Appendix B:
Applicant Project Description

PROJECT DESCRIPTION

SUNRIDGE PARK OFFSITE CONSTRUCTION AND GRADING

River West Investments is proposing to construct the Sunridge Park Subdivision in Rancho Cordova, California. Sunridge Park contains 801 single-family lots as shown on the Tentative Map approved by the City Council on January 20, 2004. Sunridge Park is a part of the Sunridge Specific Plan Area which was approved by the Sacramento County Board of Supervisors on July 17, 2002. Development of the subdivision requires some construction grading not within the boundaries of the approved subdivision. This project description covers the offsite grading required for development of the approved subdivision. This document summarizes the Proposed Project and contains the following sections:

- Project Study Area,
- Project Background,
- Proposed Project Facilities, and
- Construction Schedule and Methodology.

PROJECT STUDY AREA

As shown in Figure 1, Sunridge Park is located approximately 5 miles south of U.S. Highway 50, east of Sunrise Boulevard and the Folsom South Canal and adjacent to Douglas Road. The Sunridge Park property is approximately 240 acres. 160 acres of the property was approved for development with the Sunridge Park Tentative Map. 80 acres of the property was designated as remainder. The majority of the offsite construction and grading occurs in the 80 acre remainder parcel. Ditches leave the Sunridge Park property at two locations to drain to a gravity outfall. The study area for the Sunridge Park offsite construction and grading consists of the remainder parcel and the ditch area outside of the Sunridge Park Property. The location of the offsite construction and grading is shown in Figure 2. Presently the study area is undeveloped pasture land.

