
NOTICE OF PREPARATION

DATE: January 26, 2005

TO: Responsible Agencies, Organizations and Interested Parties

LEAD AGENCY: City of Rancho Cordova
Contact: Hilary Anderson
3121 Gold Canal Drive
Rancho Cordova, CA 95670

SUBJECT: Environmental Impact Report for the Preserve at Sunridge project.

In discharging its duties under Section 15021 of the California Environmental Quality Act (CEQA) Guidelines, the City of Rancho Cordova (as Lead Agency) intends to prepare an Environmental Impact Report (EIR) for the Preserve at Sunridge project. The City will be the lead agency for compliance with the California Environmental Quality Act ("CEQA").

In accordance with Section 15082 of the CEQA Guidelines, the City of Rancho Cordova has prepared this second Notice of Preparation to update Responsible Agencies and other interested parties with new information describing the proposal and its potential environmental effects.

The determination to prepare an Environmental Impact Report was made by the City of Rancho Cordova. An Initial Study, attached hereto, has been prepared pursuant to CEQA Guidelines Section 15063, which identifies the anticipated environmental effects of the project. The Initial Study satisfies the City's obligation under CEQA Guidelines section 15082, subdivision (a)(1)(C), to identify the "probable environmental effects of the project."

As specified by the CEQA Guidelines, the Notice of Preparation will be circulated for a 30-day review period. The City of Rancho Cordova welcomes public input during this review. In the event that no response or request for additional time is received by any Responsible Agency by the end of the review period, the Lead Agency may presume that the Responsible Agency has no response.

<p>PUBLIC MEETING</p> <p>A Public Scoping Meeting will be held in the Rancho Cordova City Hall 3121 Gold Canal Drive, Rancho Cordova</p> <p>A scoping meeting is tentatively scheduled for February 16, 2005 from 6:30-7:30 p.m.</p>
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Comments may be submitted in writing during the review period and addressed to:

Hilary Anderson, City of Rancho Cordova Planning Department
3121 Gold Canal Drive, Rancho Cordova, CA 95670

The comment period closes on February 24, 2005

A. PROJECT LOCATION AND CURRENT USE

The proposed Preserve at Sunridge project site is located in eastern Sacramento County, within the city limits of Rancho Cordova and the Sunrise Douglas Community Plan (SDCP) area (See **Figure 1**). The approximately 530.1-acre project site is generally located five-miles south of U.S. 50, east of the Folsom South Canal (FSC), south of Douglas Road, north of Jackson Road/State Route 16 (SR 16), and west of Grant Line Road. Sunrise Boulevard is approximately one-mile west of the project site. The proposed project site is primarily used for rural residences and grazing purposes.

B. PROJECT CHARACTERISTICS

The Preserve at Sunridge would include single-family residential, multi-family residential, commercial and office, a neighborhood park, an elementary school, detention/water quality basins, an open space/wetland preserve, pedestrian facilities, bikeways, and parkways/drainage corridors on the approximately 530.1-acre site. The Illustrative Large Lot/Small Lot Tentative Subdivision Map is depicted below in **Figure 3**. As proposed by the applicant, the project would include 2,415 units of single-family residential in various residential densities (RD) of RD-5, RD-7, RD-10, and RD-15 on 292.3 acres and 288 units of high-density residential RD-30 (multifamily) on 11.2 acres. A summary of the project's land uses, acreages and residential units is provided in **Table 1** below. As indicated in **Table 1**, buildout of the project would result in a total of 2,703 residential units.

