

APPENDIX K

Project-Specific Avoidance and Minimization Measures

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At the time of SSHCP completion, five separate Master Plans or Specific Plans for urban development were under preparation or had recently been approved by a Local Land Use Authority within the SSHCP Plan Area (see Section 5.2.1.3 and Section 5.5.1). For purposes of this discussion, the terms “Master Plan” and “Specific Plan” are synonymous. Because these Master Plans were being processed concurrently with the development of the SSHCP, these Master Plans were designed to comply with SSHCP permit application requirements, including the SSHCP Avoidance and Minimization Measures described in Chapter 5. In addition, each Master Plan was designed to include on-site preserve(s) that are consistent with the SSHCP Conservation Strategy as depicted in Figure 7-2, *Existing Preserves and SSHCP Planned Hardline Preserves*.

It must be noted however, that SSHCP Avoidance and Minimization Measures as described in Chapter 5 were written to apply to a broad range of projects and it may not always be feasible for every project to apply each SSHCP Avoidance and Minimization Measures as written. In some instances, variances to the SSHCP Avoidance and Minimization Measures were requested by the Third-Party Project Applicant representing the Master Plan. Variances were accommodated only when necessary and only when the variance would not have a significant impact on the integrity of the Preserve System.

Two of the five Master Plan projects, Cordova Hills and SunCreek, were approved by a Local Land Use Authority prior to completion of the SSHCP. As such variances for these projects are well understood. Three of the Master Plan projects, Arboretum, Jackson Township and NewBridge are still in various stages of planning and review. As these Plans progress additional variances may be given to these Master Plan projects where necessary and only when the variance would not have a significant impact on the integrity of the Preserve System.

This Appendix provides a brief description of each Master Plan project followed by a description of any variances from SSHCP Avoidance and Minimization Measures that have been granted to the project.

Arboretum Specific Plan

The proposed Arboretum Specific Plan encompasses approximately 1,349 acres and is located in the eastern portion of the UDA within the City of Rancho Cordova. The Specific Plan is bound by Kiefer Boulevard on the north, Jackson Highway on the south, Grant Line Road on the east, and Sunrise Boulevard on the west. The current Arboretum Specific Plan description includes residential, commercial, office, mixed use and public/quasi-public uses that total approximately 722 acres; recreation uses of approximately 55 acres; and major roadways of approximately 86 acres. The Specific Plan area may provide for the construction of up to 5,000 residential dwelling units at a net density of 9.3 units per acre.

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In addition to the developed acres described above, the site will also contain approximately 254 acres of on-site preserve as required by the SSHCP Conservation Strategy (Chapter 7). These acres are a land donation/in lieu of SSHCP mitigation fees as described in Chapter 9.

The Arboretum Specific Plan does not require any variances from the SSHCP avoidance and minimization measures at this time.

Cordova Hills Specific Plan

The approved Cordova Hills Specific Plan encompasses approximately 2,668 acres and is located in the eastern portion of the UDA within the unincorporated portion of Sacramento County. The Specific Plan is bound by Glory Lane to the north, by parcel boundaries that are adjacent or are proximal to the County's Urban Services Boundary to the south, by parcel boundaries that are adjacent or are proximal to Carson Creek to the east and Grant Line Road to the west. The current Cordova Hills Specific Plan description includes residential, commercial, office, and quasi-public uses that total approximately 1,296 acres; a University/College Campus Center of 223 acres; and open space, recreation, buffer land and agricultural uses of 656 acres. The Specific Plan Area may provide for the construction of up to 8,000 residential dwelling units at various densities.

In addition to the developed acres described above, the site will also contain approximately 493 acres of on-site preserve as required by the SSHCP Conservation Strategy (Chapter 7). These acres are a land donation/in lieu of SSHCP mitigation fees as described in Chapter 9.

Specific variances from SSHCP Avoidance and minimization measures for Cordova Hills include the following:

EDGE-3 (Preserve Setbacks): There are instances within the 50' setback where the hardpan will be impacted due to compliance with the American Disabilities Act and for footing of arched culverts at various locations. In these instances, variances from AMM Edge-3 are allowed. The 50' edge condition will only be established adjacent to the Plateau Preserve, Central Drainage Preserve, Carson Creek Preserve, and University Preserve.

EDGE-7 (Hardpan/Duripan Protection): Cordova Hills has two variances from this AMM: 1) Two water transmission mains (16" and 24") would be constructed within the North Loop Road right-of-way through the Plateau Preserve north of North Loop Road; and 2) a water transmission main and a sewer force main will be placed along Town Center Boulevard within the southern portion of the Plateau Preserve. These sections of pipeline would puncture the hardpan. A clay-bentonite soil mix will be backfilled into the trench up to the level of the top of the duripan once the pipelines are in place.

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ROAD-2 (Wildlife Crossing Structures): Cordova Hills has three variances to AMM Road-2 where a dry crossing cannot be provided due to grading and spacing constraints. Two culvert crossing along North Loop Road and one at the intersection of University and Grant Line will not contain a dry crossing due to grading and spacing constraints.

