



---

# THE PRESERVE AT SUNRIDGE

## DRAFT ENVIRONMENTAL IMPACT REPORT

VOLUME I

SCH # 2004092051

---

*Prepared by:*

THE CITY OF RANCHO CORDOVA  
3121 Gold Canal Drive  
Rancho Cordova, CA 95670  
Phone 916.942.0223  
Fax 916.853.1680

OCTOBER 2005

**1.0 INTRODUCTION**

1.1	Purpose of the EIR .....	1.0-1
1.2	Lead Agency.....	1.0-1
1.3	Known Responsible and Trustee Agencies.....	1.0-1
1.4	Type of CEQA Document.....	1.0-2
1.5	Intended Uses of the EIR .....	1.0-2
1.6	Relationship to the General Plan and Sunrise Douglas Community Plan .....	1.0-3
1.7	Continuing Relevance of the Master EIR for the Sunrise Douglas Community Plan and the Sunridge Specific Plan .....	1.0-6
1.8	Relationship to the SACOG Preferred Blueprint Scenario .....	1.0-8
1.9	Organization and Scope .....	1.0-9
1.10	Scope of the EIR .....	1.0-12
1.11	Comments Received on the Notice of Preparation.....	1.0-13

**2.0 EXECUTIVE SUMMARY**

2.1	Purpose and Scope of the Environmental Impact Report .....	2.0-1
2.2	Project Characteristics.....	2.0-1
2.3	Areas of Controversy.....	2.0-2
2.4	Project Alternatives Summary.....	2.0-3
2.5	Summary of Environmental Impact and Mitigation Measures.....	2.0-6

**3.0 PROJECT DESCRIPTION**

3.1	Location .....	3.0-1
3.2	Project Characteristics.....	3.0-7
3.3	Regulatory Requirements, Permits, and Approvals.....	3.0-28

**4.0 ENVIRONMENTAL SETTING, IMPACTS AND MITIGATION MEASURES**

4.1	Land Use .....	4.1-1
4.2	Population/Housing/Employment.....	4.2-1
4.3	Human Health/Risk of Upset.....	4.3-1
4.4	Transportation and Circulation.....	4.4-1
4.5	Noise .....	4.5-1
4.6	Air Quality.....	4.6-1
4.7	Hydrology and Water Quality.....	4.7-1
4.8	Geology and Soils.....	4.8-1
4.9	Biological Resources.....	4.9-1
4.10	Cultural and Paleontological Resources .....	4.10-1
4.11	Visual Resources/Light and Glare .....	4.11-1
4.12	Public Services and Utilities.....	4.12-1

**5.0 CUMULATIVE IMPACTS SUMMARY**

5.1	Introduction .....	5.0-1
5.2	Cumulative Setting.....	5.0-2
5.3	Cumulative Impact Analysis .....	5.0-2

**TABLE OF CONTENTS**

---

**6.0 ALTERNATIVES**

6.1 Introduction ..... 6.0-1  
6.2 Alternatives Considered But Rejected From Further Analysis ..... 6.0-3  
6.3 Project Alternatives ..... 6.0-4  
6.4 Consistency with Project Objectives ..... 6.0-79  
6.5 Environmentally Superior Alternative ..... 6.0-82

**7.0 LONG-TERM IMPLICATIONS OF THE PROJECT**

7.1 Significant and Unavoidable Environmental Effects ..... 7.0-1  
7.2 Growth-Inducing Impacts ..... 7.0-2  
7.3 Significant Irreversible Environmental Changes ..... 7.0-8  
7.4 Mandatory Findings of Significance ..... 7.0-9

