



DEPARTMENT OF THE ARMY  
U.S. ARMY ENGINEER DISTRICT, SACRAMENTO  
CORPS OF ENGINEERS  
1325 J STREET  
SACRAMENTO, CALIFORNIA 95814-2922

RECORD OF DECISION

**ACTION ID: SPK-2009-00511**

**APPLICANT: Multiple**

**PROJECT NAME: Sunridge Properties**

I have reviewed and evaluated, in light of the overall public interest, the documents and factors concerning the proposed action, as well as the stated views of interested agencies and the public. In doing so, I have considered the possible consequences of the Proposed Action in accordance with regulations published in 33 Code of Federal Regulations (CFR) Parts 320 through 332 and 40 CFR Part 230.

As described in the Environmental Impact Statement (EIS) prepared by the U.S. Army Corps of Engineers, Sacramento District (Corps) under the National Environmental Policy Act (NEPA), the Proposed Action is to construct six development projects in the Sunridge Specific Plan, a master-planned area, located in Rancho Cordova, California. Collectively referred to as the "Sunridge Properties" in the EIS, the projects are Anatolia IV, Sunridge Village J, Grantline 208, Douglas Road 98, Douglas Road 103, and Arista Del Sol. These projects received Department of the Army (DA) permits between 2004 and 2007 authorizing fill material to be discharged into waters of the United States, except Arista Del Sol for which a decision is pending.

With implementation of the Proposed Action, approximately 588.9 acres of land would be developed for residences, neighborhood parks, roads, drainage basins and commercial space, with 153.6 acres left as natural preserve. The Proposed Action would require filling approximately 29.9 acres of waters of the U.S. As compensation, about 34 acres of vernal pool wetlands would be created and 53 acres would be preserved at off-site locations.

**I. Background**

In July 2002, Sacramento County approved both the Sunrise-Douglas Community Plan and Sunridge Specific Plan Environmental Impact Reports. The conditions of approval for the Specific Plan require individual applicants obtain a DA permit from the Corps to fill of waters of the U.S. In July 2003, the Community Plan was incorporated into the City of Rancho Cordova, bringing the Community Plan area under the City's land use jurisdiction.

Between 2004 and 2007, developers for the nine projects in the Sunridge Specific Plan Area submitted applications for DA permits to the Corps to fill waters of the U.S., including wetlands. All nine projects largely followed an advisory document developed by the Corps, U.S. Environmental Protection Agency and U.S. Fish and Wildlife Service called the *Conceptual-Level Strategy for Avoiding, Minimizing, and Preserving Aquatic Resource Habitat in the Sunrise-Douglas Community Plan Area* (Conceptual Strategy) dated June 2004. Following the permit review process, which included public participation, the Corps prepared decision documents, including Environmental Assessments (EAs) under NEPA, and issued DA permits for eight of the nine projects in the Sunridge Specific Plan Area.

In June 2006, the California Native Plant Society, Defenders of Wildlife, and Butte Environmental Council (plaintiffs) filed an action in federal District Court challenging, among other things, the Corps' issuance of the DA permits for the nine projects that comprise the Sunridge Specific Plan Area and the use of the Conceptual Strategy as an agency action (*California Native Plant Society, et al. v. U.S. Environmental Protection Agency, et al.*, Case No. 06-3604-PJH). In July 2007, the Court granted a preliminary injunction on a portion of plaintiffs' complaint, finding that plaintiffs had raised a serious question as to whether the Corps took the requisite "hard look" at alternatives and cumulative impacts in the EAs prepared for each of the DA permits and, accordingly, enjoined any further on-the-ground activity that may affect vernal pool habitat or endangered species. The Court later modified the Preliminary Injunction Order to clarify the injunction did not apply to three projects (North Douglas, Montelena and Sunridge Park) for which filling waters of the U.S. had already been completed in reliance on their DA permits. The Corps suspended DA permits for the five projects subject to the Court's order. The sixth project, Arista del Sol, has not been authorized by the Corps.

Federal defendants requested a partial remand in order to supplement the decision documents to address the procedural NEPA concerns raised by the Court's Preliminary Injunction Order. The Court delayed adjudication of the merits in part to allow Federal defendants time to undertake the remand. After an initial review, the Corps elected not to issue revised EAs. Instead, the Corps found it appropriate to proceed with preparation of an EIS in part to address cumulative effects. In December 2008, the Court granted a stay in the litigation until November 2010 to allow USACE to complete preparation of an EIS.

