
1.0 INTRODUCTION

1.1 INTRODUCTION AND REGULATORY GUIDANCE

This document is a Subsequent Mitigated Negative Declaration (SMND) prepared pursuant to the California Environmental Quality Act (CEQA) Sections 21157.5 and 15162(b), for the proposed Sunridge Park Remainder Lot project. This Subsequent MND has been prepared in accordance with the California Environmental Quality Act (CEQA), Public Resources Code Sections 21000 *et seq.*, and the CEQA Guidelines, Section 15162.

An initial study is prepared by a lead agency to determine if a project may have a significant effect on the environment. In accordance with the CEQA Guidelines, Section 15064, an environmental impact report (EIR) must be prepared if the initial study indicates that the proposed project under review may have a potentially significant impact on the environment. A mitigated negative declaration may be prepared instead, if the lead agency prepares a written statement describing the reasons why a proposed project would not have a significant effect on the environment, and, therefore, why it does not require the preparation of an EIR (CEQA Guidelines Section 15371). A Subsequent Mitigated Negative Declaration can be prepared if the lead agency determines that changes to a project or its circumstances occur or new information becomes available after adoption of a negative declaration. A subsequent negative declaration is given the same notice and public review in accordance with CEQA guideline Section 15087 or Section 15072. The Sunridge Park/Sunridge Lot J MND is attached as **Appendix A**.

1.2 LEAD AGENCY

The lead agency is the public agency with primary responsibility over a proposed project. Where two or more public agencies will be involved with a project, CEQA Guidelines Section 15051 provides criteria for identifying the lead agency. In accordance with CEQA Guidelines Section 15051(b)(1), "the lead agency will normally be the agency with general governmental powers, such as a city or county, rather than an agency with a single or limited purpose." Based on these criteria, the City of Rancho Cordova will serve as lead agency for the proposed Sunridge Park Remainder Lot project.

1.3 PURPOSE AND DOCUMENT ORGANIZATION

The purpose of this Initial Study and Draft SMND is to evaluate the potential environmental impacts of the proposed Sunridge Park Remainder Lot project.

This document is divided into the following sections:

- **1.0 Introduction** - Provides an introduction and describes the purpose and organization of this document;
- **2.0 Project Description** - Provides a detailed description of the proposed project;
- **3.0 Environmental Setting, Impacts and Mitigation Measures** - Describes the environmental setting for each of the environmental subject areas, evaluates a range of impacts classified as "no impact," "less than significant," or "potentially significant unless mitigation incorporated" in response to the environmental checklist, and provides mitigation measures, where appropriate, to mitigate potentially significant impacts to a less than significant level;
- **4.0 Cumulative Impacts** - Includes a discussion of cumulative impacts of this project.

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- **5.0 Determination** - Provides the environmental determination for the project;
- **6.0 Report Preparation and Consultations** - Identifies staff and consultants responsible for preparation of this document, persons and agencies consulted, and references.
- **7.0 References** – List of references used in preparation of the SMND.

1.4 ASSUMPTIONS

The City of Rancho Cordova has adopted Sacramento County's General Plan by reference until the formal adoption of its own General Plan, which is anticipated for December 2005. Therefore, all references to the County General Plan, including standards, shall be interpreted as the City's General Plan.