TCB-1 (Tricolored Blackbird Surveys): Cordova Hills has conducted surveys for special-status species and tri-colored blackbirds were not detected. No further surveys for tri-colored blackbirds are required.

BAT-1 (Winter Hibernaculum Surveys): Cordova Hills has conducted bat hibernaculum surveys. Bat hibernaculum is in the form of large trees, bridges, and old buildings, none of which are present on site. No further surveys for tri-colored blackbirds are required.

Jackson Township Master Plan

The proposed Jackson Township Master Plan encompasses approximately 1,391 acres and is located in the center of the UDA. The proposed Master Plan is bound by Kiefer Boulevard on the north, Jackson Highway on the south, Excelsior Road on the east and on the west by parcel boundaries that are proximal to the east side of Eagles Nest Road.

The current Jackson Township Master Plan description includes residential, commercial, office, mixed use and public/quasi-public uses that total approximately 813 acres; open space, recreation, and agricultural uses of approximately 263 acres; and roadways will account for approximately 90 acres. The current Master Plan area may provide for the construction of up to 6,143 residential dwelling units at various densities.

In addition to the developed acres described above, the site will also contain approximately 225 acres of on-site preserve as required by the SSHCP Conservation Strategy (Chapter 7). These acres are a land donation/in lieu of SSHCP mitigation fees as described in Chapter 9.

STREAM-5 (Design for Stream Channel Re-Routing, Widening or Deepening): Jackson Township will re-route, widen and deepen that portion of Elder Creek that runs through their property. While Jackson Township will comply with AMM Stream-5, it is noted that Elder Creek will be used for stormwater drainage and maintenance for the channel will be required. As the Jackson Township Master Plan progresses, conditions will be included that address this issue.

NewBridge Specific Plan

The proposed NewBridge Specific Plan encompasses approximately 1,095 acres and is located in the center of the UDA within the unincorporated portion of Sacramento County. The Specific Plan is bound by Kiefer Boulevard to the north, Jackson Highway to the south, Sunrise

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Boulevard to the east and on the west by parcel boundaries that are proximal to the west side of Eagles Nest Road. The NewBridge Specific Plan application includes residential, commercial, office, mixed use, and public quasi-public uses of approximately 585 acres; and open space and recreation of approximately 111 acres. The Specific Plan area may provide for the construction of up to 2,975 residential dwelling units at various densities.

In addition to the developed acres described above, the site will also contain approximately 101 acres of on-site preserve as required by the SSHCP Conservation Strategy (Chapter 7). These acres are a land donation/in lieu of SSHCP mitigation fees as described in Chapter 9.

The NewBridge Specific Plan does not require any variances from the SSHCP avoidance and minimization measures at this time.

SunCreek Specific Plan

The approved SunCreek Specific Plan encompasses approximately 1,265 acres and is located in the eastern portion of the UDA within the City of Rancho Cordova. The Specific Plan is bound by Jackson Highway on the north, Douglas Road on the south, Grant Line Road on the east, and Sunrise Boulevard on the west. The SunCreek Specific Plan includes residential, commercial, office, mixed use and public/quasi-public uses that total approximately 816 acres; open space and recreation uses of approximately 136 acres; and roadways will account for approximately 108 acres. The Specific Plan area may provide for the construction of up to 4,698 residential dwelling units at various densities.

In addition to the developed acres described above, the site will also contain approximately 205 acres of on-site preserve as required by the SSHCP Conservation Strategy (Chapter 7). These acres are a land donation/in lieu of SSHCP mitigation fees as described in Chapter 9.

EDGE-3 (Preserve Setbacks): There are instances where the 50' setback cannot be accommodated due to agreements that were made prior to completion of the SSHCP between the project applicant, local land use authorities and state and federal regulatory agencies. In these instances, variances from AMM Edge-3 are allowed. Although a few wetland setback areas fall short of the minimum buffer requirement, the overall Project design satisfies the HCP's goals because the distance between the Preserve's aquatic features (i.e. vernal pool habitat, Waters of the United States, etc.) and the proposed Covered Activities or impacts generally exceeds the 50 foot requirement. Furthermore, The SunCreek Specific Plan Area designed its open space areas, setbacks, and adjacent land use designations to minimize indirect impacts to the maximum extent possible. The aforementioned data on wetland and watershed relationships indicate that the watersheds preserved on SunCreek's are sufficient to maintain the wetlands' functions and values.

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EDGE-7 (Hardpan/Duripan Protection): Sun Creek has two variances from this AMM: 1) where utility trenches (i.e. sewer, drainage, water or dry utilities) will run through the preserve on the Shalako property and 2) where utility trenches (i.e. sewer, drainage, water or dry utilities) will run through the preserve setback on the Jaeger Ranch property. These utility trenches will puncture or disrupt the soil hardpan or duripan. A clay-bentonite soil mix will be backfilled into the trench up to the level of the top of the duripan once the utilities are in place.

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