

RESOLUTION NO. LAFC 1241

**RESOLUTION ADOPTING FINDINGS OF FACT
AND STATEMENT OF OVERRIDING CONSIDERATIONS FOR THE
INCORPORATION OF RANCHO CORDOVA, CALIFORNIA
(LAFCO CONTROL NO.: 12-97)**

WHEREAS, the Sacramento Local Agency Formation Commission is the entity authorized to approve Incorporations pursuant to the Cortese-Knox Local Government Reorganization Act and the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000;

WHEREAS, a group of citizens called the Rancho Cordova Incorporation Committee gathered sufficient signatures on a petition to qualify the project for consideration by the Local Agency Formation Commission;

WHEREAS, after qualification, the group requested that the Local Agency Formation Commission (LAFCo) consider a proposal to create a new City of Rancho Cordova, California;

WHEREAS, a formal application was submitted to LAFCo;

WHEREAS, fiscal, environmental, and other appropriate analyses were initiated;

WHEREAS, local jurisdictions, community groups, businesses, and other interested parties have provided input into the evaluation process;

WHEREAS, public agencies have reviewed, and commented upon, the project;

WHEREAS, sufficient public notice has been provided in accordance with the state law for all hearings on the matter of the Rancho Cordova Incorporation;

WHEREAS, LAFCo has all the necessary background materials upon which it may judge the merits of the project; and

WHEREAS, a Final Environmental Impact Report has been considered and certified as adequate and complete (LAFC (12-97)) at the meeting of the Sacramento Local Agency Formation Commission on May 1, 2002.

BE IT THEREFORE RESOLVED BY THE Sacramento Local Agency Formation Commission that:

The attached document entitled "FINDINGS OF FACT AND STATEMENT OF OVERRIDING CONSIDERATIONS" (Attachment A) is hereby adopted and incorporated by reference as though wholly set forth herein.

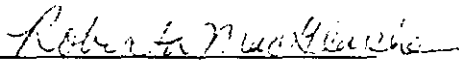
On a motion by Commissioner Hammond, seconded by Commissioner Tooker, the foregoing Resolution was passed and adopted by the SACRAMENTO LOCAL AGENCY FORMATION COMMISSION, State of California, this 22nd day of May, 2002, by the following vote, to wit:

AYES: E. Mulberg, W. Porter, C. Tooker, R. Dickinson, L. Hammond,
R. MacGlashan.

NOES: None

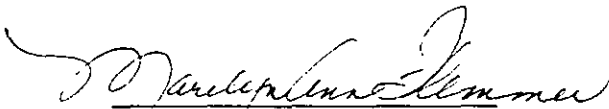
ABSENT: I. Collin, M. Johnson.

ABSTAIN: None.



Roberta MacGlashan, Chair
SACRAMENTO LOCAL AGENCY FORMATION
COMMISSION

ATTEST:



Marilyn Ann Flemmer
Commission Clerk

**ATTACHMENT A
TO RESOLUTION NO. LAFC 1241
FINDINGS OF FACT AND STATEMENT OF OVERRIDING CONSIDERATIONS
FOR THE INCORPORATION OF RANCHO CORDOVA, CALIFORNIA
LAFCO CONTROL NO.: 12-97**

I. PROJECT DESCRIPTION AND GENERAL INFORMATION.

A. Project Description.

The "Project" consists of the incorporation of the City of Rancho Cordova, California, subject to all terms and conditions to be placed on the ballot. The new city, if approved by the voters, will be administered by an elected five member city council.

The Project is located within the east central portion of Sacramento County, in the Rancho Cordova Community area. The Project area, as submitted, is bounded by the American River on the north, the City of Folsom on the northeast, Prairie City Road and Grant Line Road on the east, Jackson Highway on the south, and Bradshaw Road and Mayhew Road on the west.

The Project area, as approved, is bounded by Folsom Boulevard and the American River on the northwest, the Folsom South Canal on the north, White Rock Road on the northeast, Grant Line Road on the east, Jackson Highway on the south, Mather Field on the southwest, and Bradshaw Road and Sunrise Boulevard on the west.

The new city will be formed in accordance with state law and as described on the election ballot. The question of incorporation, including all terms and conditions, will be one question on the ballot. The terms and conditions that are part of the Project have been listed in the Sacramento Local Agency Formation Commission Resolutions No. LAFC 1242 and LAFC 1243, which were adopted on May 22, 2002.

B. General Information.

A notice of preparation of a draft environmental impact report ("Draft EIR") was prepared and issued to the state clearing house, potentially affected agencies and organizations and other interested parties on May 24, 2000. The notice of preparation review period ended on June 23, 2000. Comments received were addressed and incorporated into the CEQA review.

On March 27, 2001, the Draft EIR for the proposed incorporation for Rancho Cordova, California was distributed to interested and potentially affected local, state and federal agencies, area businesses, local and regional libraries, local

general circulation newspapers, the Cities of Sacramento and Folsom, local community councils and the state clearinghouse. Notice of availability of the Draft EIR was published in accordance with law. The public review period officially ended on June 6, 2001.

Public hearings on the Draft EIR were held on May 10, 2001 and June 6, 2001. Testimony was received at the June 6, 2001 hearing. At the June 6, 2001 hearing, the Local Agency Formation Commission (LAFCo) directed staff to respond to all comments received from the public and to prepare the final environmental impact report ("Final EIR") for the Project. A Final EIR was prepared, pursuant to the requirements of the California Environmental Quality Act.

The Final EIR was distributed on October 25, 2001. The Final EIR was distributed to interested parties who had requested copies and local and regional libraries. The Final EIR was considered at noticed public hearings on November 7, 2001, December 5, 2001, January 17, 2002, February 6, 2002, March 6, 2002, and April 18, 2002. The Final EIR was certified at a noticed public hearing held on May 1, 2002. The public notices of the public hearings to consider and certify the Final EIR were published in accordance with law.

On February 28, 2002, the environmental consultant, Environmental Science Associates, prepared an analysis determining that the Draft EIR and Final EIR did not need to be supplemented or recirculated based upon the February 6, 2002 proposed incorporation boundary and sphere of influence. Subsequent modifications to the boundary to increase a portion of the Aerojet property were also determined to not require additional environmental analysis. The consultant further determined that no new environmental impacts would occur nor would additional mitigation measures be required other than those presented in the Draft EIR and Final EIR.

II. THE RECORD.

For the purpose of compliance with the intent of CEQA, and its requirements for findings, the record of the proceedings for the Project is in the custody of Peter Brundage at 1112 I Street, Suite 100, Sacramento, California and is comprised of the following documents:

1. The proposal package consisting of a description of the proposed incorporation, maps, documents, reports and other supporting information;
2. All environmental documents, public review comments in supporting reports, which were received or were prepared for the proposed Project;
3. All testimony, written documents and other evidence presented to the Sacramento LAFCo and staff, which relate to the subject Project;

4. All proceedings before the Sacramento LAFCo and staff which relate to the subject Project including testimony and documentary evidence introduced at the public hearing.
5. All staff reports, memoranda, maps, letters, meeting minutes, or other documents that were prepared for, or received by, the Sacramento LAFCo;
6. Matters of common knowledge to the Sacramento LAFCo including, but not limited to:

Land Use:

Sacramento County, 1999. Sacramento County Department of Environmental Review and Assessment. *Sacramento County Draft Environmental Impact Report for Sunrise Douglas Community Plan/Sun Ridge Specific Plan.* 1999.

Sacramento County, 1994. Sacramento County Department of Environmental Review and Assessment. *Sacramento County Draft Environmental Impact Report for Mather Field General Plan Amendment.* 1994.

Sacramento County, 1993a. *Draft and Final Environmental Impact Report - Sacramento County General Plan.* Sacramento, California, December 1993.

Sacramento County, 1993b. *Sacramento County General Plan.* Sacramento, California. December 1993.

Sacramento County, 1993c. *Findings of Fact and Statement of Overriding Considerations for the Sacramento County General Plan Update, Control No. 88-GPB-1503.* Sacramento, California. December 15, 1993.

Sacramento County, 2000a. Sacramento County Planning and Community Development Department. *List of Approved and Proposed Projects in Rancho Cordova/Sunrise Douglas/Mather Airfield.* Sacramento, California. August 2000.

Sacramento Local Agency Formation Commission (LAFCo), 1993. *Policies, Standards, and Procedures for LAFCo.* Sacramento, California. May 1993.

Sacramento County, 1985. Sacramento County Planning and Community Development Department. *Vineyard Community Plan*, 1985. Sacramento, California.