The Corps began scoping for the EIS on July 20, 2009 with publication of a Notice of Intent to Prepare an EIS in the Federal Register (Vol. 74, No. 137, page 35166). The Corps issued a public notice for scoping on the same date. Two public scoping meetings were held on July 30, 2009 at the Rancho Cordova City Hall. During scoping, the USFWS and USEPA were asked to be a cooperating agency on the EIS. Both declined.

In July 2010, a Draft EIS was issued by the Corps. On July 2, 2010, A Notice of Availability was published in the Federal Register (Vol. 75, No. 127, page 38502) and a public notice was issued. Public meetings were held on July 27, 2010. During the Draft EIS public review period, ten comments were received.

The Corps issued a Final EIS in October 2010. A Notice of Availability was published in the Federal Register on October 15, 2010 (Vol. 75, No. 199, page 63448). A public notice announcing the Final EIS was issued on the same date. Four comments were received (see Section IV).

## **II. Project Need and Purpose**

a. Need: Sacramento County has been undergoing continuous growth, and increased housing needs have been identified as part of community planning efforts addressed in the Sacramento County and Rancho Cordova General Plans, the Sunrise-Douglas Community Plan, and the Sunridge Specific Plan. The Proposed Action is necessary to meet a portion of the identified housing needs and to address housing shortages projected for the Sacramento region. In accordance with the planned growth for south Sacramento County, six developers purchased property in the Sunridge Specific Plan Area with the intent to develop the property for residential purposes to meet identified and expected housing demands.

b. Purpose: The overall purpose of the Proposed Action is to construct a large residential development, including supporting infrastructure, in southeast Sacramento County.

### III. Alternatives Considered

A reasonable range of alternatives were considered in the EIS. The following were considered and carried forward in the analysis.

a. Alternative 1 (No Action): The No Action Alternative would avoid all direct impacts to waters of the U.S., including wetlands, on the six properties. Under this alternative, the existing DA permits would be revoked and the permit application for the Arista del Sol project would be denied. Although DA permitting requirements are only triggered by placement of dredged or fill material into waters of the U.S., it was assumed for evaluation purposes that no development activities would occur within a 25-foot setback around waters of the U.S., including wetlands, under the No Action Alternative. Areas beyond the 25-foot setback would be developed by the project proponents. Compared to the Proposed Project Alternative (see below), the development area would be 19% less for Anatolia IV, 8% less for Sunridge Village J, 45% less for Grantline 208, 18% less for Douglas Road 98, 60% less for Douglas Road 103 and 50% less for Arista del Sol. Under the No Action Alternative, approximately 2,060 homes over 303 acres are estimated to be developed, using the same proportion of homes to acreage for each development that is proposed under the Proposed Project Alternative. This alternative assumes access roads for Grant Line Road can be bridged over waters of the U.S.

b. Alternative 2 (Proposed Project): The Proposed Project Alternative, which is preferred by the project proponents, would consist of developing 589 acres of the six project sites (Anatolia IV, Sunridge Village J, Grantline 208, Douglas Road 98, Douglas Road 103, and Arista del Sol) as residential space, neighborhood parks, road improvements, drainage basins, and commercial space, with preservation of some natural areas. Approximately 3,258 homes would be constructed. The Proposed Project Alternative would fill about 30 acres of waters of the U.S. and create 477 acres of residential development, 45 acres of neighborhood parks, 28.5 acres of road improvements, 19.2 acres of drainage basin, 21.2 acres of commercial space, and 153.6 acres of onsite wetland preserve. As compensatory mitigation, the Proposed Project Alternative would include the creation of 34.2 acres of vernal pool wetlands and the preservation of 52.7 acres of vernal pool wetlands, both of which would be located off-site.