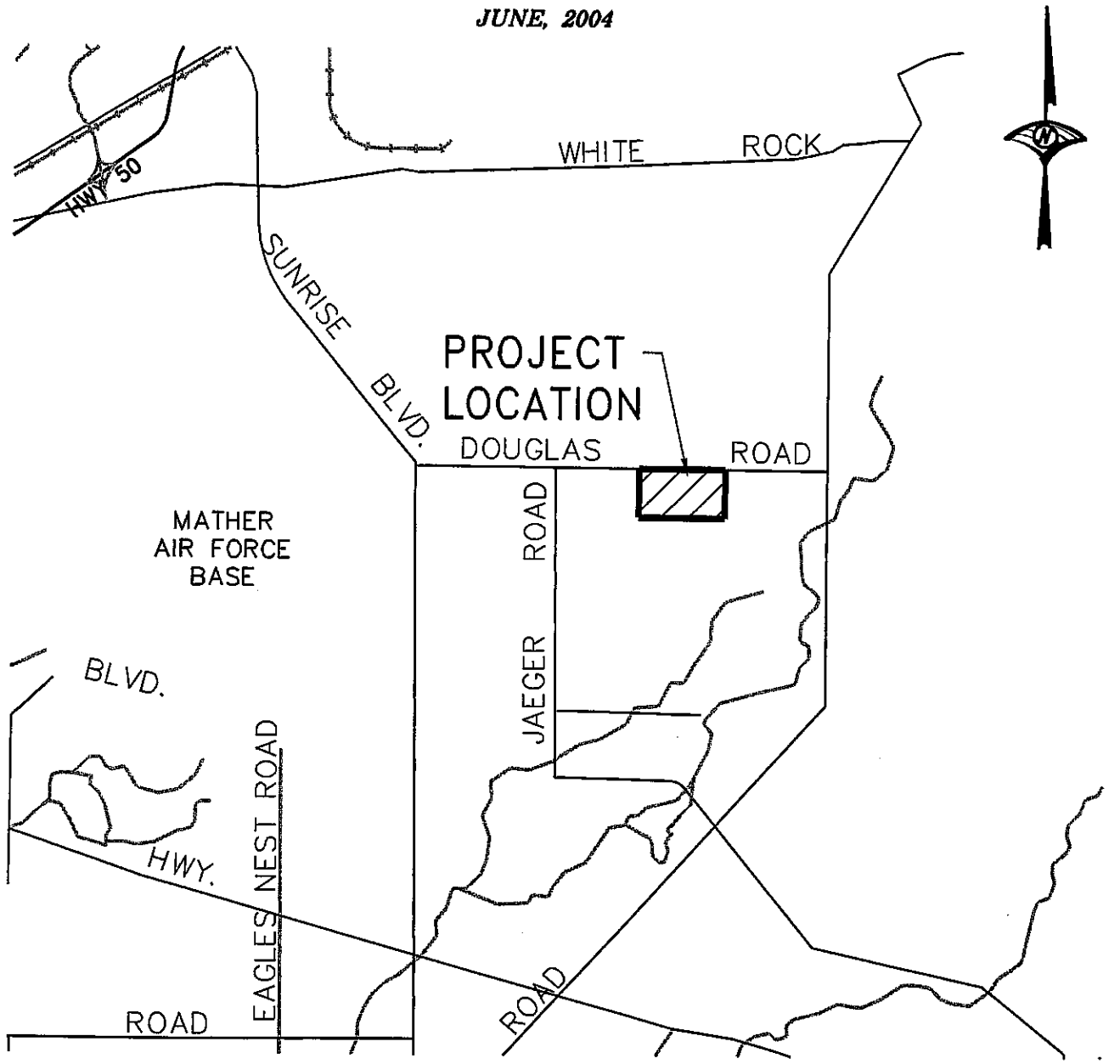
FIGURE 1

SUNRIDGE PARK

OFFSITE CONSTRUCTION & GRADING

CITY OF RANCHO CORDOVA CALIFORNIA

JUNE, 2004



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J:\Jobs\1279-SUNRIDGE-PARK\SUNRIDGE-PARK-OA\Civil\Exhibits\EXH-OFFSITE GRADING-FIG1.dwg 6/03/04 8:57am mdickey

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FIGURE 2

SUNRIDGE PARK

OFFSITE CONSTRUCTION & GRADING

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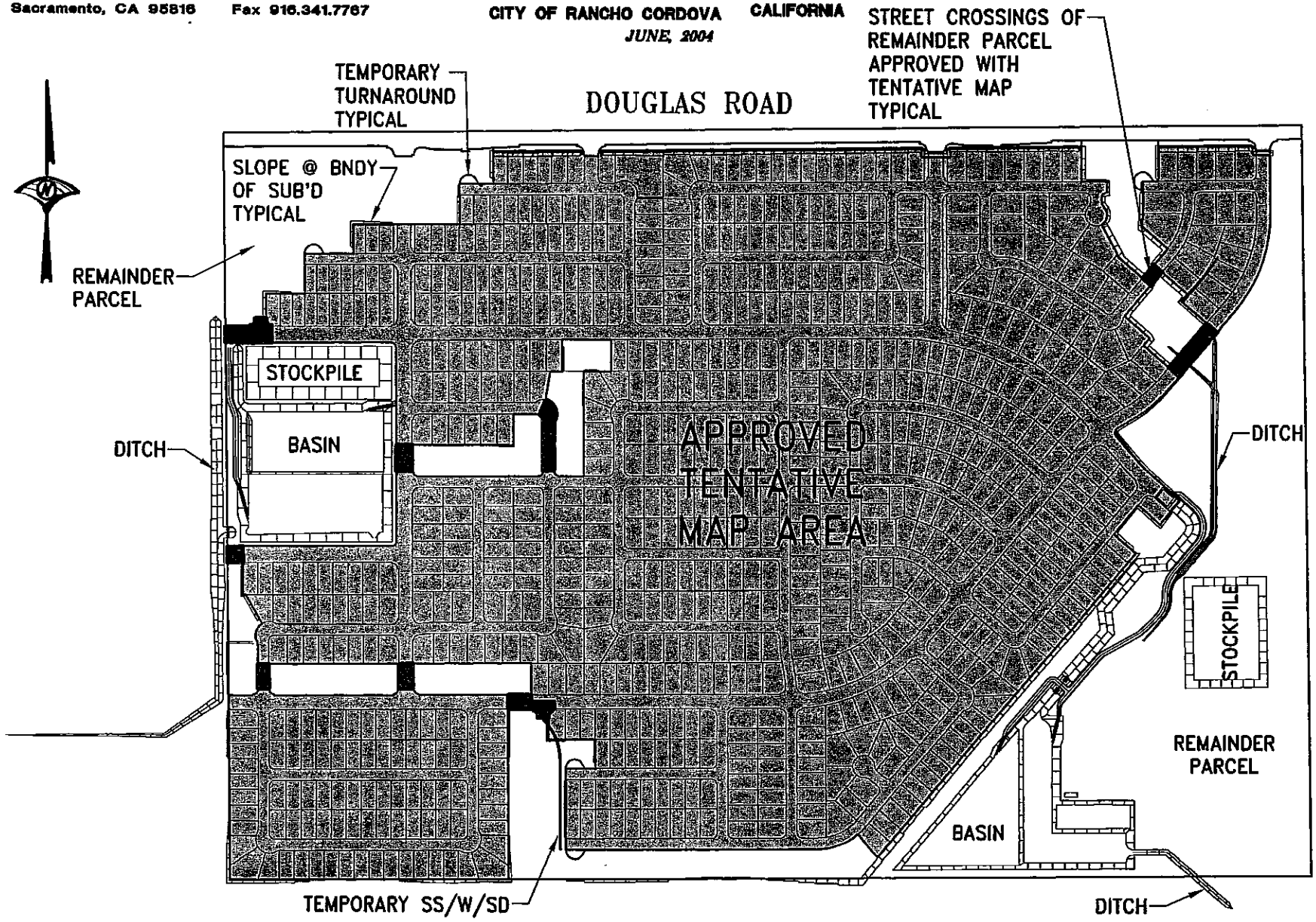
JUNE, 2004