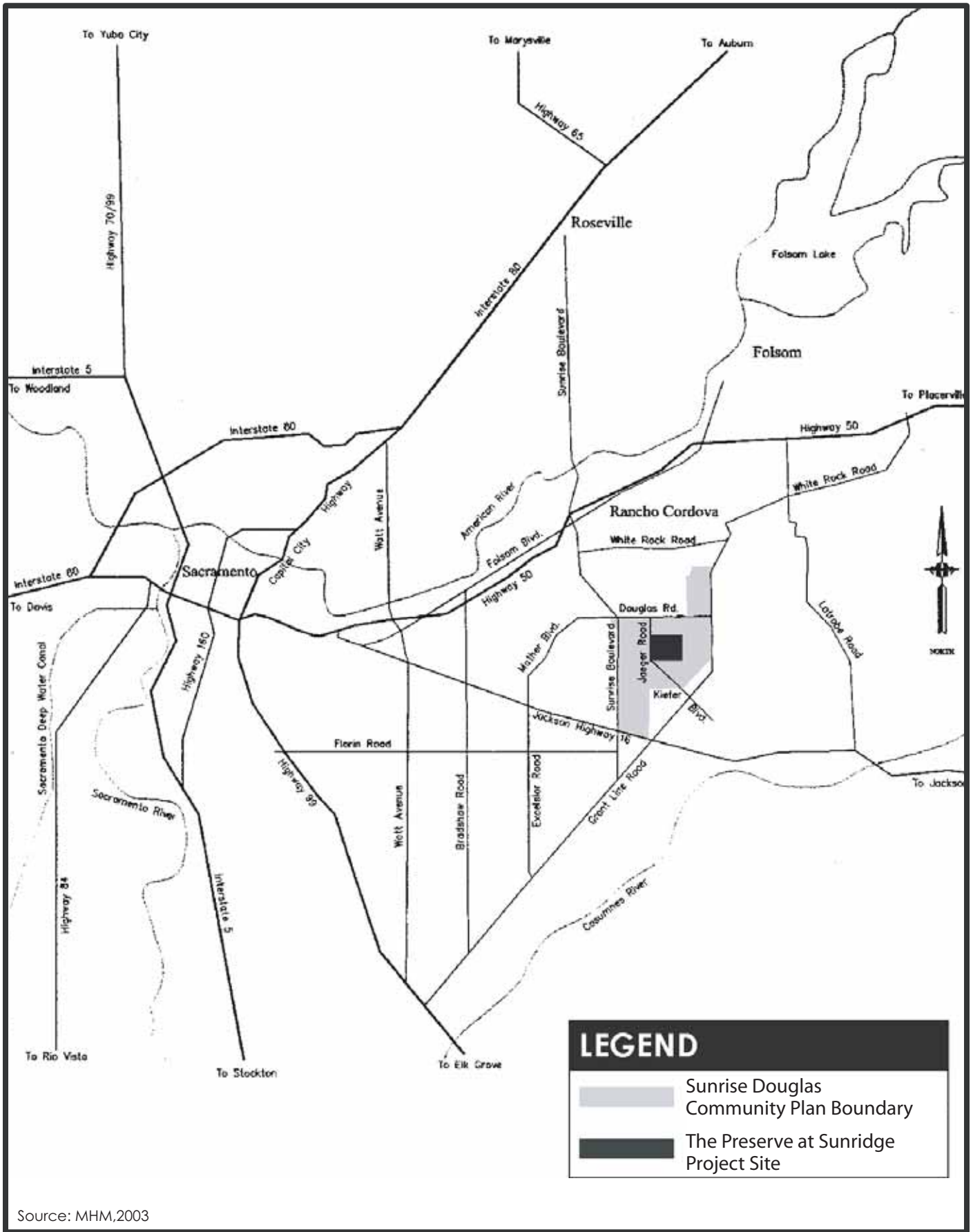
TABLE 1
SUMMARY OF LAND USES

Land Use/Zoning Designation	Land Use	Acres (Net)	Acres (Gross)	Units (if applicable)
LDR and MDR ⁽¹⁾	Single-Family Residential	280.8	292.3	2,415
HDR/RD-30	Multi-Family Residential	9.6	11.2	288
Commercial/Office	Shopping Center	17.0	21.6	-
LDR/O	Neighborhood Park	16.7	22.3	-
LDR/RD-5	Elementary School	10.9	12.0	-
LDR/RD-10	Detention/Water Quality Basin	17.0	18.1	-
LDR/RD-5	Detention/Water Quality	6.0	6.0	-
OS/O	Open Space/Wetland Preserve	89.7	92.4	-
OS/O	Parkway/Drainage Corridor	19.8	20.8	-
LDR/RD-10	Parkway	0.4	0.5	-
LDR-RD-7	Parkway	2.9	3.1	-
LDR/RD-5	Parkway	2.5	2.5	-
-	Landscape Corridor	4.23	-	-
Subtotal	-	477.53	502.8	-
Total	-	-	530.1	2,703

Notes: 1. Ranging in residential densities of RD-5 through RD-15.