c. Alternative 3 (Reduced Footprint): The Reduced Footprint Alternative was developed to protect the headwaters of Laguna and Morrison Creeks, taking into account topography, hydrologic barriers, and existing vernal pools. This alternative would consist of developing about 456 acres as residential space, neighborhood parks, road improvements, drainage basins and commercial space. This is an approximately 133-acre reduction in development from the Proposed Project Alternative. The wetland preserve size and location exceeds the Proposed Project Alternative in the vicinity of Laguna Creek, including its headwaters and nearby vernal pool. The Reduced Footprint Alternative would have 35% less development at the Grantline 208 site, 11% less development at the Douglas Road 98 site, and 41% less development at the Arista del Sol site. There would be no change in the development area for Anatolia IV, Sunridge Village J and Douglas Road 103 sites. The alternative would result in filling approximately 20.3 acres of waters of the U.S., and creating 367 acres of residential development, 35.5 acres of neighborhood parks, 24.2 acres of road improvements, 12.9

acres of drainage basin, 18.9 acres of commercial space, and 286.2 acres of wetland preserve. To compensate for the loss of waters of the U.S., this alternative would require the creation of 20.4 acres of vernal pool wetlands and preservation of 40.8 acres vernal pool wetlands. The wetland creation and preservation would occur off-site.

The Environmentally Preferred Alternative under NEPA is Alternative 3. Although it would have significant effects on vernal pool wetlands, this alternative was chosen due to its smaller development footprint (about 23% less than the Proposed Project Alternative) and additional protection of the headwaters of Laguna Creek. Alternative 3 however may not be the least environmentally damaging practicable alternative under the 404(b)(1) guidelines. In accordance with 40 C.F.R. §230.10(a)(4), the practicability of Alternative 3 will be evaluated at the project level in Environmental Assessments which tier from the EIS.

Other alternatives were considered by the Corps but not carried forward. A “500-foot Setback” alternative, suggested by CNPS, was eliminated due to the filling of a large number of high quality vernal pools in the western portion of the Grantline 208 and Arista del Sol sites. Many of the CNPS concerns that this alternative attempts to address were incorporated into Alternative 3. In addition, an alternative which considered no development of the Arista del Sol site was not carried forward because it did not meet the applicant’s objective of constructing a residential development. The Corps also examined an alternative with no development adjacent to Grantline Road. This “No Development in the Eastern Strip” alternative was rejected from more detail analysis because it was rectilinear in nature and did not take into account topography and hydrology in the area and had more direct impacts than Alternative 3. Finally, two off-site locations for the Proposed Action were evaluated but were found to not be available because of unwilling sellers. One of the off-site alternatives would also have about the same impacts on the aquatic ecosystem as Alternative 2.

#### **IV. Comments on the Final Environmental Impact Statement**

The Corps issued the Final EIS on October 15, 2010. The following comments on the Final EIS were received by the Corps:

a. U.S. Environmental Protection Agency (USEPA): In its November 15, 2010 letter, USEPA indicated the Conformity section of the FEIS acknowledges that unmitigated emissions are above the general conformity applicability (de minimus) threshold for volatile organic compounds (VOC) and oxides of nitrogen (NO<sub>x</sub>), which suggests that the federal General Conformity Rule (GCR) applies; however, the FEIS does not explicitly state whether the project is subject to the GCR and thus does not disclose the information related to this regulatory obligation. While the FEIS included a list of thresholds in the conformity section, USEPA stated that it did not include the annual emissions from the project in comparison to those thresholds. As such, USEPA felt that the FEIS should be clear about the applicability of the GCR and indicate how the project intends to comply with it. In addition, USEPA indicated the Conformity section states that the applicable State Implementation Plan (SIP) is a recent submittal for 8-hr ozone; however, although this SIP has been submitted, EPA has not taken action regarding the submittal and therefore it is not part of the applicable SIP. USEPA stated that the ROD should include the total amount of emissions that are projected to be emitted from the project and whether the project is subject to conformity. This can be achieved by documenting the de minimis thresholds for applicability, total project emissions, and project applicability to the GCR for specific pollutants.

b. California Native Plant Society (CNPS): In a letter dated November 15, 2010, CNPS listed several concerns that it felt were not adequately addressed. CNPS indicated that the FEIS did not address full scope of the project nor entirety of the potential environmental impacts, including the effect of creating or restoring vernal pool habitat elsewhere and adequacy of best management practices in the vicinity of preserved vernal pools. In addition, CNPS stated that there was a lack of transparency in changes made between the DEIS and FEIS and that it was difficult to navigate the electronic version of the FEIS. CNPS listed several specific comments including an understanding of the rationale for eliminating from the FEIS discussions on cultural resources and Executive Order 11990, a need for more information on Foothill Associates' Regional Alternatives Information Sunridge Specific Plan Subarea report, and disagreement that species-level mitigation will contribute to reducing impacts to less than significant, especially special-status plants. CNPS also felt Table 4-4 does not reflect the amount of preservation acreages within and outside the Mather Core Recovery Area. CNPS concludes it comment letter wondering how the Corps tracks permit compliance, especially as it relates to the biological opinions issued by the USFWS, and requested they be informed when the Record of Decision is issued and when any permit are (re)issued for the projects. They also asked to be kept informed of activities related to projects in the area that might impact vernal pool grasslands and endangered species habitat.

