
2.0 PROJECT DESCRIPTION

2.1 PROJECT LOCATION

The Sunridge Park Remainder Lot (Remainder Lot) project site is made up of approximately 79.2 acres within the approved Sunridge Park tentative subdivision project site. **Figure 1** illustrates the regional location of Sunridge Park and the Remainder Lot. The approved Sunridge Park project is a part of the SunRidge Specific Plan (SRSP) area. The Remainder Lot project site is located within Sunridge Park, which is generally bounded by Douglas Road to the north, agricultural land to the south, proposed SRSP projects to the east and the approved Sunridge Lot J and Jaeger Road to the west. Grant Line Road is located approximately $\frac{3}{4}$ of a mile to the east of the Sunridge Park project site. **Figure 2** illustrates the Sunridge Park/Remainder Lot project location, within the Sunrise Douglas Community Plan (SDCP) area. The Remainder Lot project site is depicted on **Figure 3** (shaded in grey), which also includes the approved tentative subdivision portion of the Sunridge Park project.

2.2 BACKGROUND

The City of Rancho Cordova adopted the Sunridge Park and Sunridge Lot J Mitigated Negative Declaration (Sunridge Park MND) and approved the Tentative Map for the Sunridge Park project on January 20, 2004. The proposed construction and grading activities associated with the Remainder Lot project were not evaluated in the Sunridge Park MND. The Remainder Lot portion of the site was originally set aside to protect the on-site biological resources (i.e., wetlands, vernal pools, and special-status species). The configuration of the Remainder Lot connects the onsite wetlands and vernal pools, as shown in **Figure 3**. The Remainder Lot project is primarily a construction and grading project on portions of the Sunridge Park Remainder Lot required for the development of the approved Tentative Map phase of the project. The proposed grading and construction activities evaluated in this SMND were not known at the time the MND was prepared and adopted.

The attached Initial Study (Section 3.0) is devoted to discussing the basis upon which this partial exemption provided by Section 21083.3 is used for the Remainder Lot project. CEQA Guidelines Section 15183(f), provides guidance as to certain categories of effects that, as a matter of law, are not considered "peculiar" to a project. This provision states in part as follows:

- (f) *An effect of a project on the environment shall not be considered peculiar to the project or the parcel for the purposes of this section if uniformly applied development policies or standards have been previously adopted by the city or county with a finding that the development policies or standards will substantially mitigate the environmental effect when applied to future projects, unless substantial new information shows that the policies or standards will not substantially mitigate the environmental effect.*

In accordance with Guidelines Section 15183, a discussion of each of those impacts found to be significant in the prior EIR and the relative impact of the subject project in each of those categories is provided in this Initial Study/Subsequent Mitigated Negative Declaration for the Sunridge Park Remainder Lot project. This Initial Study/Subsequent Mitigated Negative Declaration hereby incorporates the Sunridge Park MND by reference. The adopted MND is also attached as **Appendix A**. The City of Rancho Cordova City Council approved the Tentative Map for the Sunridge Park project on January 20, 2004.