Sacramento County, 1978. Sacramento County Planning and Community Development Department. *Cordova Community Plan*, 1978. Sacramento, California.

California Department of Food and Agriculture, 2000. Agricultural statistics by County. Web site:
<http://www.nass.usda.gov/census/census97/highlights/ca/cac034.txt>,
Accessed 12/4/2000

Julie Jenson, 2000. Sacramento County Agricultural Commissioner's Office. *Written and Verbal Correspondence*, November, 2000.

Sacramento County, 2000b. Sacramento County Assessor's Office. List of Current Williamson Act Contract Lands within Proposed Boundary. November, 2000.

Sacramento County, 1995a. Sacramento County Planning and Community Development Department. Sacramento County Zoning Code. Aerojet Special Planning Area, SZC 95-0014. May, 1995.

Sacramento County, 1997. Sacramento County Planning and Community Development Department. Sacramento County Zoning Code. Mather Field Special Planning Area, SZC 97-0021.

Sacramento County, 2000c. Sacramento County Planning and Community Development Department. Sacramento County Zoning Code. Zinfandel Special Planning Area, SZC 2000-0018.

Sacramento County, 1995b. Sacramento County Planning and Community Development Department. Sacramento County Zoning Code. South Sunrise Special Planning Area, SZC 95-0018.

Transportation and Circulation:

California Department of Transportation (Caltrans), 1993. Caltrans District 3, *District System Management Plan*

California Department of Transportation (Caltrans), 1986. Caltrans District 3, *Route Concept Report U.S. 50*. July 1989.

Sacramento County, 1993. *Sacramento County General Plan*. December 15, 1993.

Sacramento County, 1991. *The Sacramento City/County 2010 Bikeway Master Plan*, Draft. 1991.

Kokkinis, Peter 2001. Sacramento County Transportation Division. *Telephone communication*. February 2001.

Sacramento County, 1991. Sacramento Area Council of Governments, *1999 Metropolitan Transportation Plan*. Sacramento, California. July 15, 1999.

Hydrology and Water Quality:

California Department of Water Resources, Groundwater web site: <http://well.water.ca.gov/> Data referenced is from Well #07N06E28N01M, Data accessed July 19, 2000

Central Valley Regional Water Quality Control Board, *Water Quality Control Plan*, 1998

Communication with Bill Forest of the Sacramento County Public Works, Water Resources Division, June 27, 2000, and July 14, 2000.

County of Sacramento Water Resources Division, Comprehensive Stormwater Management Program, June 10, 1994

City and County of Sacramento, *Sacramento City/County Drainage Manual, Volume 2: Hydrology Standards*, December 1996

Federal Emergency Management Agency (FEMA), Flood Insurance Rate Maps for Sacramento County, California, Community-Panel Numbers 060262 0340 D, revised July 6, 1998.

U.S. Department of Agriculture, Soil Conservation Service, *Soil Survey of Sacramento County, California*. Prepared in cooperation with Regents of the University of California (Agricultural Experiment Station), 1987

State Water Resources Control Board, 1998 California 303(d) List and TMDL Priority Schedule, May 12, 1999.

State Water Resources Control Board, 1998. Forth Edition of the Water Quality Control Plan (Basin Plan) for the Sacramento River and San Joaquin River Basins. September 15, 1998.

Spink Corporation, *Vineyard Springs Comprehensive Plan, Final Drainage Master Plan*, as revised June 22, 1999

U.S. Department of Agriculture, Soil Conservation Service, *A Method for Estimating Volume and Rate of Runoff in Small Watersheds*, April 1973

Western Regional Climate Center. website.
<http://www.wrcc.dri.edu/pcpnfreq.html>. Accessed July 11, 2000.

CDMG, 1981. Geologic Map of the Sacramento Quadriangle, California, 1:250,000. Compilation by D. L. Wagner, C. W. Jennings, T. L. Bedrossian, and E. J. Bortugno.

Bill Forrest, 2000. Sacramento County Water Resources Department. Verbal Correspondence. November 2, 2000.

Sunrise-Douglas Specific Plan DEIR, 1999. Water Supply and Hydrology Chapters.

Water Supply Master Plan Framework Assessment, Bookman-Edmonston Engineering, April 1997.

Noise:

Airport Land Use Commission, *Mather Airport Comprehensive Land Use Plan*, May 1997.

Bolt, Baranek, and Newman, *Noise from Construction Equipment and Operations, Building Equipment, and Home Appliances*, 1971.

Cunniff, *Environmental Noise Pollution*, 1977.

Sacramento County, 1999. *Sunrise Douglas Community Plan/Sun Ridge Specific Plan*. Sacramento, California. March 1999.

Sacramento County, 1992. *Sacramento County General Plan Update Draft Environmental Impact Report*. Sacramento, California, February

Sacramento County, 2001. Sacramento County Airport Systems. *FAA Approves Step-Down Approach for Mather Airport*. February 1, 2001. www.co.sacramento.ca.us.

Sacramento County, 1998. Mather Field General Plan Amendment Draft Environmental Impact Report. Sacramento, California. July 22, 1994.

Sacramento County, 1993. *Noise Element of the County of Sacramento General Plan*. December 15, 1993.

Sacramento County, 1987. *Noise Control Ordinance*. Chapter 6.68. April 15, 1987.

Air Quality:

California Air Resources Board (ARB), 1994-1996. *Air Quality Data Summaries*, 1994 - 1996.

California Air Resources Board (ARB), 1998. *Maps and Tables of the Area Designations for State and National Ambient Air Quality Standards and Expected Peak Day Concentrations and Designation Values*. January 1998.

Sacramento County, 1993. *Sacramento County General Plan*. Sacramento, California. December 1993.

Sacramento Metropolitan Air Quality Management District (SMAQMD) et al., 1994. *Sacramento Area Regional Ozone Attainment Plan*. November 15, 1994.

Sacramento Metropolitan Air Quality Management District (SMAQMD), 1994. *Air Quality Thresholds of Significance – First Edition*. 1994.

San Joaquin Unified Air Pollution Control District, 1998. Prepared by Jones & Stokes Associates, *URBEMIS7G Computer Program Version User Guide, Vehicle-Related Emissions Estimation for Land Development Projects*. May 1998.

Biological Resources:

Behler, J.L., and F.W. King., 1979. *The Audubon Society Field Guide to North American Reptiles and Amphibians*, Alfred A. Knopf, New York, New, York. 1979.

California Department of Fish and Game (CDFG), 2000. *Special Plants List*, Natural Heritage Division, Natural Diversity Data Base. November 2000.

California Department of Fish and Game (CDFG), 2000. *Special Animals List*, Natural Heritage Division, Natural Diversity Data Base. November 2000.

Holland, R., 1986. *Preliminary Descriptions of the Terrestrial Natural Communities of California*, California Department of Fish and Game (CDFG), The Resources Agency. 1986.

Jameson, E.W., and H.J. Peeters., 1988. *California Mammals*, University of California Press, Berkeley, California, 1988.

McGinnis, S.M., 1984. *Freshwater Fishes of California*, University of California Press, Berkeley, California, 1984.

Sacramento County Department of Environmental Review and Assessment, 1995. *Draft EIR for Lower Laguna Creek Drainage Master Plan*, prepared in association with Michael Brandman Associates. 1995.

Sacramento County, 1993. Sacramento County. *Findings of Fact and Statement of Overriding Considerations for the Sacramento County General Plan Update, Control No. 88-GPB-1503*. Sacramento, California. December 15, 1993.

Sacramento County, 1995. *Sacramento County General Plan. Conservation Element (Vegetation and Wildlife Section) Contains the following sic subsections: Marsh and Riparian Woodlands; Vernal Pools and Ephemeral Wetlands; Urban Streams; Tree Resources; Rare and Endangered Species; and Fisheries, and Resource Conservation Areas*, Sacramento, California. August 16, 1995.

Skinner, and Pavlick, 1994. *California Native Plant Society's Inventory of Rare and Endangered Vascular Plants of California*, Griffin Printing. 1994.

The Planning Center, 1992. *Final EIR for Calvine Road/ Highway 99 SPA General Plan Amendment, Community Plans, Amendments, and Rezone.* 1992.

United States Department of Interior, 2001. Fish and Wildlife Service. *Endangered and Threatened Species that May Occur in or be Affected by Projects in Sacramento County and the Rancho Cordova Incorporation Area.* January 12, 2001.

Udvardy, M.D., 1995. *National Audubon Society Field Guide to North American Birds (western region)*, Alfred A. Knopf, New York, New York. 1995.