J:\Jobs\1279-SUNRIDGE-PARK\SUNRIDGE-PARK-OA\Civil\Exhibits\EXH-OFFSITE GRADING-FIG2.dwg 6/03/04 1:40pm mdickey

PROJECT BACKGROUND

The Sunridge Park property is part of the Sunridge Specific Plan that was approved by the Sacramento County Board of Supervisors on July 17, 2002. The Tentative Map for Sunridge Park was approved by the City of Rancho Cordova on January 20, 2004.

PROPOSED PROJECT FACILITIES

The proposed offsite construction and grading generally consists of construction and grading required to allow development of the portion of Sunridge Park approved on the Tentative Map. Specific items anticipated to be required are as follows:

1. Temporary westerly detention and water quality basin. This basin would provide flood storage mitigation and storm water quality treatment. This basin would remain in place until permanent facilities west of Sunridge Park identified in the Specific Plan were constructed.
2. Permanent easterly detention and water quality basin. This basin would provide flood storage mitigation and storm water quality treatment. The Specific Plan identified a permanent basin at this location. The offsite grading would construct a portion of the basin. The remainder of the basin would be constructed in the future at the time it was needed for development.
3. Westerly offsite ditch to provide gravity outfall from the westerly basin and to collect offsite drainage.
4. Easterly offsite ditch to provide gravity outfall from the easterly basin.
5. Fill and cut slopes from proposed ground to existing. These slopes would allow grade transition from proposed elevations in the approved Tentative Map area to existing elevations in the remainder parcel.
6. Stockpiles of existing material from construction of the temporary detention basin and other excess material from construction. Stockpiles would remain in place until absorbed filling of the temporary basin and other future development in the Specific Plan Area including development in the Sunridge Park remainder parcel.
7. Grading of temporary access routes to allow offsite grading work to be done.
8. Temporary ditches to allow diversion of offsite drainage around the Tentative Map area to aid in maintaining storm water quality.

9. Gravel access roads to provide agency maintenance access to the detention and water quality basins.
10. Construction of temporary turnarounds at the end of dead end streets. Turnarounds would be paved and allow vehicles to turnaround where streets dead ended at the remainder parcel. Turnarounds were identified on the approved Tentative Map.
11. Construction of temporary sanitary sewer/storm drainage/water. The topography and approved Tentative Map layout require approximately 28 lots to be served by sewer/drain/water that passes through the remainder parcel.
12. Permanent roads crossing portions of the remainder parcel to provide circulation and access to the approved tentative map area. The road crossings were shown on the approved tentative map and included in the environmental review of the tentative map development.

The items listed above are shown on Figure 2.

CONSTRUCTION SCHEDULE AND METHODLOGY

Detailed below are brief discussions on the proposed construction schedule and construction methods.

CONSTRUCTION SCHEDULE

Construction is scheduled to begin in August 2004. The offsite grading including the basin access road construction would occur first and would be expected to take 4 to 8 weeks to complete. The offsite construction of the sewer/drain/water and the turnarounds would follow the grading. The start of the construction would depend on approvals but would be expect to begin in fall 2004. Work in various areas would start at different times but all work would likely be complete by the end of 2005.

CONSTRUCTION METHODOLOGY

Conventional subdivision construction techniques would be used. It is anticipated the following equipment would be utilized:

- Backhoes,

- Scrapers,
- Compactors,
- End and bottom dump trucks,
- Front-end loaders,
- Water trucks,
- Pavement equipment,
- Flat-bed delivery trucks and
- Forklifts

Staging and storage of materials would be done in the approved Tentative Map area to minimize impact to the remainder parcel. Access roads through the remainder parcel would be required but would be minimized to reduce impact on the remainder parcel.

Impact to the remainder parcel would also be minimized through the use of silt fence, wetland protective fence, straw wattle, erosion control blanket, hydroseeding and isolation berm along the boundary between the construction and grading area and the undisturbed remainder parcel. These measures would prevent storm water runoff from entering the undisturbed area with treatment. Wetlands in the remainder parcel would be protected in accordance with the wetland avoidance plan prepared by the project biologist.