

This Final Environmental Impact Report (FEIR) was prepared in accordance with the California Environmental Quality Act (CEQA), the CEQA Guidelines (Section 15132). The City of Rancho Cordova is the lead agency for the environmental review of the Preserve at Sunridge project (project) and has the principal responsibility for approving the project. This FEIR assesses the expected environmental impacts resulting from approval of the project and associated impacts from subsequent development of the project, as well as responds to comments received on the Draft EIR.

1.1 BACKGROUND AND PURPOSE OF THE EIR

OVERVIEW OF CEQA REQUIREMENTS FOR PREPARATION OF AN EIR

The City of Rancho Cordova (City), serving as the Lead Agency, has prepared this EIR to provide the public and responsible and trustee agencies with information about the potential environmental effects of the proposed project. As set forth in the provisions of CEQA and implementing regulations, public agencies are charged with the duty to consider the environmental impacts of proposed development and to minimize these impacts where feasible while carrying out an obligation to balance a variety of public objectives, including economic, environmental, and social factors.

CEQA Guidelines Section 15121(a) states that an EIR is an informational document for decision-makers and the general public that analyzes the significant environmental effects of a project, identifies possible ways to minimize significant effects, and describes reasonable alternatives to the project that could reduce or avoid its adverse environmental impacts. Public agencies with discretionary authority are required to consider the information in the EIR, along with any other relevant information, in making decisions on the project.

CEQA requires the preparation of an environmental impact report prior to approving any project, which may have a significant effect on the environment. For the purposes of CEQA, the term "project" refers to the whole of an action, which has the potential for resulting in a direct physical change or a reasonably foreseeable indirect physical change in the environment (CEQA Guidelines Section 15378[a]). With respect to the Preserve at Sunridge project, the City has determined that the proposed development is a "project" within the definition of CEQA.

BACKGROUND OF ENVIRONMENTAL REVIEW PROCESS OF THE PROJECT

The following is an overview of the environmental review process for the Preserve at Sunridge project that have led to the preparation of this FEIR.

Notice of Preparation and Initial Study

In accordance with Section 15082 of the State CEQA Guidelines, the City prepared a Notice of Preparation/Initial Study (NOP/IS) for the project (formerly called "Sunridge Village") on September 10, 2004. Additionally, the City released a second NOP/IS on January 26, 2005, due to changes in the project's site design and name. The Notice of Preparation was noticed in the Grapevine and posted at Rancho Cordova City Hall and taken to the Office of Planning and Oversight (OPR). It was also e-mailed out to applicable federal, state and local agencies and interested parties. In accordance with State CEQA Guidelines, the City was identified as the Lead Agency for the proposed project. Both NOP/IS documents were circulated to the public, local, state, and federal agencies, and other interested parties who solicited comments on the proposed project. The issues and concerns identified in responses to the two NOP/IS documents are addressed in this Draft EIR. The NOP/IS comments are presented in **Appendix 1.0** of the Draft

1.0 INTRODUCTION

EIR. The Initial Studies completed for the proposed project concluded that the preparation of an EIR would be required for the project. The NOP/IS documents are also included in **Appendix 1.0** of the Draft EIR. The City also held a scoping meeting for the project on February 16, 2005 at the Rancho Cordova City Hall. The scoping meeting was noticed on the NOP and separately in the Grapevine and posted at City Hall.

Draft EIR

The Draft EIR (DEIR), which consisted of two volumes, was released for public and agency review on October 18, 2005 and ended on December 5, 2005. The DEIR contains a description of the project, description of the environmental setting, identification of project impacts, and mitigation measures for impacts found to be significant, as well as an analysis of project alternatives. The Draft EIR was posted on the city of Rancho Cordova's website, hard copies were available at City Hall and the Rancho Cordova library for review, and distributed to those who had submitted comments on the Notice of Preparation (NOP) and to applicable federal, state and local agencies and interested parties.

Final EIR

The City received 14 comment letters from agencies, interest groups and the public regarding the Draft EIR. This document responds to the written comments received as required by CEQA. This document 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 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. This document constitutes the FEIR.

Certification of the Final EIR/Project Consideration

The City will review and consider the FEIR. If the City finds that the FEIR is "adequate and complete", the City may certify the FEIR, at a public hearing. The rule of adequacy generally holds that the EIR can be certified if: 1) it shows a good faith effort at full disclosure of environmental information; and 2) provides sufficient analysis to allow decisions to be made regarding the project in contemplation of its environmental consequences.

Upon review and consideration of the Final EIR, the City may take action to approve, revise, or reject the project. A decision to approve the project would be accompanied by written findings in accordance with CEQA Guidelines Section 15091 and, if applicable, Section 15093. Public Resources Code Section 21081.6 also requires lead agencies to adopt a reporting and mitigation monitoring and reporting program to describe measures that have been adopted or made a condition of project approval in order to mitigate or avoid significant effects on the environment. The mitigation monitoring and reporting program for the project is provided in this document as Section 5.0.

1.2 TYPE OF DOCUMENT

The CEQA Guidelines identify several types of EIRs, each applicable to different project circumstances. This EIR has been prepared as a Project EIR pursuant to CEQA Guidelines Section 15161. This type of analysis focuses primarily on the changes in the environment that would occur as a result of project implementation, and examines all phases of the project (i.e., planning, construction, and operation). The project-level analysis addresses impacts resulting from the development of the Preserve at Sunridge project.

1.3 INTENDED USES OF THE EIR

This EIR has been prepared in accordance with the California Environmental Quality Act (CEQA). The EIR is intended to evaluate the environmental impacts of the project to the greatest extent possible and to be used to modify, approve, or deny approval of the proposed project based on the analysis in the EIR. In accordance with CEQA Guidelines Section 15126, this EIR should be used as the primary environmental document to evaluate all subsequent planning and permitting actions associated with the project. Subsequent actions that may be associated with the project are identified in Section 3.0 (Project Description) of the Draft EIR.

1.4 ORGANIZATION AND SCOPE OF THE FINAL EIR

This document is organized in the following manner:

SECTION 1.0 - INTRODUCTION

Section 1.0 provides an overview of the EIR process to date and what the FEIR is required to contain.

SECTION 2.0 - EXECUTIVE SUMMARY

Section 2.0 includes an updated Executive Summary that provides a brief project description and presents a summary table of probable environmental effects edited as a result of comments received on the DEIR and minor staff edits.

SECTION 3.0 - COMMENTS AND RESPONSES TO COMMENTS ON THE DRAFT EIR

Section 3.0 provides a list of commentors, copies of written comments (coded for reference) and the responses to those written comments made on the Draft EIR.

SECTION 4.0 - ERRATA

Section 4.0 consists of the Draft EIR with revisions that are a result of responses to comments, as well as minor staff edits that do not change the intent or content of the analysis or mitigation measures. Section 4.0 also includes cutsheets reflecting revisions to the text resulting from changes modifications to the project as well as in response to comments on the Draft EIR. Revisions appear in ~~strike through~~ and underline.

SECTION 5.0 - MITIGATION MONITORING AND REPORTING PROGRAM

Section 5.0 is the Mitigation Monitoring and Reporting Program. The program identifies the mitigation measure, entity responsible for enforcement and the timing of when the mitigation is to occur.