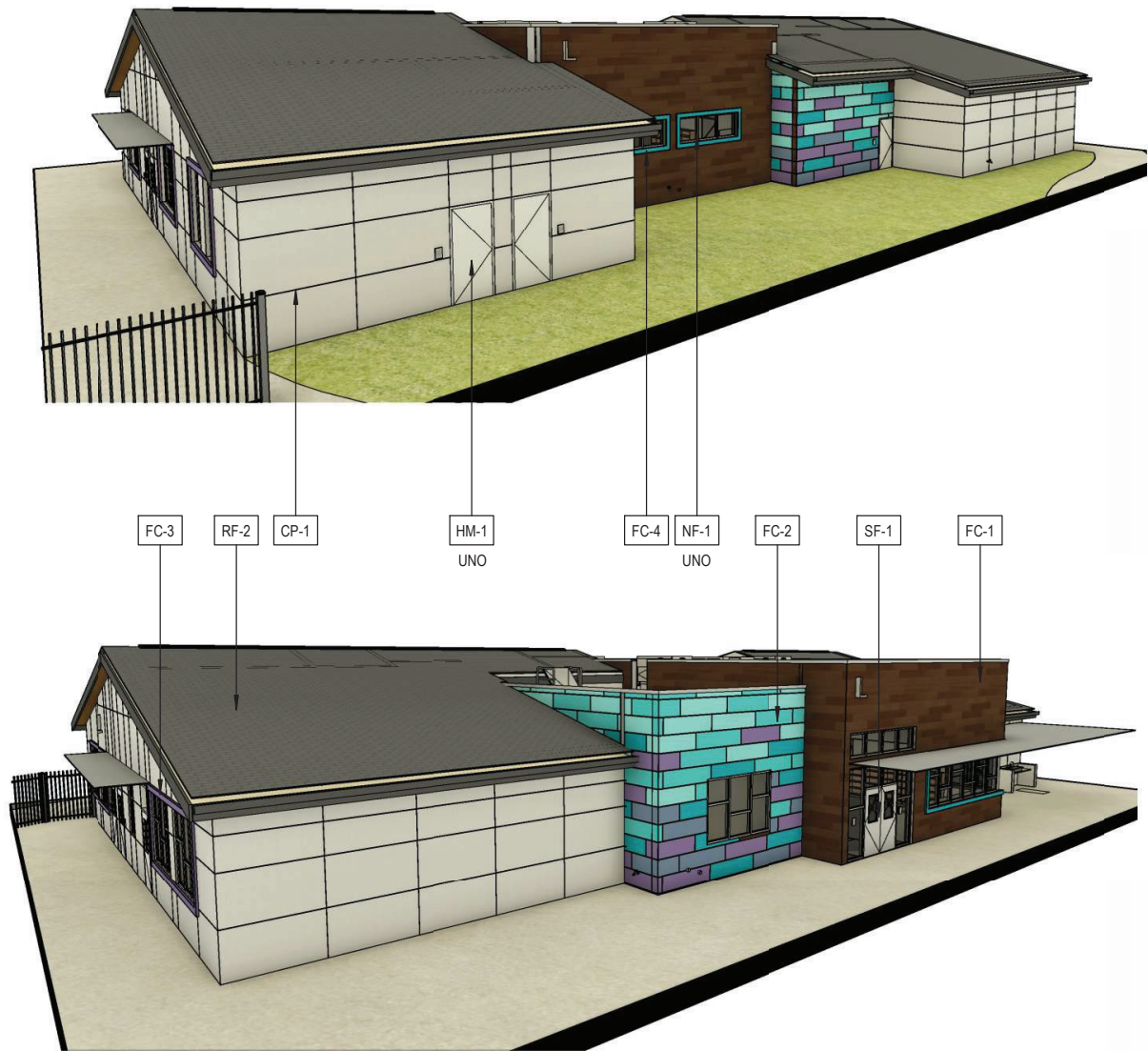
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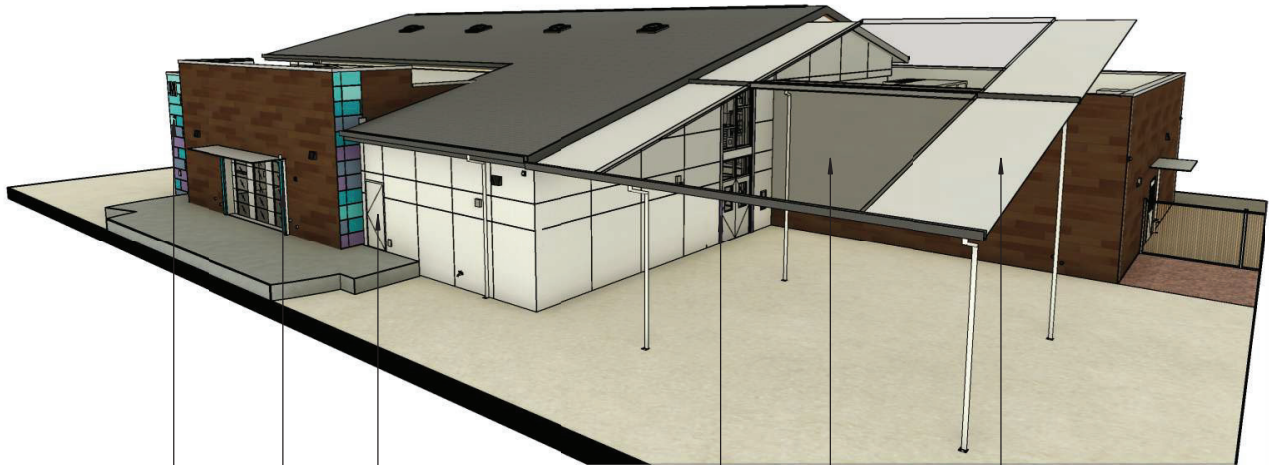
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