Whitaker Jr., J.O., 1997. *National Audubon Society Field Guide to North American Mammals*, Alfred A. Knopf, New York, New York.
1997. Zeiner, D.C., W.F. Laudenslayer, and K.E. Mayer, May, 1988. *Amphibians and Reptiles*, The Resource Agency Department of Fish and Game. Sacramento, California. 1997.

Zeiner, D.C., W.F. Laudenslayer, K.E. Mayer, and M. White. 1990. *Mammals*, The Resource Agency Department of Fish and Game. Sacramento, California. April 1990.

Zeiner, D.C., W.F. Laudenslayer, K.E. Mayer, and M. White. 1990. *Birds*, The Resource Agency Department of Fish and Game. Sacramento, California. November 1990.

Cultural Resources:

Bennyhoff, J. A., 1977. *Ethnography of the Plains Miwok*. Center for Archeological Research at Davis, Publication No. 5. 1977.

Clark, William. B., 1979. *Gold Districts of California*. California Division of Mines and Geology. Sacramento, California. 1979.

Cook, S. F., 1955. *The Epidemic of 1830-1833 in California and Oregon*. University of California Publications in American Archaeology and Ethnology 43(3): 303-326. Berkeley, California. 1955.

Cultural Resources Unlimited, *Sacramento International Airport Fuel Pipeline and Tank Farm Lease Agreement Cultural Resources Evaluation*, Sacramento and Yolo Counties, 2000.

Elsasser, A.B., 1978. *Development of Regional Prehistoric Cultures*. In *California*, edited by R. F. Heizer, pp. 398-413. Handbook of North American Indians, vol. 8, W. G. Sturtevant, general editor. Smithsonian Institution, Washington, D. C. 1978.

Fredrickson, D.S., 1973. Early Cultures of the North Coast Ranges, California. Unpublished Ph.D. dissertation, Department of Anthropology, University of California Davis. 1973.

Gudde, Erwin. 1969. *California Place Names, the Origin and Etymology of Current Geographical Names*. University of California Press, Berkeley.

Heizer, R.F., 1934. Site Record for CA-SAC-83. On file, Historic Resources Inventory System, North Central Information Center, California State University, Sacramento. 1934.

Johnson, J.J., 1982. *Summary of the Prehistory of the Lower Sacramento Valley and Adjacent Mountains, Chapter II (draft)*. Copies available from Historical Resources Information Services, North Central Information Center, California State University, Sacramento. 1982.

Kroeber, A.L., 1925 *Handbook of the Indians of California*, Bureau of American Ethnology Bulletin 78. Smithsonian Institution, Washington D.C.

Kyle, Douglas. 1990 Stanford University Press. *Historic Spots in California*. Stanford, California. 1990.

Moratto, M., 1984. *California Archaeology*. Academic Press, New York. 1984.

Sacramento County, 1992. *Sacramento County General Plan Update Draft Environmental Impact Report*. Sacramento, California, February

State of California, 1990. *California Historical Landmarks*. The Resources Agency, Department of Parks and Recreation, Sacramento, California. 1990.

Sacramento County, 1999. *Sunrise Douglas Community Plan/Sun Ridge Specific Plan*. Sacramento, California. March 1999.

State of California, 1992. *California Points of Historical Interest*. The Resources Agency. Department of Parks and Recreation, Sacramento, California, 1992.

U.S. Department of the Interior, 1992. *National Register of Historic Places*. National Park Service, Washington, D.C.

Public Services:

Acree, 2000. Sacramento County Airport System, G. Hardy Acree, Director of Airports. Written correspondence. September 11, 2000.

California Highway Patrol web site: <http://www.chp.ca.gov>.

CDF, 2000. State of California, Department of Forestry and Fire Protection, George Osborne, Unit Chief, Camino, California office. Written correspondence. September 27, 2000.

CHP, 2000. California Highway Patrol, D.O. Helmick, Sacramento, California office. Written correspondence. October 5, 2000.

CTC, 2000. Sacramento Metropolitan Cable Television Commission, Paul J. Hahn, Executive Director. Written correspondence. November 20, 2000.

CSD-1, 2000. Sacramento County Sanitation District 1, Neal B. Allen, Senior Civil Engineer. Written correspondence. September 14, 2000.

Citizens, 1999. Citizens Utilities Company of California, Suburban System Consumer Confidence Report, Water Quality, 1999.

Elk Grove Unified School District web site: <http://www.egusd.k12.ca.us>.

Folsom Cordova Unified School District web site:
<http://www.fcusd.k12.ca.us>.

Hahn, 2000. County of Sacramento, Office of the Executive, Department of Economic Development, Paul J. Hahn, Director. Written correspondence. November 21, 2000.

LAFCO Directory of Sacramento County Service Providers. November, 1998.

Montgomery Watson Engineers, 1995. *Zone 40 Water Supply Master Plan Update, Final Report*. Prepared for Sacramento County Water Agency (SCWA). June 1995.

Moore, 2000. Sacramento Housing & Redevelopment Agency, Anne M. Moore, Executive Director. Written correspondence. October 17, 2000.

RT, 2000. Sacramento Regional Transit District, Pilka Robinson, General Manager. Written correspondence. September 25, 2000.

Sacramento County, 1993. *Sacramento County General Plan*. Sacramento, California. December 1993.

Sacramento County, 2000. Sacramento County Planning and Community Development Department. Cordova Community Information. April 20, 2000.

Sacramento County Planning and Community Development Department web site:

<http://www.co.sacramento.ca.us/planning/cordova/information.html>.

Sacramento County General Plan, 1993.

Sacramento County Sheriff's Department web site:

<http://www.sacsheriff.com>.

Sacramento County Public Works, 2000. Sacramento Public Works Agency Response to LAFCO Request for Financial Information. September 15, 2000.

Sacramento County, 2000. Sacramento County, Planning and Community Development Department, Cordova Community Information. April 20, 2000.

Sacramento County Waste Management & Recycling Division web site:

<http://www.sacgreenteam.com>.

Sacramento County General Plan Update Environmental Impact Report, 1992.

Sacramento County General Plan Update Subsequent Environmental Impact Report, 1993.

Sacramento City Unified School District web site: <http://www.scusd.edu>.

Sacramento Local Agency Formation Commission (LAFCo), 1993. *Policies, Standards, and Procedures for LAFCo*. Sacramento, California. May 1993.

Sac Metro Fire, 2000. Sacramento Metropolitan Fire District, Rick Martinez, Fire Chief, Sacramento, California office. Written correspondence. September 25, 2000.

Sacramento Metropolitan Fire District web site: <http://www.sbfd.ca.gov>.

Sacramento Public Library web site: <http://www.saclibrary.org>.

Sacramento Public Library, 2000. Sacramento Public Library letter to Sacramento Local Agency Formation Commission from Janet E. Larson, Associate Library Director. December 19, 2000.

Sheriff, 2000. Sacramento County Sheriff's Department, Chief Deputy Dan Drummond, South Field Services. Written correspondence. December 4, 2000.

SRCSO, 2000. Sacramento Regional County Sanitation District, Neal B. Allen, Senior Civil Engineer. Written correspondence. September 14, 2000.

STA, 2000. Sacramento Transportation Authority, Brian A. Williams, Executive Director. Written correspondence. August 28, 2000.

Water Resources, 2001. Sacramento County, Public Works Agency, Department of Water Resources web site: <http://www.pwa.co.sacramento.ca.us>. January 2001.

Hazardous Materials:

Aerojet 2000a. Aerojet General Corporation. Aerojet Groundwater Interim Removal Action, System Construction and Initial Operating Conditions, Former White Rock North Dump. August 2000.

Aerojet 2000b. Aerojet General Corporation. Third Quarter 2000 Data Transmittal Phase II Investigation, Former White Rock North Dump. September 27, 2000.

ATSDR, 2001. Health Consultation, Perchlorate Contamination in the Arden Cordova Water Service Area, Aerojet General Corporation, Rancho Cordova, Sacramento County, California. Agency for Toxic Substances and Disease Registry. January 18, 2001. Web site: http://www.atsdr.cdc.gov/HAC/PHA/arden/ard_p1.html.

California Regional Water Quality Control Board, Sacramento, California Office.

California State Conservation Department, Division of Oil, Gas, and Geothermal Resources, Sacramento, California Office.

CLUP, 1997. Airport Land Use Commission for Sacramento, Sutter, Yolo and Yuba Counties. *Mather Airport Comprehensive Land Use Plan*. May 1997.

EIR, 1994. Mather Field General Plan Amendment, Draft Environmental Impact Report. State Clearinghouse Number 93102054, County Control Number 93-GPB-0666. EIP Associates. April 1, 1994.