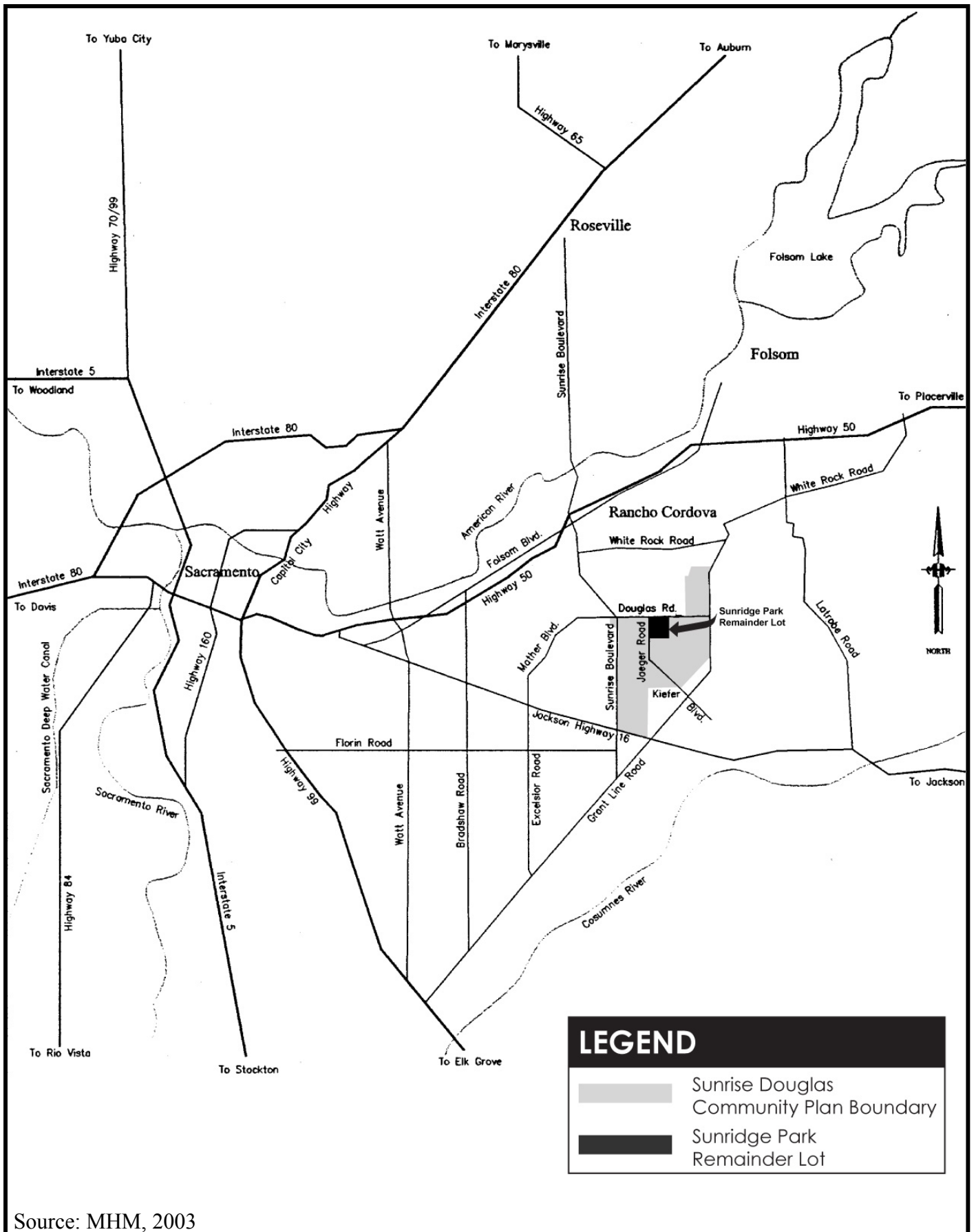
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2.3 PROJECT CHARACTERISTICS

The applicant proposes the following activities {as shown on Figure 3 and described in (Appendix A)}

- Temporary westerly detention and water quality basin. The basin would remain in place until the permanent facilities identified in the SunRidge Specific Plan are constructed, west of Sunridge Park.
- Permanent easterly detention and water quality basin (located in southeast portion of site) to provide flood and storage mitigation and storm water quality. Off-site grading would construct a portion of the basin, with the remainder of the basin being constructed as needed for development.
- Westerly off-site ditch to collect off-site drainage and provide gravity outfall from the westerly basin
- Easterly off-site ditch providing gravity outfall from the easterly basin (located in southeast portion of the site).
- Cutting and filling of on-site slopes and toe of slope changes (slopes will range from 2:1 to 3:1) to allow for proposed elevations.
- Stockpiling existing material from construction of the temporary detention basin and other excess material from construction. The stockpiles would remain in place until the dirt is used to fill the temporary basin and other future development in Sunridge Park including development in the Remainder Parcel.
- Grading the temporary access routes to allow for off-site grading.
- Temporary diversion ditches for off-site drainage around the Tentative Map area to aid in maintaining storm water quality.
- Gravel access road to provide agency maintenance access to the detention and water quality basins.
- Paved temporary turnarounds, identified on the approved Tentative Map, at the dead end of streets to allow vehicles to turn around.
- Temporary sanitary sewer/storm drainage/water facility, passing through the Remainder Lot from the proposed Village 9, to serve approximately 28 lots.
- Constructing permanent roads crossing portions of the remainder parcels to provide circulation and access to the Tentative Map area.