2. Landscape corridor totals are included in gross acreages of above parcels. Gross acreages include all streets and landscape corridor lots. Net acreages include minor residential streets only.

The Preserve at Sunridge - Regional Location Map - 01/25/05



Source: MHM, 2003

No SCALE

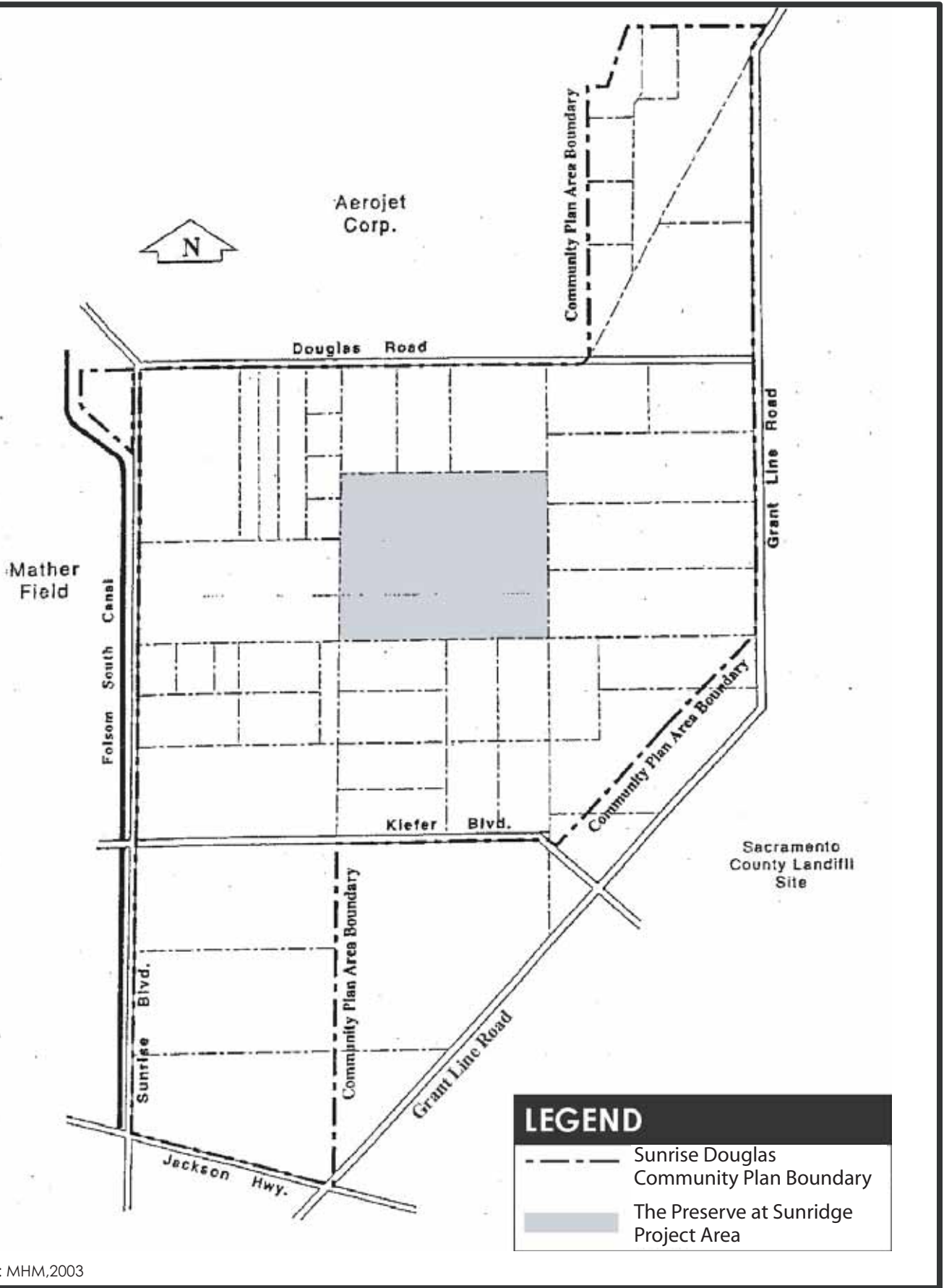


FIGURE 1