ENSR, 2000. The Boeing Company and Aerojet General Corporation Engineering Evaluation/Cost Analysis Interim Perchlorate Remediation for Groundwater at Mather Field, West of Inactive Rancho Cordova Test Site. ENSR, August 2000.

EPA 2000a. United States Environmental Protection Agency, Region 9, Aerojet General Corporation Superfund Site Fact Sheet, updated January 11, 2001.

EPA 2000b. United States Environmental Protection Agency, Region 9, Aerojet Superfund Site, *EPA Proposes a Plan to Address Groundwater Contamination in the Western Area of the Aerojet Site*. November 2000.

EPA, 2000c. United States Environmental Protection Agency, Region 9, Mather Air Force Base Superfund Site. June 15, 2000.

QSR, 2000. Quarterly Status Report #26 - Inactive Rancho Cordova Test Site (IRCTS), Reporting period October 1, 2000 through December 31, 2000. Prepared for DTSC by Aerojet General Corporation and The Boeing Company/McDonnell Douglas Corporation.

Personal communication with Alex MacDonald, Senior Engineer, California Regional Water Quality Control Board. February 1, 2001.

Sacramento County, 1989. Sacramento County Hazardous Waste Management Plan. Adopted January 24, 1989.

Sacramento County, 2000. Sacramento County Planning and Community Development Department. Cordova Community Information. April 20, 2000. Web site:
<http://www.co.sacramento.ca.us/planning/cordova/information.html>.

Sacramento County Environmental Management Department, Sacramento California.

III. SIGNIFICANT ADVERSE IMPACTS THAT CANNOT BE AVOIDED.

The Final EIR identified the following significant impacts that cannot be avoided:

1. The incorporation of Rancho Cordova may result in the future conversion of agricultural, open space, and natural reserve land uses to urban development, adding to the County of Sacramento's cumulative loss of such lands.

Incorporation of Rancho Cordova may result in the conversion of existing agricultural, open space, and natural reserve lands to residential, commercial, and/or industrial uses. In addition, the future city will be required to establish a sphere of influence that could potentially result in future losses of agricultural and open space lands beyond the incorporation boundaries. The Sacramento County General Plan EIR has previously identified the loss of such lands as a significant and unavoidable impact (Sacramento County, 1993a). It should be noted that the conversion and loss of these lands throughout the County and the proposed incorporation area would occur with or without the proposed incorporation. However, the potential loss of agricultural land west of Grant Line Road, immediately north of Highway 16, and west of Scott Road would be an additional loss of agriculturally designated land. This would be considered a significant cumulative impact.

2. The incorporation of Rancho Cordova would contribute to cumulative biological resource impacts anticipated to occur County-wide. This would be a cumulative significant impact.

Incorporation of Rancho Cordova would result in the conversion of existing agricultural and open space areas to urban uses, which would impact biological resources. In addition, the future city will be required to establish a sphere of influence that could potentially result in future degradation and loss of biological resources. The Sacramento County General Plan EIR has previously identified that General Plan growth would result in the loss of biologically important habitats would be a significant unavoidable impact (Sacramento County, 1993). It should be noted that the loss of biological resources throughout the County and the proposed incorporation area would occur with or without the proposed incorporation.

3. The incorporation of Rancho Cordova may result in the future loss of cultural resources, adding to the County of Sacramento's cumulative loss of such resources. This would be a cumulative significant impact.

Incorporation of Rancho Cordova could result in the development of land resulting in the loss of undiscovered cultural resources. In addition, the future City will be required to establish a sphere of influence that could potentially result in future losses of unknown cultural resources beyond the incorporation boundaries. The Sacramento County General Plan EIR has previously identified the loss of cultural resources as a significant unavoidable impact (Sacramento County, 1993a). It should be noted that the potential loss of cultural resources throughout the County and the proposed incorporation area would occur with or without the proposed incorporation.

4. The incorporation of Rancho Cordova may result in the future increased demands for water resources, adding to the County of Sacramento's cumulative demand for an adequate water supply and further groundwater overdraft impact. This would be a cumulative significant impact.

Incorporation of Rancho Cordova (under worst-case conditions) could result in further urbanization of the project area beyond what is anticipated under the Sacramento County General Plan. In addition, the future city will be required to establish a sphere of influence that could potentially result in further demands for an adequate water supply. It should be noted that the increased demand for an adequate water supply in Sacramento County would occur with or without the proposed incorporation. However, the potential for additional urbanization beyond the General Plan would increase the severity of the water supply impact.

IV. SIGNIFICANT IMPACTS AND POTENTIALLY SIGNIFICANT IMPACTS THAT HAVE BEEN REDUCED TO A LESS THAN SIGNIFICANT LEVEL.

The Final EIR identified a number of significant impacts and potentially significant impacts from project implementation that could be reduced to a less than significant level with the implementation of feasible mitigation measures. These mitigation measures have been included in the terms and conditions to be placed before the voters, as identified in LAFCo Resolution No. LAFC 1242, which was adopted simultaneously with this Resolution on May 1, 2002. These Mitigation Measures set forth below are found to be feasible and will reduce these impacts to a less than significant level and are hereby adopted by the Commission. A Mitigation Monitoring and Reporting Program will also be adopted as required under the California Environmental Quality Act.

A. Land Use, Agriculture and Open Spaces.

1. Development policies and decisions that are inconsistent with the proposed adoption of the Sacramento County General Plan for temporary use by the City of Rancho Cordova could result in the potential for impacts resulting

from incompatible land use development. These potentially significant impacts can be lessened to a less than significant level by the following feasible mitigation measure:

- Enforcement of the policies contained within the Land Use, Conservation, and Public Facilities Elements of the current Sacramento County General Plan, which would then be adopted by the City of Rancho Cordova upon incorporation, would act to mitigate potential impacts in regard to land use compatibility associated with the proposed incorporation.

2. The proposed incorporation boundary includes lands that lie outside of the current Sacramento County designated Urban Service Boundary (USB) and Urban Policy Area (UPA). This potentially significant impact can be lessened to a less than significant level by the following feasible mitigation measure:

- To mitigate potential impacts from developing in the area outside of the current Urban Service Boundary, the proposed incorporation boundary should be modified to exclude the Prairie City OHV Park, along with adjacent agricultural lands zoned AG-80 or greater outside of the USB, and agricultural lands immediately north of the intersection at Grant Line Road and Highway 16. This would reduce impacts associated with the USB to a less-than-significant level.

3. Potential premature urbanization (prior to 2010) of lands west of Scott Road, west of Grant Line Road, and immediately north of Highway 16 would be inconsistent with LAFCo policies and the Sacramento County General Plan. This potentially significant impact can be lessened to a less than significant level by the following feasible mitigation measure:

- As part of the incorporation approval, LAFCo should modify the proposed incorporation boundary to include only those areas west of Grant Line Road, west of Scott Road, and north of Highway 16, which have been generally subdivided into 20-acre and smaller lots, and exclude the remaining agricultural and natural preserve areas.

4. The incorporation of Rancho Cordova could result in land use conflicts between urban and agricultural land uses. This potentially significant impact can be lessened to a less than significant level by the following feasible mitigation measure:

- As part of the incorporation approval, LAFCo should modify the proposed incorporation boundary to include only those areas west of Grant Line Road, west of Scott Road, and north of Highway 16,

which have been generally subdivided into 20-acre and smaller lots, and exclude the remaining agricultural and natural preserve areas.

B. Hydrology and Water Quality.

1. New development associated within expected General Plan build-out would increase impervious surfaces, exposing people to risks of local and regional flooding, and structures to property damage. Additional development could also occur within the FEMA designated 100 and 500-year flood zones. These potentially significant impacts can be lessened to a less than significant level by the following feasible mitigation measure:

- The adopted Sacramento County General Plan policy SA-5 requires that a comprehensive drainage study be prepared for urbanizing streams and their tributaries prior to any development within the 100-year floodplain, as defined by full watershed development without channel modifications.

2. Development in Rancho Cordova consistent with the existing Sacramento County General Plan would result in increased peak rates of runoff from increases in the quantity of impervious surfaces, potentially resulting in changes in absorption rates, drainage patterns, and increasing the amount of surface runoff with urban contaminants, resulting in decreases to receiving surface water and groundwater quality. This potentially significant impact can be lessened to a less than significant level by the following feasible mitigation measure:

- To alleviate potential decreases in surface and groundwater quality, new development projects would be subject to the County source control measures, which are outlined in Volume 5 of the County Drainage Manual – Manual of Standards for Design and Review of New Development On-Site Stormwater Quality Control Measures or a new City Ordinance that meets or exceeds the same requirements. The final design of such source and treatment control measures will be subject to the approval of the Sacramento County Water Resources Division or such City agency designated to assume this responsibility.