c. Robert Uram, Sheppard Mullin: In his email dated November 15, 2010, Mr. Uram suggested that Table 4-4 was not updated to reflect the 1:1 mitigation ratio stated on page 4-32.<sup>1</sup>

d. Kate Wheatley, Taylor & Wiley: By letter dated November 15, 2010, Ms. Wheatley provided comments on behalf of Tsakopoulos Investments with respect to its proposed Excelsior Estates development. Ms. Wheatley indicated the Corps was not responsive to her DEIS comment about higher ratios for future projects. She also indicated that some of acreages listed for Excelsior Estates in Table 4-3 were not correct.

## V. Consideration of Applicable Laws and Policies

a. National Environmental Policy Act (NEPA): The EIS was completed to evaluate programmatically a reasonable range of alternatives and the cumulative effects associated with six projects in the Sunridge Specific Plan area. The Corps followed the NEPA process, including noticing and timeline requirements, to produce a document that discloses to the public the probable impacts of the Proposed Action, taking into account mitigation. The EIS will be utilized to supplement the EAs for five projects previously prepared by the Corps and complete an EA for the Arista del Sol project.

b. Section 401 of the Clean Water Act Section 401 of the CWA: Each of the six projects under the Proposed Action is in compliance with Section 401 of the Clean Water Act. The Central Valley Regional Water Quality Control Board issued water quality certifications for the projects between 2004 and 2007. Special conditions of each water quality certification are special conditions of the DA permit.

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<sup>1</sup> Mr. Uram's observation is correct. Although Table 4-4 in the Final EIS showed the proposed impacts to waters of the U.S. from SRC Milling, Cordova Hills, Triangle Rock Expansion and the Capital Southeast Connector, it did not list anticipated compensatory mitigation. An updated Table 4-4 is attached with acreages for preservation and creation/restoration for the four projects based on 2:1 preservation and 1:1 creation/restoration and past trends for the proportion of mitigation occurring inside and outside the Mather Core Recovery Area. The numbers in the updated table do not materially change the analysis in the EIS.

c. Endangered Species Act of 1973: A non-jeopardy biological opinion was issued by the USFWS for each of the six projects under the Proposed Action. Compliance with the BO is required through a special condition in each DA permit.

d. Fish and Wildlife Coordination Act: The Corps worked closely with the USFWS for several years regarding the Sunridge Properties. This includes the formulation of the Conceptual Strategy. In addition, the Corps routinely met with and sought input from USFWS through public notices on individual projects. During EIS preparation, the Corps requested USFWS be a cooperating agency. Although it declined, the USFWS reviewed the administrative draft of the EIS. The Corps also asked USFWS to attend public meetings.

e. Section 106 of the National Historic Preservation Act: Each of the five projects under the proposed action previously permitted by the Corps has demonstrated compliance with Section 106 of the National Historic Preservation Act. Compliance for the sixth project, Arista del Sol, will be determined when the Corps makes a permit decision. None of the properties contain resources eligible for listing on the National Register of Historic Places.

f. Section 176(C) of the Clean Air Act (CAA) General Conformity Rule Review: The proposed action has been analyzed for conformity applicability pursuant to regulations implementing Section 176(c) of the Clean Air Act. The Corps has determined the activities proposed under a DA permit will not exceed de minimis levels of direct emissions of a criteria pollutant or its precursors and are exempted b 40 CFR 93.153. Any later indirect emissions are generally not within the Corps' continuing program responsibility and generally cannot be practicably controlled by the Corps. For these reasons, a conformity determination is not required for this action.

g. Executive Order 11998 (Floodplain Management): The Proposed Action, including each of the six projects, is not located in the floodplain.

h. Executive Order 13175 (Consultation with Indian Tribes, Alaska Natives, and Native Hawaiians): There are no known Native American interests in the area of the Proposed Action that would be affected. No tribes responded to any of the public notices issued for the individual projects between 2003 and 2006 or the federal register notices and public notices for the EIS.

i. Environmental Justice (Title VI of the Civil Rights Act and Executive Order 12898): The proposed action is not expected to negatively impact any community, and therefore is not expected to cause disproportionately high and adverse impacts to minority or low-income communities.