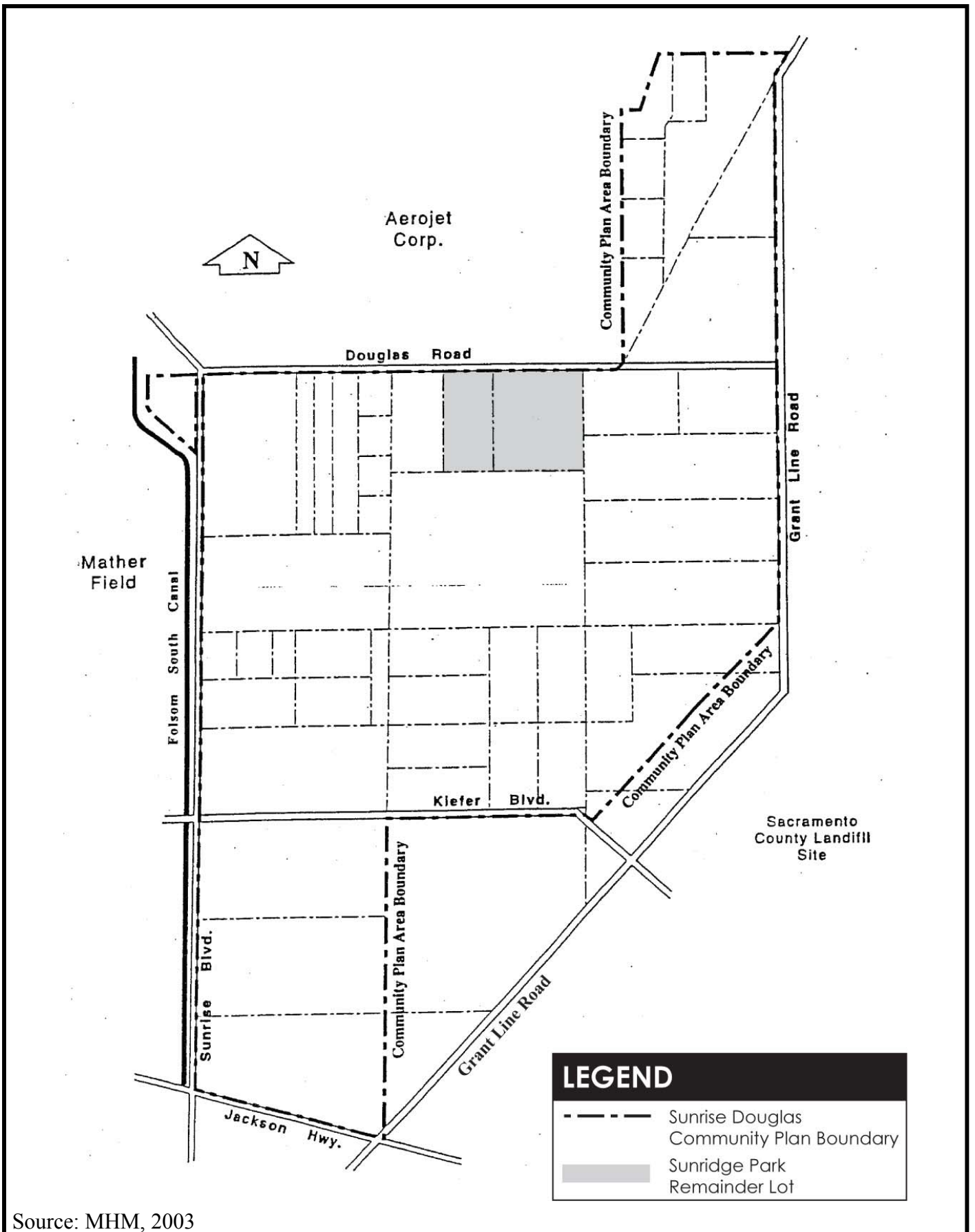
These activities would occur within or adjacent to the Remainder Lot; however, they would not cover the entire Remainder Lot site or result in fill of onsite wetlands and vernal pools.