3. Anticipated urban build-out under the Sacramento County General Plan could occur in areas designated as having moderate to very high groundwater recharge potential, thereby interfering with recharge of the underlying groundwater aquifer. This potentially significant impact can be lessened to a less than significant level by the following feasible mitigation measure:

- In adopting the Sacramento County General Plan, the new City of Rancho Cordova would be required to adhere to groundwater–

related policies contained within the Conservation Element of the General Plan. These policies include CO-27 through CO-29, which restrict urban development in areas indicated as having moderate to high groundwater recharge potential.

4. Development associated within ultimate build-out within the proposed City of Rancho Cordova could result in increase impervious surfaces, leading to a net increase in runoff and result in insufficient drainage capacity, during high-intensity storm events. This potentially significant impact can be lessened to a less than significant level by the following feasible mitigation measures:

- Prior to the approval of any new project within Rancho Cordova, the applicant will be required to develop a comprehensive drainage study to determine what new or updated drainage facilities would be required to avoid localized flooding and deterioration of existing water quality. Detailed plans for the design and construction of all proposed drainage, flood control, and water quality improvements shall be submitted to the County Department of Water Resources for review and approval or such City agency designated to assume this responsibility. Plans for the design and construction of realigned channels and detention basins shall also be subject to the approval of the US Army corps of Engineers. In addition, design and construction plans for joint-use park/detention facilities will be subject to the approval of the applicable Park District.
- Development occurring within the Upper Laguna Creek Area within the proposed incorporation area shall be consistent with the Upper Laguna Creek Drainage Master Plan, which has recently been completed by the County Water Resources Division.

C. Noise.

1. Under the proposed incorporation, new noise-sensitive land uses could be developed in areas where noise levels are incompatible with such uses. This significant impact can be lessened to a less than significant level by the following feasible mitigation measure:

- Policies contained within the Noise Element of the Sacramento County General Plan, when adopted by the City of Rancho Cordova upon incorporation, would act to mitigate potential noise impacts.

2. Developments within the incorporation area could result in the potential exposure of noise sensitive land uses to exterior airport-related noise from Mather

Field. This significant impact can be lessened to a less than significant level by the following feasible mitigation measure:

- Policies contained within the Noise Element of the Sacramento County General Plan and the Mather Field Comprehensive Land Use Plan, when adopted by the City of Rancho Cordova upon incorporation, would act to mitigate potential impacts associated with the Proposed Project.

D. Biological Resources.

1. Potential urbanization could impact sensitive biological resources within the Rancho Cordova incorporation area. This potentially significant impact can be lessened to a less than significant level by the following feasible mitigation measure:

- Policies contained within the Conservation Element of the Sacramento County General Plan, which will be adopted by the City of Rancho Cordova upon incorporation, would act to mitigate potential impacts to biological resources associated with the Proposed Project.

E. Cultural Resources.

1. New development of currently vacant or agricultural/open space areas within the proposed incorporation boundaries could result in adverse impacts to cultural resources. This potentially significant impact can be lessened to a less than significant level by the following feasible mitigation measure:

- Policies contained within the Conservation Element of the Sacramento County General Plan, when adopted by the City of Rancho Cordova upon incorporation, would act to mitigate potential impacts associated with the proposed project.

F. Public Services.

1. The incorporation of Rancho Cordova would result in the provision of law enforcement services becoming a city responsibility, potentially altering current service provisions. This potentially significant impact can be lessened to a less than significant level by the following feasible mitigation measure:

- LAFCo shall condition the incorporation approval to require that the City provide law enforcement services by either contract with Sacramento County, contract with a private company, or directly perform the service by an appropriate City agency. At a minimum, law enforcement services shall be maintained at existing levels.

2. New schools are financed in part by developer fees. Although the incorporation of Rancho Cordova is not anticipated to change public school services provided by the Folsom Cordova Unified School District, Elk Grove Unified School District, and Sacramento City Unified School District, school funding associated with existing developer fees could be adversely affected. This potentially significant impact can be lessened to a less than significant level by the following feasible mitigation measure:

- LAFCo shall condition the approval of incorporation to require that the existing County school impact fee program be transferred to the new City, if legally authorized.

3. The incorporation of Rancho Cordova could potentially disrupt current water supply planning activities. This potentially significant impact can be lessened to a less than significant level by the following feasible mitigation measure:

- LAFCo shall condition the incorporation approval to require the new City to coordinate with Arden-Cordova Water Service, Citizens Utilities Company of California, City of Folsom, and the SCWA for Zone 13, Zone 40 and Zone 41 regarding water supply planning.

4. The incorporation of Rancho Cordova could potentially disrupt current regional drainage and water quality planning activities. This potentially significant impact can be lessened to a less than significant level by the following feasible mitigation measures:

- LAFCo shall condition the incorporation approval to require the new City to coordinate with SCWA regarding the maintenance of Zones 11A, 11B, and 13, and maintain the Sacramento County Stormwater Utility storm drainage and flood control services.
- LAFCo shall condition the incorporation approval to require the City to participate and eventually become a co-permittee under the existing County-wide NPDES permit.

5. The incorporation of Rancho Cordova would result in street lighting maintenance services becoming a City responsibility, potentially altering current service standards. This potentially significant impact can be lessened to a less than significant level by the following feasible mitigation measures:

- LAFCo shall condition the incorporation approval to require that the City shall provide street lighting maintenance by either contract with Sacramento County, contract with a private company, or

directly perform the maintenance. At a minimum, street lighting and roadway conditions shall be maintained at existing levels, and close coordination between city/county staff will be required.

- LAFCo shall condition the incorporation approval to require the City to enter into a joint lighting maintenance agreement with Sacramento County for public streets that define common boundaries, and for Mather Field (former Mather Air Force Base).

6. The incorporation of Rancho Cordova would result in road, street and landscape construction and maintenance services becoming a city responsibility, potentially altering current service standards. This potentially significant impact can be lessened to a less than significant level by the following feasible mitigation measure:

- LAFCo shall condition the incorporation approval to require that existing transportation fee impact programs be continued at levels necessary to adequately fund approved road construction projects.

7. The incorporation of Rancho Cordova could potentially further fragment or disrupt current regional planning activities. This potentially significant impact can be lessened to a less than significant level by the following feasible mitigation measures:

- LAFCo shall condition the incorporation approval requiring that the future City petition SACOG for inclusion in its Joint Powers Agreement as a member city.
- The future city shall maintain existing public transit service including applicable paratransit service required under the Americans with Disabilities Act. LAFCo shall condition the incorporation approval requiring annexation of the future City into the Sacramento Regional Transit District, and activation of transit service within the city in accordance with the procedures set forth in Sections 102055 and 102062.5 of the District's enabling legislation (Part 14 of Division 10 of the California Public Utilities Code).

8. The incorporation of Rancho Cordova could potentially conflict with adopted infrastructure finance plans. This potentially significant impact can be lessened to a less than significant level by the following feasible mitigation measure:

- LAFCo shall condition the incorporation approval requiring that the future City enter into an agreement with Sacramento County regarding the maintenance and funding of financing districts and

plans affecting the incorporation area including, but not limited to, Bradshaw/U.S. 50 Integrated Financing District, Sunrise/Cordova Consolidated Reassessment District, Villages of Zinfandel Public Facilities Financing Plan, Sunrise Douglas (SunRidge) Specific Plan Public Facilities Financing Plan, Sunrise Douglas II Public Facilities Financing Plan, Rio Del Oro Public Facilities Financing Plan, Mather Public Facilities Financing Plan. These programs shall remain substantially intact in order for built and planned facilities to be funded.

G. Hazardous Materials.

1. The incorporation of Rancho Cordova could result in land use issues that would present a potential inconsistency between land use designations and the land uses considered compatible under the 1997 Mather Airport CLUP's safety zones. This potentially significant impact can be lessened to a less than significant level by the following feasible mitigation measure:

- Prior to the approval of specific land uses that affects an area within an airport planning boundary established by the ALUC, the future city shall refer the proposed action to the ALUC for a consistency determination. Future development and /or proposed new land uses must comply with the 1997 Mather Airport CLUP, and MAPA development restrictions.