## **VI. Consideration of Mitigation Measures**

The EIS included a number of mitigation measures to reduce or offset impacts that fall outside of the Corps responsibility and generally cannot be practicably controlled by the Corps, like traffic, air quality and noise. Many of the mitigation measures are requirements of the local land use agency (City of Rancho Cordova) were addressed in other environmental documents prepared under the California Environmental Quality Act and approved through grading and construction permits by the City. As such, these mitigation measures are enforced by the City of Rancho Cordova and not the Corps.

The Corps requires mitigation measures to reduce or offset impacts to waters of the U.S. as special conditions of each DA permit issued. Special conditions include following the Conceptual Strategy, complying with the USFWS biological opinion and water quality certification, developing and implementing a final mitigation and monitoring plan, setting aside buffers and installing fences, and permanently protecting and maintaining preservation and creation areas. Special conditions are to be applied in a consistent manner in all DA permits issued for the Sunridge Properties projects.

## **VII. Compliance with 404(b)(1) Guidelines**

The EIS analyzed a reasonable range of alternatives for the Proposed Action under NEPA. In accordance with 40 C.F.R. §230.10(a)(4), compliance with the U.S. Environmental Protection Agency's 404(b)(1) guidelines will be demonstrated for the six projects in the EAs prepared for each project. The EAs will tier from the EIS and address on- and off-site alternatives. Additional mitigation, including avoidance and minimization, may be required at the project level to achieve compliance with the guidelines.

## **VIII. Public Interest Review**

The Proposed Action does not appear to be contrary to the public interest. A more detailed review of public interest factors will be conducted for each of the six projects and will be documented in the EAs prepared for each project.

## **IX. Findings**

a. The evaluation of the Proposed Action and alternatives was done in accordance with all applicable laws, executive orders, regulations, and agency regulations. The EIS and supporting documents are adequate and contain sufficient information upon which reasoned permit decisions can be made.

b. For the Anatolia IV, Sunridge Village J, Grantline 208, Douglas Road 98, and Douglas Road 103 projects, the Corps will supplement the EAs to reflect the EIS. As such, each EA will tier from the EIS. The decision to reinstate, modify or revoke the DA permits will be made after the EAs have been updated.<sup>2</sup>

c. For the Arista del Sol project, the Corps will prepare a site-specific NEPA document. The NEPA document will tier from the EIS. The decision to issue or deny a DA permit will be made after the NEPA document is completed.

d. In light of Alternative 3, the identified Environmentally Preferred Alternative, the Corps will evaluate the practicability under the 404(b)(1) guidelines of avoiding the headwaters of Laguna Creek and adjacent vernal pool wetlands. The Corps' analysis will focus on the Douglas 98, Grantline 208 and Arista del Sol projects because the upper watershed of Laguna Creek occurs on portions of each site. The analysis will be completed before decisions are made on the DA permits for the three projects.

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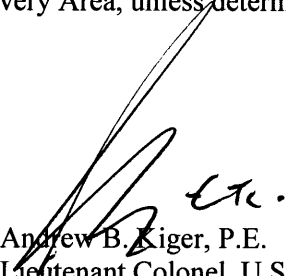
<sup>2</sup> With regard to reinstating or modifying the DA permits, the Corps acknowledges that any such decision could not be made unless and until the Court lifts its Order dated July 10, 2007.

e. The Corps recognizes the significant cumulative loss of vernal pool wetlands within the Mather Core Recovery Area. For future unavoidable impacts to vernal pool wetlands within the Mather Core Recovery Area, including those associated with the Arista del Sol project, compensatory mitigation shall be:

- 1) based on a method for assessing the functions of all waters of the U.S. on the project site;
- 2) accomplished at a ratio of greater than 1:1, after considering direct and indirect impacts, temporal loss and difficulties creating vernal pool wetlands; and
- 3) located in the Mather Core Recovery Area, unless determined impracticable or inappropriate by the Corps.

