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NOTICE OF AVAILABILITY

THE PRESERVE AT SUNRIDGE DRAFT ENVIRONMENTAL IMPACT REPORT

OCTOBER 18, 2005

LEAD AGENCY: City of Rancho Cordova Planning Department

PROJECT TITLE: The Preserve at Sunridge

PROJECT LOCATION: The proposed project site is located in the southeastern portion of Rancho Cordova and is in the center of the larger Sunrise Douglas Community Plan (SDCP) area. U.S. 50 and Douglas Road are approximately 4.5 miles and 0.5 miles north of the site, SR 16 is approximately 2.5 miles south of the site, and Sunrise Boulevard and Grant Line Road are located 1.0 miles west and east of the site, respectively.

PROJECT DESCRIPTION: The Preserve at Sunridge would include single-family residential, multi-family residential, commercial, office, parks, an elementary school, detention/water quality basins, an open space/wetland preserve, pedestrian facilities, bikeways, and parkways/drainage corridors on a 530.1-acre site. As proposed by the applicant, the project would include 2,415 units of single-family residential in various residential densities on 292.3 acres and 288 units of high-density residential RD-30 (multifamily) on 11.2 acres. The commercial component of the project would have approximately fifteen commercial building pads ranging from approximately 2,400 square feet to approximately 55,000 square feet for a total of approximately 147,000 square feet to 165,000 square feet. Proposed uses include mixed-uses on the smaller pads, retail on the mid-sized pads, and a grocery store to anchor the commercial uses. The mixed-uses may include up to 18 units of second story units or "live-work" lofts of approximately 1,000 square feet each bringing the commercial total to approximately 165,000 square feet. The proposed project would result in the realignment of the existing Morrison Creek corridor. The corridor would be realigned through the existing transmission corridor that traverses the site. The project would also include an open space/wetland on approximately 92.4-acres in the southwestern portion of the site and a combination parkway/drainage corridor located within the existing transmission corridor.

SIGNIFICANT ENVIRONMENTAL EFFECTS: Implementation of the project would result in significant impacts traffic impacts to study area roadway segments, intersections, freeway mainlines (U.S. 50) and the transit system and significant noise and air related (i.e., noise related impacts on future developments, construction emissions of particulate matter and NOx, operational ozone precursor emissions, and cumulative operational ozone precursor emissions). The project would also result in significant impacts due to direct and indirect impacts to endangered, threatened or rare species, loss of jurisdictional waters, and the loss of habitat and vernal pool communities and cumulative impacts to these resources.

The City has prepared a Draft EIR to address the specific environmental effects of the Preserve at Sunridge project. The Draft EIR consists of a focused analysis of the following environmental issue areas that may be impacted by the project:

- Land Use
- Population, Housing, and Employment
- Human Health/Risk of Upset
- Transportation and Circulation
- Noise
- Air Quality
- Hydrology and Water Quality
- Geology and Soils
- Biological Resources
- Cultural and Paleontological Resources
- Visual Resources/Light and Glare
- Public Services and Utilities

PUBLIC REVIEW PERIOD/STATUS: A **45-day public review period** will be provided to receive written comments on the adequacy of the Draft EIR. The comment period will start on **October 18, 2005** and end on **December 5, 2005**. Written comments should be sent to the following address:

Hilary Anderson, Environmental Coordinator
City of Rancho Cordova Planning Department
3121 Gold Canal Drive
Rancho Cordova, CA 95670
preserveatsunridge@cityofranhocordova.org

Public hearings on the project are scheduled for October 27 and November 10, 2005 by the Planning Commission in the Rancho Cordova Council Chambers at 3121 Gold Canal Drive. The Planning Commission will make a formal recommendation to the City Council after the 45-day comment period has ended.

Copies of the Draft EIR are available for review at the following locations:

Rancho Cordova Planning Department
3121 Gold Canal Drive, Rancho Cordova, CA 95670
Phone: (916) 942-0223

Rancho Cordova Community Library
9845 Folsom Boulevard, Sacramento, CA 95827
Phone: (916) 264-2770

This Draft EIR may also be reviewed on the City's web site (on the Environmental Review page) at http://www.cityofranhocordova.org/html/planning_current_projects.html after October 18, 2005. Referenced material used in the preparation of the Draft EIR may be reviewed upon request to the Planning Department.