THE PRESERVE AT SUNRIDGE - REGIONAL LOCATION MAP

The Preserve at Sunridge - Project Site - 01/25/05

Source: MHM,2003

No SCALE



LEGEND




-  Sunrise Douglas Community Plan Boundary
-  Sunrise Douglas Community Plan Boundary
-  The Preserve at Sunridge Project Area

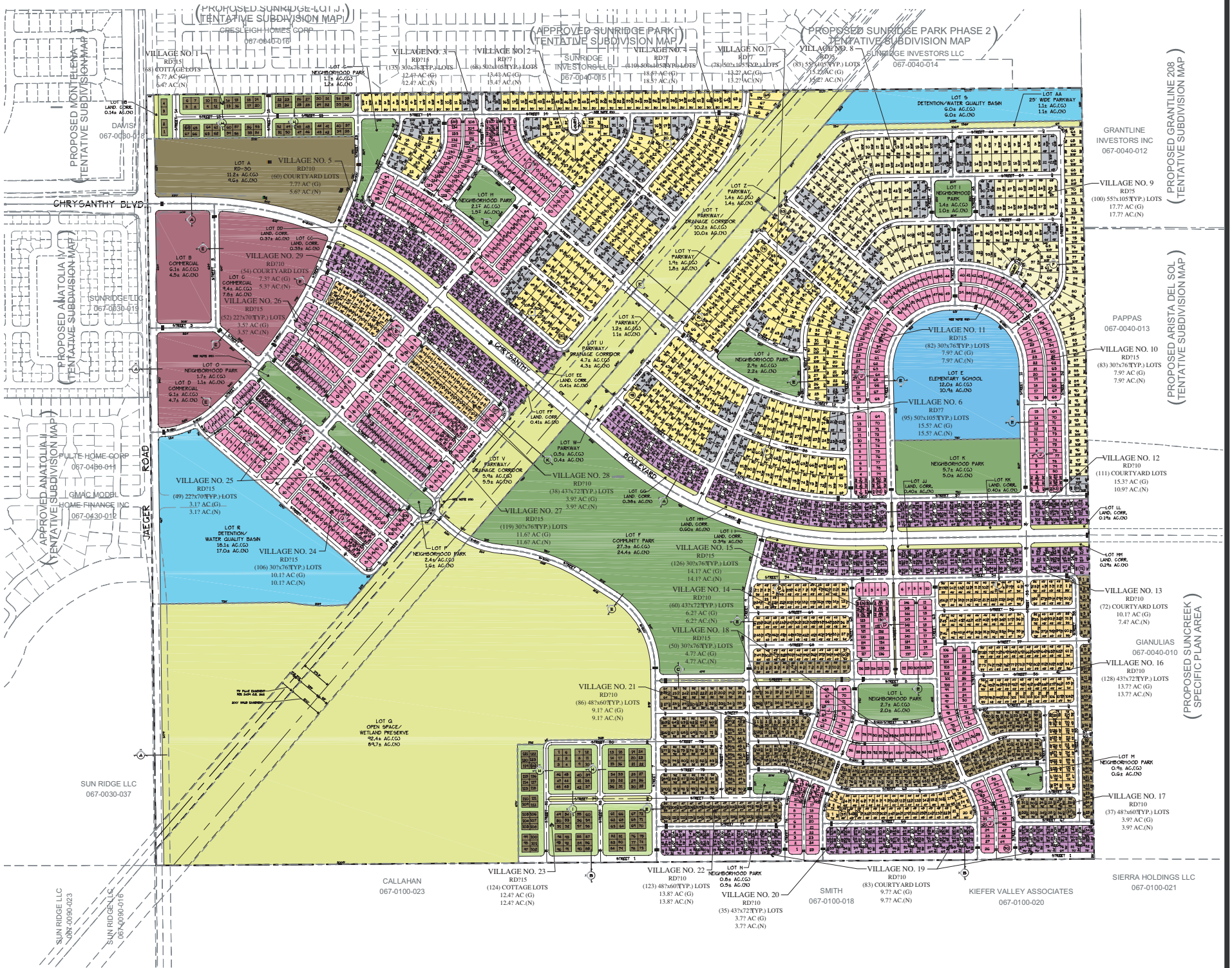
FIGURE 2
THE PRESERVE AT SUNRIDGE - PROJECT SITE