**8.0 REPORT PREPARERS**

8.1 Preparers of the Environmental Impact Report ..... 8.0-1

**APPENDICES**

Appendix 1.0 NOP and NOP Comments

TABLE NUMBER	PAGE
2.0-1 Project Impacts and Proposed Mitigation Measures .....	2.0-1
3.0-1 Summary of Land Uses .....	3.0-8
4.0-1 Surrounding Approved And Proposed Projects In The Project Area .....	4.0-4
4.1-1 Approved Sunrise Douglas Community Plan Land Use Allocations .....	4.1-19
4.2-1 City of Rancho Cordova Housing Characteristics.....	4.2-1
4.2-2 City of Rancho Cordova Household Size .....	4.2-2
4.2-3 City of Rancho Cordova Household Tenure .....	4.2-3
4.2-4 City of Rancho Cordova Age of Housing .....	4.2-3
4.2-5 Household Vacancy Status.....	4.2-4
4.2-6 Rental Costs in the City of Rancho Cordova .....	4.2-4
4.2-7 Employment by Industry - Rancho Cordova .....	4.2-5
4.2-8 Rancho Cordova Area Regional Housing Needs Allocation for 2000-2007 .....	4.2-6
4.3-1 Regulatory Agencies for Hazardous Materials .....	4.3-9
4.4-1 Roadway Segment Daily Volume Thresholds .....	4.4-5
4.4-2 Intersection Level of Service Definitions .....	4.4-6
4.4-3 Freeway Mainline LOS Criteria .....	4.4-7
4.4-4 Freeway Ramp Merge/Diverge Level of Service Definitions.....	4.4-8
4.4-5 Roadway Level of Service - Existing Conditions.....	4.4-9
4.4-6 Intersection Level of Service - Existing Conditions .....	4.4-10
4.4-7 Freeway Segment Level of Service - Existing Conditions.....	4.4-16
4.4-8 Merge/Diverge/Weave Level of Service - Existing Conditions .....	4.4-17
4.4-9 Vehicle Trip Generation Summary For Preserve At Sunridge .....	4.4-24
4.4-10 Roadway Level of Service – Baseline Conditions .....	4.4-62
4.4-11 Intersection Level of Service – Baseline Conditions.....	4.4-68
4.4-13 Freeway Segment Level of Service – Baseline Conditions .....	4.4-83
4.4-14 Merge/Diverge/Weave Level of Service – Baseline Conditions.....	4.4-84
4.4-15 Roadway Level of Service – Interim Year (2014) Conditions.....	4.4-88
4.4-16 Intersection Level of Service – Interim (Year 2014) Conditions.....	4.4-91
4.4-17 Freeway Segment Level of Service – Interim Year (2014) Conditions .....	4.4-97
4.4-18 Merge/Diverge/Weave Level of Service – Interim Year (2014) Conditions.....	4.4-98
4.4-19 Roadway Segment Levels of Service – Cumulative (2030) Conditions Without Hazel1- Avenue Extension.....	4.4-102
4.4-20 Roadway Segment Levels of Service – Cumulative (2030) Conditions With Hazel Avenue Extension.....	4.4-103
4.4-21 Intersection Levels of Service – Cumulative (2030) Conditions Without Hazel Avenue Extension.....	4.4-112
4.4-22 Intersection Levels of Service – Cumulative (2030) Conditions With Hazel Avenue Extension.....	4.4-113
4.4-23 Freeway Segment Level of Service – Cumulative Conditions Without Hazel Avenue Extension.....	4.4-123
4.4-24 Freeway Segment Level of Service – Cumulative Conditions With Hazel Avenue Extension.....	4.4-124
4.4-25 Merge/Diverge/Weave Level of Service – Cumulative Conditions (No Hazel Avenue Extension) .....	4.4-125
4.4-26 Merge/Diverge/Weave Level of Service – Cumulative Conditions With Hazel Avenue Extension.....	4.4-126
4.5-1 Typical A-Weighted Sound Levels Of Common Noise Sources .....	4.5-2
4.5-2 Ambient Noise Monitoring Results for the Preserve at Sunridge Project Site.....	4.5-3
4.7-1 New Water Supply Sources in the North Service Area .....	4.7-15

## TABLE OF CONTENTS

---

4.7-2	Anticipated Maximum Day Water Demands in the NSA .....	4.7-16
4.7-3	The Preserve at Sunridge's Anticipated Water Demands.....	4.7-34
4.7-4	Existing Peak Flow Conditions .....	4.7-39
4.7-5	Interim Conditions Results .....	4.7-40
4.7-6	Ultimate Peak Flow Conditions .....	4.7-40
4.7-7	Basin Improvements For Ultimate Peak Flow Conditions.....	4.7-41
4.7-8	American River Deliveries .....	4.7-44
4.7-9	American River Deliveries to CUP Customers.....	4.7-44
4.8-1	Soil Characteristics of the Project Site .....	4.8-2
4.8-2	Magnitude and Intensity of Faults.....	4.8-3
4.9-1	Waters of the us in the Preserve at Sunridge Project Area.....	4.9-4
4.9-2	Observed Vernal Pool Plant Species in the Preserve at the Proposed Project Site.....	4.9-7
4.9-3	Special-Status Species Plants And Animals Potentially Occurring In The Preserve At Sunridge Project Site .....	4.9-12
4.9-4	Endangered, Threatened or Rare Plants and Animals Potentially Occurring In The Preserve at Sunridge Project Site .....	4.9-25
4.9-5	Habitat Types In The Preserve At Sunridge Project Area .....	4.9-25
4.9-6	Vernal Pool Mitigation Responsibility Preserve At Sunridge Project Area .....	4.9-32
4.9-7	Approved Projects Within The Laguna Formation .....	4.9-45
4.9-8	Proposed Projects Within The Laguna Formation .....	4.9-45
4.12-1	Existing Rancho Cordova Planning Area Fire Department Facilities And Locations .....	4.12-1
4.12-2	Estimated Student Generation Rates .....	4.12-12
4.12-3	Maximum School Capacities .....	4.12-12
4.12-4	Wastewater Generation By Land Use.....	4.12-22
4.12-5	Required Facilities (2005 Scenario) In The NSA.....	4.12-27
4.12-6	Anticipated Maximum Day Water Demands In The NSA .....	4.12-28
4.12-7	Existing CRPD Facilities and Services.....	4.12-40
6.0-1	No Project: Approved Sunrise Douglas Community Plan Land Use Allocations.....	6.0-16
6.0-2	Aquatic Resource Habitat Land Use Summary.....	6.0-33
6.0-3	Existing Morrison Creek Alternative Land Use Summary .....	6.0-48
6.0-4	Summary of Blueprint Alternative .....	6.0-65
6.0-5	Comparison of Project Alternatives to the proposed Project .....	6.0-83
8.0-1	Mitigation Monitoring and Reporting Program .....	8.0-2