H. Cumulative Impacts.

1. From a regional standpoint, cumulative development in Sacramento County and adjacent counties, especially El Dorado County, could expose people and structures to hazards associated with local and regional flooding. This cumulative significant impact can be lessened to a less than significant level by the following feasible mitigation measures:

- The adopted Sacramento County General Plan policy SA-5 requires that a comprehensive drainage study be prepared for urbanizing streams and their tributaries prior to any development within the 100-year floodplain, as defined by full watershed development without channel modifications.
- Prior to the approval of any new project within Rancho Cordova, the applicant will be required to develop a comprehensive drainage study to determine what new or updated drainage facilities would be required to avoid localized flooding and deterioration of existing water quality. Detailed plans for the design and construction of all proposed drainage, flood control, and water quality improvements shall be submitted to the County Department

of Water Resources for review and approval or such City agency designated to assume this responsibility. Plans for the design and construction of realigned channels and detention basins shall also be subject to the approval of the US Army corps of Engineers. In addition, design and construction plans for joint-use park/detention facilities will be subject to the approval of the applicable Park District.

- Development occurring within the Upper Laguna Creek Area within the proposed incorporation area shall be consistent with the Upper Laguna Creek Drainage Master Plan, which has recently been completed by the County Water Resources Division.

2. From a regional standpoint, cumulative development in Sacramento County and adjacent counties would reduce the amount of suitable area available for groundwater recharge. This represents a significant cumulative impact to prime infiltration areas throughout the Sacramento Valley. This cumulative significant impact can be lessened to a less than significant level by the following feasible mitigation measure:

- In adopting the Sacramento County General Plan, the new City of Rancho Cordova would be required to adhere to groundwater-related policies contained within the Conservation Element of the General Plan. These policies include CO-27 through CO-29, which restrict urban development in areas indicated as having moderate to high groundwater recharge potential.

3. From a regional perspective, cumulative development in Sacramento County and the surrounding counties would increase the potential for surface and groundwater degradation. This is considered to be a significant cumulative impact for the proposed incorporation area and all alternative boundary configurations. This potentially significant impact can be lessened to a less than significant level by the following feasible mitigation measure:

- To alleviate potential decreases in surface and groundwater quality, new development projects would be subject to the County source control measures, which are outlined in Volume 5 of the County Drainage Manual – Manual of Standards for Design and Review of New Development On-Site Stormwater Quality Control Measures or a new City Ordinance that meets or exceeds the same requirements. The final design of such source and treatment control measures will be subject to the approval of the Sacramento County Water Resources Division or such City agency designated to assume this responsibility.

V. PROJECT ALTERNATIVES.

The California Environmental Quality Act requires that public agencies consider alternatives to a proposed project in order to seek methods to minimize or eliminate project related environmental impacts. LAFCo has the authority to approve or disapprove the Rancho Cordova Incorporation Proposal, or modify the boundaries of the proposal, and impose reasonable conditions of approval. However, LAFCo's may not exercise direct land use authority. Some mitigations that are recommended in the EIR summary and text are designed to enable the avoidance of adverse environmental impacts pursuant to CEQA. Other identified mitigation measures can be used to lessen some of the expected project related environmental damages and/or land use plan inconsistencies and conflicts. In addition to the mitigation measures identified in this document, the following alternatives to project approval were considered when evaluating the environmental consequences of the project.

No Project Alternative

Under the No Project Alternative, incorporation would not occur and no change in current service providers, level of service, or facility districts would result. The project area is anticipated to continue to develop under the existing Sacramento County General Plan and each of the associated Community Plans. The land north of Highway 16 is expected to retain its current non-urban land use designations, and land east of Sunrise Avenue and south of Douglas Boulevard would either develop after the year 2010 and/or would develop based on the Sunrise Douglas Community Plan. Other Special Planning Areas (i.e., Mather Field Special Planning Area) would or would not develop based on market conditions and decisions made by the County. The No Project Alternative would not differ from land use development assumptions for the proposed project.

Exclusion of Mather Field and Areas East of Sunrise Boulevard Alternative

This alternative was requested by the County of Sacramento and would potentially exclude Mather Airfield, areas south of Kiefer Boulevard, and entire land base east of Sunrise Boulevard. County staff raised the following issues for proposing this alternative boundary: 1) loss of land use control over development of the former Mather Air Base, 2) environmental issues related to areas lying east of Sunrise Boulevard, and 3) the potential for a significant fiscal imbalance between transferred municipal services and tax revenues that would result. The County identified several regional facilities and economic zones located within the proposed incorporation boundary which could lead to the County's inability to fund certain public services. These regional facilities include the Mather Airfield and Business Park, Mather Regional Park, and Mather Golf Course. Important economic zones identified by the County include Sunrise Boulevard (from Highway 50 to Douglas Boulevard) and the Highway 50/Folsom Boulevard corridor. These economic zones generate far more in property and sales taxes than the net cost of providing public services to these areas. The loss of these economic zones would reduce the generation of property and sales taxes, which could adversely affect the County's ability to provide adequate services to other areas. City annexations could have a significant impact on regional service delivery, the County's fiscal well-being, and the county workforce.

Aerojet Property Exclusion Alternative

This alternative would exclude the land area currently referred to as the Aerojet property. Alternative 2 was requested by GenCorp, owner of the Aerojet property, due to the establishment of a previously approved 13,000+ acre Special Planning Area under the Sacramento County Zoning Code (SZC-95-0014). The existing zoning designation protects Aerojet's ability to perform its historical business activities, undertake new business ventures, pursue a variety of uses on their real-estate assets, and protect their shareholders interests. Additionally, the SPA Ordinance specifically recognizes the nature and effects of Aerojet's historical activities and provides regarding any new uses at or near the existing boundaries.

Mather Field Exclusion Alternative

This alternative is a modification to the Exclusion of Mather Field and Areas East of Sunrise Boulevard Alternative, and relates to the County's concerns regarding the loss of jurisdictional ownership over the Mather Airfield. Mather Airfield is located within a Redevelopment Area and a significant portion of this area is also owned and operated by the County of Sacramento. The County currently operates the airport, golf course, and regional park that lie within this boundary. The County also owns approximately 500 acres of developable land and would like to retain jurisdiction over its ultimate sale or development. The reasons for the development of this alternative are much like those of the Exclusion of Mather Field and Areas East of Sunrise Boulevard Alternative.

Exclusion of Sunrise-Douglas Planning Area Alternative

This alternative would exclude the area east of Sunrise Boulevard and south of Douglas Boulevard, known as the Sunrise-Douglas Community Plan Area. This area is currently not developed; however, various specific plans are under study in this area by the County Planning and Community Development Department. This area is located along the southeastern portion of the County's Urban Service Boundary and currently lacks available infrastructure. This area is designated by the Sacramento County General Plan as a Urban Development / Reserve and was included as an alternative by LAFCo staff because the area has yet to be urbanized.

Boundary Excluding Areas East of Sunrise Boulevard and North of Highway 50 Alternative

This alternative excludes two areas lying north of Highway 50. The alternative comes as a result of requests from homeowners associations and individual residents to be excluded from the proposed incorporation boundaries. This area already has urban land use designations and is partially developed. The primary reason for the request is based on comments and letters received from residents regarding the preservation of their existing community identity.

Boundary Excluding Areas West of Bradshaw Road Alternative

Alternative 6 excludes a relatively small area of land located between Mayhew Road, Bradshaw Road, Folsom boulevard, and Highway 50. The primary reason for this alternative is that it detaches a small peninsula created by the proposed incorporation boundary which may be difficult to offer public services. LAFCo is required to examine and create logical boundaries for a proposed incorporation.

Previous Rancho Cordova Sphere of Influence Alternative

This alternative would involve utilizing the previously adopted Rancho Cordova Sphere of Influence. The general objective of delineating the sphere of influence boundary back in 1979 was to identify a boundary for a hypothetical Municipal Advisory Council-Community Services District. Reasons leading to the development of the proposed sphere of influence were mainly centered on future growth and the existing and projected urban service capabilities. In addition, the Rancho Cordova area is prone to low density and strip development because of the lack of geographical constraints and widespread availability of urban services. The sphere of influence was mainly developed to house the three main linear land use elements that now make of the Rancho Cordova community --- airbase industries to the south of Highway 50, the commercial sector along Folsom Boulevard, and residential areas that parallel the American River to the south.