LARGE LOT/SMALL LOT TENTATIVE SUBDIVISION MAP THE PRESERVE AT SUNRIDGE

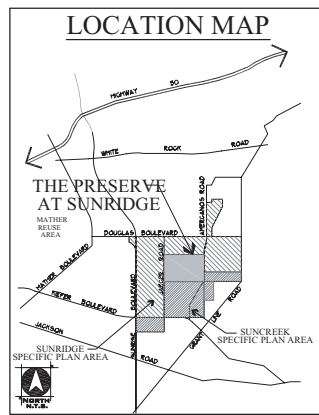
(FORMERLY SUNRIDGE VILLAGE)
CITY OF RANCHO CORDOVA, CALIFORNIA

NOVEMBER 21, 2003
(REVISED APRIL 23, 2004)
(REVISED DECEMBER 21, 2004)



(PROPOSED SUNCREEK)
SPECIFIC PLAN AREA

LOT NO./VILLAGE NO.	GENERAL PLAN/ ZONING DESIGNATION	USE	ACRES (N)	ACRES (G)	UNITS
VILLAGES 6 + 9	LDR/ED-5	5-F RESIDENTIAL (50'X100' TYP.)	32.4	32.4	143
VILLAGES 2, 4, 6 + 7	LDR/ED-7	5-F RESIDENTIAL (30'X100' TYP.)	60.6	60.6	267
VILLAGES 2, 4, 6, 7 + 9	LDR/ED-5 + ED-7	5-F RESIDENTIAL (DUPLEX TYP.)	-	-	124
VILLAGES 14, 16, 20 + 28	LDR/ED-10	5-F RESIDENTIAL (43'X72' TYP.)	27.5	27.5	261
VILLAGES 17, 21 + 22	LDR/ED-10	5-F RESIDENTIAL (48'X70' TYP.)	26.8	26.8	246
VILLAGES 3, 10, 11, 15, 18, 24 + 27	HRK/ED-15	5-F RESIDENTIAL (30'X70' TYP.)	66.7	66.7	701
VILLAGES 25 + 26	HRK/ED-15	5-F RESIDENTIAL (22'X70' TYP.)	6.6	6.6	101
VILLAGES 5, 12, 13, 19 + 24	HRK/ED-15	5-F RESIDENTIAL (COURTYARD TYP.)	38.9	38.9	340
VILLAGES 1 + 23	HRK/ED-15	5-F RESIDENTIAL (COTTAGE TYP.)	18.8	18.8	192
SUBTOTAL			250.8	250.8	2,415
LOT A	HRK/ED-30	RD-30	1.6	11.2	288
SUBTOTAL			1.6	11.2	288
LOTS B, C + D	COMM-OFFICE/SG	SHOPPING CENTER	17.0	21.6	-
SUBTOTAL			17.0	21.6	-
LOT E	LDR/ED-5	ELEMENTARY SCHOOL	10.9	12.0	-
LOT F	LDR/O	COMPLUNITY PARK	24.4	27.3	-
LOTS G+P	LDR/O	NEIGHBORHOOD PARK	16.7	22.3	-
LOT Q	OS/O	OPEN SPACE/WETLAND PRESERVE	89.7	92.4	-
LOT R	LDR/ED-10	DETENTION/WATER QUALITY BASIN	17.0	18.1	-
LOT S	LDR/ED-5	DETENTION/WATER QUALITY BASIN	6.0	6.0	-
LOTS T, U + Y	OS/O	PARKWAY/DRAINAGE CORRIDOR	19.8	20.8	-
LOT W	LDR/ED-10	PARKWAY	0.4	0.5	-
LOTS X + Y	LDR/ED-7	PARKWAY	2.1	3.1	-
LOTS Z + AA	LDR/ED-5	PARKWAY	2.5	2.5	-
LOTS BB-AC	-	LANDSCAPE CORRIDOR	4.25	208.0	-
SUBTOTAL			217.5	208.0	-
TOTAL			550.1	468.8	2,703