FIGURE NUMBER	PAGE
3.0-1 Regional Location Map .....	3.0-3
3.0-2 Project Location Map.....	3.0-5
3.0-3 Tentative Subdivision Map.....	3.0-8
3.0-4 Elevation Map.....	3.0-11
3.0-5 Existing & Proposed Zoning Designations .....	3.0-15
3.0-6 Town Center District.....	3.0-17
3.0-7 Architectural Rendering of Town Center .....	3.0-19
3.0-8 Circulation Master Plan .....	3.0-21
3.0-9 Cross Section of Chrysanthy Boulevard & Jaeger Road .....	3.0-23
3.0-10 Cross Section of Typical Primary Residential Street.....	3.0-25
3.0-11 Park and Open Space Master Plan .....	3.0-29
4.0-1 Existing, Approved, and Proposed Projects.....	4.0-7
4.1-2 Sunrise Douglas Community Plan Land Use Allocation Matrix .....	4.1-15
4.1-3 Sunrise Douglas Community Plan Land Use Allocation .....	4.1-17
4.4-1 Existing Roadway Network .....	4.4-2
4.4-2 Average Daily Traffic Volumes Existing Conditions .....	4.4-11
4.4-3 Peak Hour Traffic Volumes, Lane Configurations, and Traffic Control – Existing Conditions .....	4.4-13
4.4-4 SACMET Model Land Use Input by TAZ .....	4.4-25
4.4-5 Number of Lanes Baseline Conditions .....	4.4-27
4.4-6 Number of Lanes – Interim Year (2014) Conditions .....	4.4-29
4.4-7 Number of Lanes – Cumulative (Year 2030) Conditions.....	4.4-31
4.4-8 Average Daily Traffic Volumes – Baseline Conditions .....	4.4-33
4.4-9 Average Daily Traffic Volumes – Interim Year (2014) Conditions .....	4.4-35
4.4-10 Average Daily Traffic Volumes – Cumulative (Year 2030) Without Hazel Extension Conditions.....	4.4-37
4.4-11 Average Daily Traffic Volumes Cumulative (Year 2030) With Hazel Extension Conditions.....	4.4-39
4.4-12 Peak Hour Traffic Volumes, Lane Configurations, and Traffic Control Baseline No Project Conditions.....	4.4-41
4.4-13 Peak Hour Traffic Volumes, Lane Configurations, and Traffic Control – Baseline With Project Conditions .....	4.4-43
4.4-14 Peak Hour Traffic Volumes, Lane Configurations, and Traffic Control – Interim Year (2014) No Project Conditions .....	4.4-45
4.4-15 Peak Hour Traffic Volumes, Lane Configurations, and Traffic Control Interim Year (2014) With Project Conditions.....	4.4-47
4.4-16 Peak Hour Traffic Volumes, Lane Configurations, and Traffic Control Cumulative (Year 2030) No Project Without Hazel Extension Conditions .....	4.4-49
4.4-17 Peak Hour Traffic Volumes, Lane Configurations, and Traffic Control Cumulative (Year 2030) No Project With Hazel Extension Conditions .....	4.4-51
4.4-18 Peak Hour Traffic Volumes, Lane Configurations, and Traffic Control Cumulative (Year 2030) With Project Without Hazel Extension Conditions.....	4.4-53
4.4-19 Peak Hour Traffic Volumes, Lane Configurations, and Traffic Control Cumulative (Year 2030) With Project With Hazel Extension Conditions.....	4.4-55
4.5-1 Noise Measurement Locations .....	4.5-5
4.5-2 24 Hour Noise Measurement Results .....	4.5-7
4.5-3 Commercial Site Conceptual Plan .....	4.5-15
4.7-1 FEMA 100-year Floodplain .....	4.7-7
4.9-1 The Preserve at Sunridge Vegetation and Aquatic Features.....	4.9-5

## TABLE OF CONTENTS

---

4.9-2	The Preserve at Sunridge Vegetation and Aquatic Features.....	4.9-9
4.9-3	The Preserve at Sunridge Vegetation and Aquatic Features with Proposed Land Use .....	4.9-27
4.9-4	The Preserve at Sunridge Vegetation and Aquatic Features with Proposed Land Use .....	4.9-29
6.0-1	No Project: Approved Sunrise Douglas Community Plan Alternative .....	6.0-17
6.0-2	Aquatic Resource Habitat Alternative .....	6.0-35
6.0-3	Existing Morrison Creek Alternative .....	6.0-51
6.0-4	Blueprint Alternative .....	6.0-67