25 JAN 2011

Date

  
Andrew B. Kiger, P.E.  
Lieutenant Colonel, U.S. Army  
District Engineer



ATTACHMENT I

Table Error! No text of specified style in document.-1  
Development Projects in the Mather Core Area

Project (USAGE ID)	Total Vernal Pools and Other Waters		Impacts		Preserved On-site		Preserved Off-site		In Core		Out of Core		Status	Time Frame
	VP	OW	VP	OW	VP	OW	VP	OW	VP	OW	VP	OW		
Anatolia (SPK-1901-100210)	68.07	17.45	29.67	14.55	3.54	0.07	41.1	2.9	3.8	14.1	27.61	0.99	Permit Issued, Constructed	Past
Chetcuti (SPK-1992-00196)	0.75		0.75										Permit Issued, Constructed	Past
Dierks Ranch (SPK-1998-00350)	2.12	0.53	2.12	0.053			8.85				2.65		Permit Issued, Constructed	Past
Kiefer Landfill Expansion (SPK-1990-00250)	4.27	1.8	4.27	1.8	2.1						9.11		Permit Issued, Constructed	Past
Mather Groundwater Extraction (SPK-2003-00717)		0.03		0.03				0.03					Permit Issued, Constructed	Past
McNair (SPK-2001-00263)	0.01		0.01					0.01					Permit Issued, Constructed	Past
Montelena (SPK-2001-00448)	12.25	5.63	6.95	5.51	0.022		5.3	0.12	6.91	2.21	14.17	5.14	Permit Issued, Constructed	Past
Security Park (SPK-2006-00196)	0.16	0.01	0.16	0.01	0.023			0.79			0.19	0.01	Permit Issued, Constructed	Past
SRI6&Excelsior, (SPK-2005-00588)		0.61		0.61				1.48	0.74			0.74	Permit Issued, Constructed	Past
Sunridge Park (SPK-2001-00252)	1.36	0.64	1.31	0.5	1.58		0.05	0.14	10.4		3.39		Permit Issued, Constructed	Past
Triangle Rock Mining (SPK-1998-00683)	3.7	3.9	3.5	0.53	0.21		0.2	3.37	5.28	1.41	7.54	3.8	Permit Issued, Constructed	Past
Hodges Sloughhouse (SPK-2000-00752)	1.04	0.18											No Permit Application Received Delineation Only	Past
Vineyard Estates (SPK-1991-00387)	0.32	0.32									0.34		Permit Issued, Constructed	Past
Excelsior Meadows (SPK-1991-00013)	0.04	0.36	0.04	0.36									Permit Issued, Constructed	Past
Anatolia IV (SPK-1994-00210)	1.36		1.36					2.72			1.36		Permit Issued, Partially Constructed	Present
Douglas Road 98 (SPK-2002-00568)	3.70	0.21	3.70	0.21				7.82			3.91		Permit Issued, Partially Constructed	Present
North Douglas (SPK-1994-00218)	1.99	4.16	1.99	4.16	0.7			7.64			1.99	4.16	Permit Issued, Partially Constructed	Present
Douglas Road 103 (SPK-1997-00006)	4.23	0.48	1.66	0.32	5.27		2.57	0.16	5.89		7.25		Permit Issued, Not Constructed	Present
Granite 208 (SPK-1994-00365)	10.07	0.04	5.22	0.48	0.45		4.65	0.75	6.9		6.15		Permit Issued, Not Constructed	Present
Sunridge Village J (SPK-2001-00230)	1.88	1.11	1.88	1.11	0.36	0.03		9.18			3.38		Permit Issued, Partially Constructed	Present
Lot P (SPK-2005-00325)	9.26	1.52	9.26	1.52				17.47	2.86		9.26	1.52	Permit Application Withdrawn	Reasonably Foreseeable
Mather Redevelopment (SPK-2003-00441, 2002-00561, 2009-00525, 2009-00526, 2009- 00527, 2009-00528, 2009-00529, 2009-00530, 2009-00404)	69.8	54.2	16.1	19.36			50.2	24.73			13.9	20.02	Permit Application Received	Reasonably Foreseeable
Arista del Sol (SPK-2004-00458)	8.59	8.74	5.37	8.52	1.44		3.22	0.22	20.18	9.04	6.81	8.52	Permit Application Received	Reasonably Foreseeable
Grantline 220 (SPK-2006-00604)	2.44	1.52	2.44	1.52	0.44	0.05		5.32	3.09		2.88	1.57	Permit Application Withdrawn	Reasonably Foreseeable
Excelsior Estates (SPK-2004-00791)	27.79	25.63	18.58	23.8	4.6	0.91	9.21	1.83	22.01		33.64*	b	Permit Application Received	Reasonably Foreseeable
Jaeger Ranch (SPK-2006-00602)	3.66	2.75	2.41	1.05	1.25	0.16	1.25	1.69	4.81	1.23	2.41	1.05	Permit Application Received	Reasonably Foreseeable
Kamilos 160 (SPK-2006-00603)	4.12	0.70	2	0.38	1	0.13	1.89	0.31	5	0.89	3	0.49	Permit Application Received	Reasonably Foreseeable
North Douglas II (SPK-2006-00240)	1.23	3.98	0.40	0.40	0.27	1.80	0.83	3.58	1.34	4.40	0.66	2.20	Permit Application Received	Reasonably Foreseeable