Source: MHM, 2003



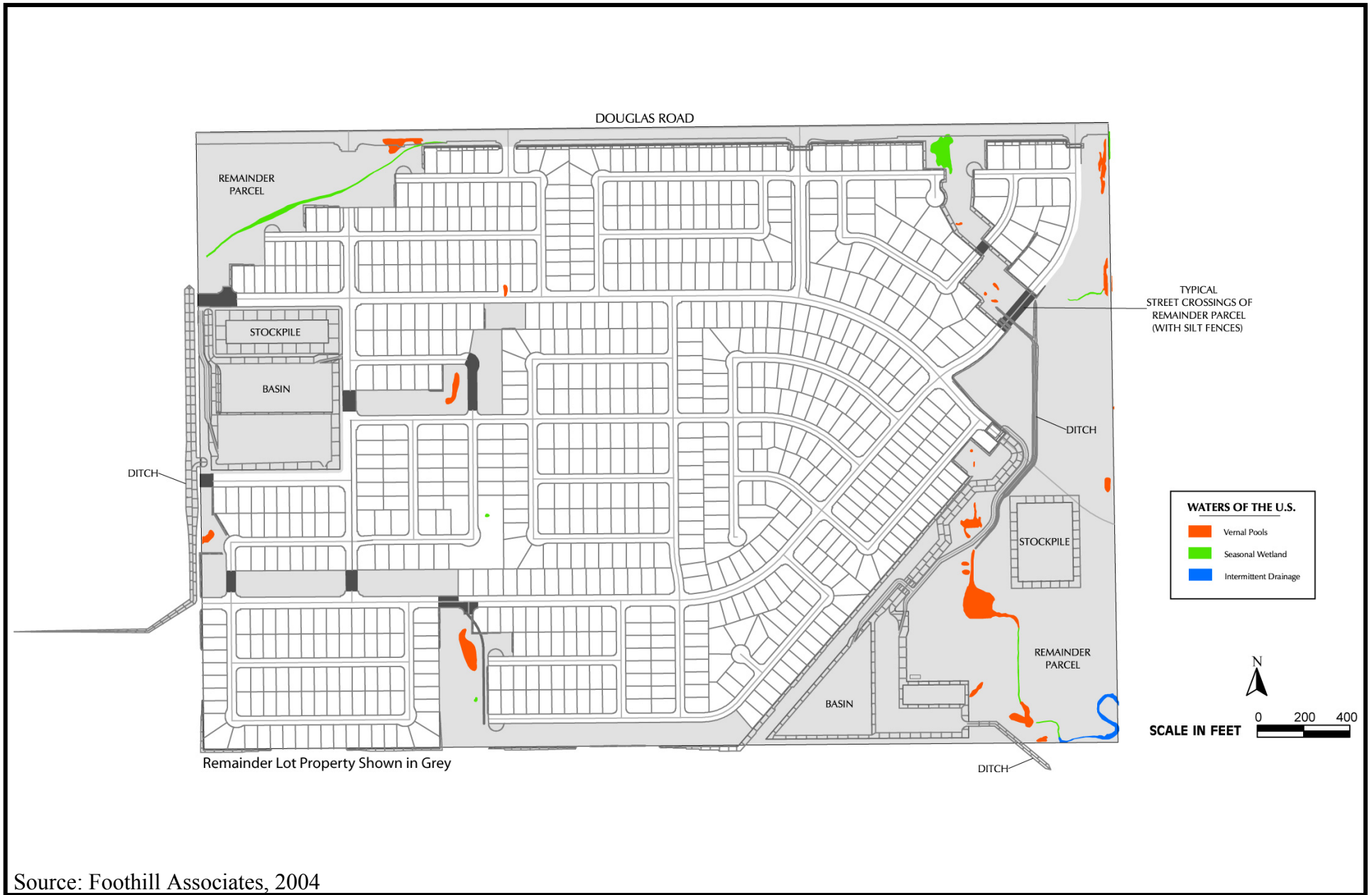
FIGURE 1
SUNRIDGE PARK / REMAINDER LOT REGIONAL LOCATION MAP



Source: MHM, 2003



FIGURE 2
SUNRIDGE PARK / REMAINDER LOT PROJECT LOCATION



Source: Foothill Associates, 2004



FIGURE 3
SUNRIDGE PARK REMAINDER LOT

2.4 REQUIRED PROJECT APPROVALS

In addition to the approval of the proposed project by the City Council of the City of Rancho Cordova, the following agency approvals may be required:

- City of Rancho Cordova
- Sacramento Metropolitan Air Quality Management District (SMAQMD)
- Central Valley Regional Water Quality Control Board (CVRWQB)
- U.S. Army Corps of Engineers
- U.S. Fish and Wildlife Service
- California Department of Fish and Game