VI. FINDINGS AND STATEMENT OF FACTS SUPPORTING THE FINDINGS.

With reference to the above listed significant adverse impacts, and as authorized by the Public Resources Code Section 21000 et seq. and title 14, California Code of Regulations Sections 15091, 15092, and 15093, the Sacramento LAFCo makes the following findings for which there is substantial evidence in the record:

A. Land Use.

With regard to the significant adverse impacts upon land use, the Local Agency Formation Commission finds that the impacts are project specific, cumulative and unavoidable. The creation of a new jurisdiction includes the transfer of jurisdiction over pending and approved land use entitlements. Urbanization of the project site, even if consistent with pre-project land use policies, will cause significant adverse land use impacts in terms of land use compatibility. The project itself could cause additional land use impacts through the conversion of land presently designated for open space, nature reserve, or agricultural uses to urban uses. In any event, land use impacts would not be expected to be less than significant.

To mitigate potential impacts from developing in the area outside of the current Urban Service Boundary (USB), the proposed incorporation boundary has been modified to

exclude the Prairie City OHV Park, along with adjacent agricultural lands zoned AG-80 or greater outside of the USB, and agricultural lands immediately north of the intersection at Grant Line Road and Highway 16. This will reduce impacts associated with the USB to a less-than-significant level.

With regard to land use impacts, the Local Agency Formation Commission further finds that land use impacts cannot be avoided if projected population and economic growth is accommodated. The State Legislature has recognized that environmental needs must be balanced with the need to provide housing for citizens (Section 21000 of the Public Resources Code).

The Local Agency Formation Commission further finds that it has adopted mitigation measures which will lessen or cause the avoidance of some land use impacts. Those mitigations will be approved by the voters if the Incorporation election is successful. Adopted mitigations include, but are not limited to, those listed as LAFC 1242 – Terms and Conditions Numbers 1, 2, 3, 24, and 25.

Supporting Facts

As stated by the project proponent's hearing testimony and other evidence in the record supporting facts contained in the record are:

1. The project may enhance the character and identity of Rancho Cordova by establishing the community as a city;
2. The project will increase local control over and accountability for decisions affecting Rancho Cordova by having an elected city council made up of Rancho Cordova residents serve as the community's primary local government representatives;
3. The project will ensure that the comprehensive planning, zoning and other regulatory land use decisions affecting Rancho Cordova and its quality of life are made in Rancho Cordova;
4. The project will capture, for local use, additional revenues generated in Rancho Cordova that are now distributed county-wide;
5. The project will increase the allocation of federal and state revenue to Rancho Cordova to support local services and programs;
6. The project will increase local responsibility for determining services, service levels and capital improvements in Rancho Cordova;
7. The project may improve and enhance where possible the level of services available to Rancho Cordova;

8. The project may promote more citizen participation in local civic affairs of Rancho Cordova;

9. LAFCo has established numerous mitigation measures as a condition of its approval of the proposal;
10. The EIR for the project discusses cumulative impacts of concern to LAFCo, and a description of a range of reasonable alternatives;
11. Boundaries have been modified to conform with relevant man-made and natural features and include logical service areas as feasible;
12. Boundaries do not split neighborhoods having a social or economic identity; are difficult to serve; or split parcels;
13. Evaluations of current levels of service, existing and projected growth rates/holding capacities and density patterns, and Spheres of Influence Plans have been evaluated;
14. The County has already designated the majority of the approved project boundaries for urban uses;
15. The majority of impacts are expected to occur with, or without, project approval;
16. The majority of anticipated urbanization provides housing and employment opportunities necessary to support regional population growth;
17. LAFCo is not authorized to exercise land use authority;
18. Project approval is consistent with the provisions of law, LAFCo's policies and guidelines and the Sacramento County General Plan; and
19. Federal, state, and local planning entities were consulted during the environmental review process. Comments have been incorporated into LAFCo staff work and the Environmental Impact Report.

B. Agricultural Land and Open Space Resources

With regard to significant adverse impacts upon agricultural land and open space resources, the Local Agency Formation Commission finds that impacts are project specific, cumulative and unavoidable. Project implementation requires the transfer of land use jurisdiction. Urbanization of the project site, even if consistent with pre-project conditions and land use policies, may lead to the irrevocable loss of some prime farmland.

The project itself could cause additional land use impacts through the conversion of land presently designated for open space and agricultural land uses to urban uses. Alternatively, impacts could be lessened if land currently designated for urban use is converted to open space or agricultural land uses. In any event, agricultural and open space impacts would not be expected to be less than significant. Direct impacts occur through the conversion of agricultural land to urban uses within the project boundaries and loss of visual access and open space resources. Indirect impacts would occur if the project induces the urbanization of open space and agricultural land located adjacent to, or near, the project boundaries.

With regard to agricultural and open space impacts, the Local Agency Formation Commission finds that there is no mitigation available that can be used to avoid significant adverse impacts. The majority of impacts will occur with, *or without*, project approval. The Local Agency Formation Commission further finds that implementation of projects which provide housing necessary to accommodate regional needs may necessarily be accompanied by some conversion of open space and agricultural land to urban uses.

The Local Agency Formation Commission finds that steps have been taken to avoid or lessen adverse impacts through the adoption of mitigation measures which largely exclude prime agricultural, open space land, and active Williamson Act land from project boundaries. These mitigation measures, which will be approved by voters if the incorporation election is successful, include, but are not limited to, the modification of the incorporation boundaries and other mitigations listed in LAFC 1242 Terms and Conditions Numbers 1, 2, 3, 24, and 25.

Supporting Facts

In addition to the previously stated facts, the record includes the following evidence:

1. State, federal, and local agencies which have been authorized to regulate compliance with agricultural and open space resource conservation and preservation have been consulted during the environmental review process. Comments have been incorporated into LAFCo staff work and the Environmental Impact Report;
2. There is no project alternative which can significantly lessen impacts and permit pre or post-project planned urbanization which is necessary to accommodate projected population growth;
3. The new jurisdiction will be subject to all state and federal laws governing open space and agricultural resource conservation and preservation;

4. Specific proposals to change the General Plan, amend development agreements, or receive land use entitlements which may adversely affect resources will be subject to environmental review pursuant to the requirements of CEQA;
5. The project analysis contains statements of the present and planned land uses in the area, including agricultural and open space lands;
6. The County has already designated the majority of the land within the incorporation area for urban uses;
7. The majority of the impacts are expected to occur with or without project approval;
8. Project approval includes the adoption of mitigation measures designed to lessen impacts; and
9. The majority of anticipated agricultural and open space land conversion provides space for housing and employment opportunities necessary to support regional population growth.

C. Public Services

With regard to significant impacts upon public services, the Sacramento Local Agency Formation Commission finds that the impacts are cumulative and unavoidable. Incorporation may result in future increased demands for water resources, adding to the County of Sacramento's cumulative demand for an adequate water supply and further groundwater overdraft impact.

The Sacramento Local Agency Formation Commission further finds that the increased demand for an adequate water supply County-wide would occur with or without the proposed incorporation.

The Sacramento Local Agency Formation Commission further finds that steps have been taken to avoid or lessen adverse impacts through the adoption of mitigation measures. These measures will be approved by the voters if the incorporation election is successful. They include, but are not limited to, modification of the incorporation boundaries and other mitigations listed as LAFC 1242 Terms and Condition Numbers 4, 5, 6, 7, 15, and 16.

Supporting Facts

In addition to the previously stated facts, the record includes the following evidence:

1. Existing service providers have been working to develop conjunctive water supply plans to effectually ensure a safe sustained groundwater yield.
2. Project approval is consistent with law, LAFCo policies and standards, and service provider plans and programs.
3. The project boundaries have been modified to exclude a large portion of the Aerojet Property, Mather Field and other significant portions of property. This action serves to lessen project-related impacts upon groundwater supply.
4. The majority of project impacts are expected to occur with or without project approval.
5. There is available no project alternative or mitigation measure which permits project approval and can lessen water supply impacts to a less than significant level since these impacts will occur with or without project approval.

D. Air Quality

With regard to significant impacts upon local and regional air quality, the Sacramento Local Agency Formation Commission finds that the impacts are project specific, cumulative and unavoidable. Urbanization of the project site will contribute to increased emissions of ozone precursors, carbon monoxide, and PM₁₀. Substantial increases would result from development activities, increased traffic and traffic congestion. The area that includes the project is designated as non-attainment for ozone and PM₁₀, and the Sacramento Urbanized Area is designated non-attainment for carbon monoxide. Increased emissions of ozone precursors and carbon monoxide will make attainment of State and National Ambient Air Quality Standards more difficult.

The Local Agency Formation Commission further finds that a majority of the project related impacts stem from urbanization under existing land use designations. *These impacts will occur with or without project approval.* If the project induces additional growth, impacts will be more severe. If the project induces less growth, impacts will be less severe. Under no scenario are impacts expected to be less than significant.