Notes:  
VP - Vernal Pool  
OW - Other Waters  
a 12.78 acres at agency approved bank or 16.61 acres at approved off-site location  
b 15.99 acres at agency approved bank or 20.79 acres at approved off-site location

**Table 4-4  
Development Projects in the Mather Core Area (continued)**

Project (USACE ID)	Total Vernal Pools and Other Waters		Impacts				Preserved				Creation/Restoration				Status	Time Frame
			Direct		Indirect		On-site		Off-site		In Core		Out of Core			
	VP	OW	VP	OW	VP	OW	VP	OW	VP	OW	VP	OW	VP	OW		
Rio del Oro (SPK-1999-00590)	35.49	21.15	15.07	12.83	2.2	8.3	20.4	8.3	2.67	19.6	17.9	18.84	16.66	1.09	Permit Application Received	Reasonably Foreseeable
Shalako (SPK-2006-00605)	9.88	3.88	2.83	1.09	2.59	1.06	7.04	2.69	5.65	1.62			2.83	6.37	Permit Application Received	Reasonably Foreseeable
Sunridge (SPK-2000-00414)	53.41	8.11	3.82	5.56	1.99	1.77	1.59	2.56	9.86	9.88			4.33	14.54	Permit Application Received	Reasonably Foreseeable
Sunridge Village (SPK-2004-00707)	14.91	5.96	9.33	5.21			5.58	0.75	29.08				0.08	0.03	Permit Application Received	Reasonably Foreseeable
Mather Interceptor (SPK-2007-00716)	0.14	0.07	0.07	0.05			0.07	0.02	0.27	0.07	0.01	0.02	1.64		Permit Application Withdrawn	Reasonably Foreseeable
Matsuoka (SPK-2005-01046)	3.05	6.41	0.34	1.3	0.98	0.3	2.71	6.49	2.94						Permit Application Received	Reasonably Foreseeable
North Douglas II (SPK-2006-00240) (Whitlow Property)	1.23	3.98	0.4	0.23	0.02		0.83	3.58	1.25				0.4	0.23	Permit Application Withdrawn	Reasonably Foreseeable
Arboretum (SPK-2007-00133)	22.18	94.85	5.97	25.81	8		16.15	69.05	11.94	49.58			5.97	25.81	Permit Application Received	Reasonably Foreseeable
Zinfandel Extension (SPK-2009-00880)			0.31	2.38	0.54						0.11	0.79	0.20	1.59	No Permit Application Received	Reasonably Foreseeable
SRC Milling (SPK-2003-00669)	11.19	11.02													No Permit Application Received	Reasonably Foreseeable
Cordova Hills (SPK-2004-00116)	109.83		45.15	6.62							15.05	2.21	30.1	4.41	Permit Application Received	Reasonably Foreseeable
Triangle Rock Expansion Florin Rd S. (SPK-2000-0501)	1.1	9.93	0.15	8.95			0.96					24.7			Permit Application Received	Reasonably Foreseeable
Capital Southeast Connector	37.95	63.55	5.55	10.49	20.14	31.93					1.85	3.49	3.70	6.99	No Permit Application Received	Reasonably Foreseeable
<b>Total</b>	<b>544.56</b>	<b>365.42</b>	<b>210.13</b>	<b>167.31</b>	<b>59.72</b>	<b>37.50</b>	<b>175.44</b>	<b>133.28</b>	<b>204.80</b>	<b>106.62</b>	<b>46.26</b>	<b>67.95</b>	<b>200.87</b>	<b>92.93</b>		

Notes:

VP – Vernal Pool

OW – Other Waters

a 12.78 acres at agency approved bank or 16.61 acres at approved off-site location

b 15.99 acres at agency approved bank or 20.79 acres at approved off-site location