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## NOTICE OF AVAILABILITY

### THE PRESERVE AT SUNRIDGE FINAL ENVIRONMENTAL IMPACT REPORT

JUNE 9, 2006

**LEAD AGENCY:** City of Rancho Cordova Planning Department

**PROJECT TITLE:** The Preserve at Sunridge

**PROJECT LOCATION:** The proposed project site is located in the southeastern portion of Rancho Cordova and is in the center of the larger Sunrise Douglas Community Plan (SDCP) area. U.S. 50 and Douglas Road are approximately 4.5 miles and 0.5 miles north of the site, SR 16 is approximately 2.5 miles south of the site, and Sunrise Boulevard and Grant Line Road are located 1.0 miles west and east of the site, respectively.

**PROJECT DESCRIPTION:** The Preserve at Sunridge would include single-family residential, multi-family residential, commercial and office, a neighborhood park, an elementary school, detention/water quality basins, an open space/wetland preserve, pedestrian facilities, bikeways, and parkways/drainage corridors on the 530.1-acre site. As proposed by the applicant, the project would include 2,415 units of single-family residential in various residential densities on 292.3 acres and 288 units of high-density residential RD-30 (multifamily) on 11.2 acres. The commercial component of the project would have approximately fifteen commercial building pads ranging from approximately 2,400 square feet to approximately 55,000 square feet for a total of approximately 147,000 square feet to 165,000 square feet. Proposed uses include mixed-uses on the smaller pads, retail on the mid-sized pads, and a grocery store to anchor the commercial uses. The mixed-uses may include up to 18 units of second story units or "live-work" lofts of approximately 1,000 square feet each bringing the commercial total to approximately 165,000 square feet. The proposed project would result in the realignment of the existing Morrison Creek corridor. The corridor would be realigned through the existing transmission corridor that traverses the site. The project would also include an open space/wetland on approximately 92.4-acres in the southwestern portion of the site and a combination parkway/drainage corridor located within the existing transmission corridor.

**SIGNIFICANT ENVIRONMENTAL EFFECTS:** As identified in the Draft EIR, implementation of the project would result in significant impacts traffic impacts to study area roadway segments, intersections, freeway mainlines (U.S. 50) and the transit system and significant noise and air related (i.e., noise related impacts on future developments, construction emissions of particulate matter and NOx, operational ozone precursor emissions, and cumulative operational ozone precursor emissions). The project would also result in significant impacts due to direct and indirect impacts to endangered, threatened or rare species, loss of jurisdictional waters, and the loss of habitat and vernal pool communities and cumulative impacts to these resources.

The City received 14 comment letters from agencies, interest groups and the public regarding the Draft EIR. The Final EIR document responds to the written comments received as required by CEQA. The Final EIR also contains minor edits to the Draft EIR, which are included in Section 4.0 (Errata) and the mitigation monitoring and reporting program for the project (see Section 5.0). The Final EIR appendices include the Revised Air Quality Plan, a Construction Emissions Mitigation Fee Spreadsheet, the 2002 URBEMIS 8.7 run, the Revised Water Demand calculation, and biological resources memos from the project proponent and the City.

**PUBLIC REVIEW:** Copies of the Final EIR are available for review at the Rancho Cordova Planning Department at:

**2729 Prospect Park Drive, Rancho Cordova, CA 95670  
Phone: (916) 851-8755**

The Final EIR may also be reviewed on the City's web site (on the Environmental Review page) at [http://www.cityofranhocordova.org/html/planning\\_current\\_projects.html](http://www.cityofranhocordova.org/html/planning_current_projects.html) and the Rancho Cordova Library at 9845 Folsom Boulevard, Sacramento CA. 95827, after June 9, 2006. Referenced material used in the preparation of the Final EIR may be reviewed upon request to the Planning Department.