Buildout of the project area under existing plans is designed to accommodate anticipated population and economic growth in the area. The expected increase in area and mobile pollutant sources is an undesirable product of the provision of housing and jobs.

With regard to regional air quality impacts, the Sacramento Local Agency Formation Commission finds that these impacts cannot be mitigated to a less than

significant level through the action of a single jurisdiction. Only long term planning and regional efforts can lead to project mitigation. There is some potential that the addition of a new governmental unit to the regional planning groups could hinder regional planning efforts. The Sacramento Local Agency Formation Commission finds, however, that the weight and severity of state and federal mandate sanctions, including loss of state and federal funding and grants and the withholding of necessary permits, such as Section 404 permits, will ensure that a new land use jurisdiction complies with state and federal air quality laws and supports regional planning efforts.

With regard to local air quality impacts, the Sacramento Local Agency Formation Commission finds that air quality impacts, specifically carbon monoxide and particulate matter smaller than ten microns, are significantly adverse and unavoidable. Local existing air quality standards attainment plans and programs, specifically those contained in the new city's initial General Plan, will serve to minimize impacts. Nevertheless, state and federal standards likely will be exceeded.

The Sacramento Local Agency Formation Commission further finds that steps have been taken to avoid or lessen adverse impacts through the adoption of mitigation measures. These measures will be approved by the voters if the incorporation election is successful. They include, but are not limited to, modification of the incorporation boundaries and other mitigations listed as LAFC 1242 Terms and Condition Number 17.

Supporting Facts

In addition to those facts previously presented, the record contains the following supportive data:

1. State, federal, and local agencies which have been authorized to regulate compliance with air quality management and improvement legislation were consulted during the environmental review process. Comments have been incorporated into LAFCo staff work and the Environmental Impact Report.
2. There is no project alternative which can decrease air quality degradation; permit urbanization planned under pre- or post-project conditions; and mitigate significant air quality impacts to a less than significant level.
3. The new jurisdiction will be subject to all state and federal laws regarding air quality management and improvement.
4. Some funding and other sanctions exist which will promote proactive air quality management, plans, and policies on the part of the new city.

5. The new city will be subject to existing development agreements and conditions of past entitlement approvals which serve to mitigate air quality impacts including Transportation System Management Plans.
6. Specific proposals to change the General Plan, amend existing agreements or other land use entitlements which could significantly affect air quality improvement will be subject to environmental review pursuant to the California Quality Act.
7. The majority of project impacts are expected to occur with, or without, project approval.
8. Project approval is consistent with the provisions of the Cortese-Knox Local Government Reorganization Act and Sacramento LAFCo policies and standards.
9. LAFCo is not authorized to exercise land use authority. Therefore, the Commission may not act to lessen densities under existing urbanization plans or control future land use decisions of a future City Council in a manner which lessens impacts on air quality.

E. Biological Resources.

With regard to the significant adverse impacts upon biological resources, the Sacramento Local Agency Formation Commission finds that the impacts are cumulative and unavoidable. Buildout of the project area under existing plans will cause significant conversation of wildlife and wildlife habitat, as defined in the California State Fish and Game Code, to urban uses. Most impacts can be expected to occur with, or without, project approval. However, additional project related urbanization could increase impacts. Alternatively, future actions to decrease urban densities could lessen impacts. In any event, impacts are not expected to be less than significant.

The Sacramento Local Agency Formation Commission further finds that steps have been taken to avoid or lessen adverse impacts upon biological resources. These measures will be approved by the voters if the incorporation election is successful. They are listed as LAFC 1242 Terms and Conditions Numbers 11, and 12.

Supporting Facts:

In addition to those facts previously presented, the record contains the following supportive data:

1. State, federal, and local agencies which have been authorized to regulate compliance with biological resource management, conservation, and preservation legislation were consulted during

the environmental review process. Comments have been incorporated into LAFCo staff work and the Environmental Impact Report.

2. There is no project alternative or mitigation which can reduce impacts to a less than significant level.
3. The new jurisdiction will be subject to all state and federal laws regarding biological resources conservation and protection, including the Federal Clean Water and Boats and Harbor Acts, the California Native Plant Protection Act, and the state and federal Endangered Species Acts.
4. Any future development proposals, General Plan Amendments, to other projects which may adversely affect biological resources, will be subject to additional environmental review pursuant to the California Environmental Quality Act.
5. The new city will be subject to existing development agreements and conditions of approval which serve to lessen impacts on biological resources.
6. The majority of the impacts upon biological resources are expected to occur with, or without, project approval.
7. LAFCo is not authorized to exercise land use authority. Therefore, the Commission may not act to lessen densities under existing urbanization plans or control future land use decisions of a future City Council in a manner which lessens impacts on biological resources.

F. Cultural Resources.

With regard to significant adverse impacts upon cultural resources, the Sacramento Local Agency Formation Commission finds that the impacts are project specific, cumulative and unavoidable. Area buildout under existing plans may cause the demolition of historic structures, the disturbance of important archaeological sites or artifacts or otherwise cause the degradation or destruction of important cultural resources.

The Sacramento Local Agency Formation Commission further finds that the urbanization that is expected to occur with, or without, project approval will provide housing and economic support for the expected population in the area. The Commission further finds that steps have been taken to avoid or lessen adverse impacts through the adoption of conditions and mitigations. These measures will be approved by the voters if the incorporation election is successful. They are listed as LAFC 1242 Terms and Conditions Number 1.

Supporting Facts.

In addition to those facts previously presented, the record contains the following supportive data:

1. State, federal and local agencies which have been authorized to regulate compliance with cultural resource management, conservation and preservation legislation were consulted during the environmental review process. Comments received have been incorporated into the LAFCo staff work and Environmental Impact Reports.
2. Historic societies, the California State Information Center and the Native American Heritage Commission were consulted during the environmental review process.
3. Criteria exists via the California Environmental Quality Act, the National Register and State Registry for assessing levels of historic or archaeological significance of cultural resources and designing mitigation.
4. Laws exist which protect Native American burial sites including movement or disturbance of human remains.

VII. STATEMENT OF OVERRIDING CONSIDERATIONS.

Notwithstanding the disclosure the significant impacts described, supra, the Sacramento County LAFCo has determined, pursuant to Section 15093 of the State of California CEQA Guidelines, that the benefits of the Project outweigh the adverse impacts and that the Project should be approved. The Sacramento LAFCo specifically finds and makes the statement of overriding considerations that there are specific social, economic and other reasons for approving this Project, and notwithstanding the disclosure of significant adverse impacts, as described and evaluated in the Final EIR for the subject Project.

The specific social, economic and other reasons for approving this Project that override the stated environmental concerns are as follows:

1. The project is consistent with the requirements of the Cortese-Knox Local Government Reorganization Act. The act permits citizens to create new cities as long as certain environmental and other factors are considered per Section 56841 and appropriate terms and conditions imposed pursuant to Section 56844. The record indicates that these actions have been taken.

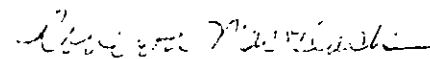
2. The project provides area residents with locally elected officials and a legally sanctioned community.
3. Fiscal analyses indicate that the new city will have the financial means to provide the same level of services.
4. The Project will permit the capture of certain state revenues not currently available to the area because it is part of a county government. Increased revenue sources could possible permit improved levels of service.
5. The Project provides increased representation in that elected officials are easier to reach (geographically) and more aware of local issues.
6. The public entities affected by the proposed project, including but not limited to the County of Sacramento, have requested both environmental and economic mitigation measures which have been incorporated into the project EIR or Resolution Making Determinations.
7. There has been significant testimony and evidence presented which shows that the area within the proposed incorporation is urbanizing. This will occur whether or not a new city is established. The Commission has determined that incorporation in this urbanizing area would be consistent with the statutory policies set forth in the Cortese-Knox Local Government Reorganization Act.

AYES: E. Mulberg, W. Porter, C. Tooker, R. Dickinson, L. Hammond,
R. MacGlashan.

NOES: None

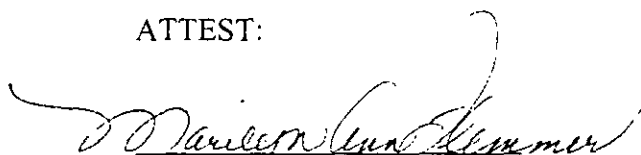
ABSENT: I. Collin, M. Johnson.

ABSTAIN: None



Roberta MacGlashan, Chair
SACRAMENTO LOCAL AGENCY FORMATION
COMMISSION

ATTEST:



Marilyn Ann Flemmer
Commission Clerk