The Preserve at Sunridge - Tentative Subdivision Plan - 01/25/05



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LARGE LOT/SMALL LOT TENTATIVE SUBDIVISION MAP

FIGURE 3
THE PRESERVE AT SUNRIDGE - TENTATIVE SUBDIVISION PLAN

PMC

C. REQUIRED APPROVALS

City of Rancho Cordova: Actions that would be required from the City Council, Planning Commission and/or City staff may include, but is not limited to, the following:

- General Plan Amendment;
- Large Lot/Small Lot Tentative Subdivision Map approval;
- Special Planning Area Zoning (SPA) to establish the policy framework and project development standards, including design guidelines, road cross-sections, parks, etc.;
- Adoption of a Public Facilities Financing Plan;
- Adoption of a Development Agreement for among other things, Police Tax, Park Renovation, and Park Improvement fee; and

Other discretionary approvals that may be required by other governmental agencies may include, but are not limited to, the following:

- Take permits from the U.S., Fish and Wildlife Service (USFWS) and the California Department of Fish and Game (CDFG) under the Federal and State Endangered Species Acts
- Water quality permitting (NPDES and water quality certifications) under the Clean Water Act by the Central Valley Regional Water Quality Control Board
- Wetland fill permits under Section 404 of the Clean Water Act by the U.S. Army Corps of Engineers
- Approval of infrastructure details for water supply facilities by the Sacramento County Water Agency
- Approval of infrastructure details for wastewater conveyance facilities by Sacramento County Sanitation District No. 1 (CSD-1)
- Approval of the elementary school site acquisition and site plans by the Elk Grove Unified School District.
- Cordova Recreation and Park District.

D. PROJECT BACKGROUND

Background: The Sacramento County Board of Supervisors certified the Sunrise Douglas Community Plan/SunRidge Specific Plan (SDCP/SRSP) Master Environmental Impact Report (Master EIR) on June 19, 2002. The Master EIR analyzed the proposed residential, commercial and institutional land uses, vehicle, bicycle and pedestrian circulation patterns and the necessary infrastructure and financing systems to support an anticipated 22,503 dwelling units. The County adopted the Master EIR for the SDCP/SRSP areas as a whole and subject to individual mitigation measures for Tentative Map proposals within the Plan areas. The City released the

first Notice of Preparation (NOP) for the project on September 20, 2004. There have been several changes since the original NOP was released. The City held a four-day design charette for the project, which included the applicant, the Cordova Parks and Recreation, the Elk Grove Unified School District, City Council members, and the design firm of HDR. Through the charette process, a new site plan was developed which contains a revised mix of land uses and a design that will function well as a local town center, while preserving vernal pools. The new site plan is acceptable to the Planning Department. As such, the EIR will not evaluate a staff alternative at an equal level of detail. All project alternatives will be evaluated in the Alternatives analysis section of the EIR. This subsequent Initial Study has been prepared to address the changes to the project, since the original NOP was released on September 20, 2004 and to scope the issues which will be further addressed in the EIR.

E. POTENTIAL ENVIRONMENTAL EFFECTS

See attached Initial Study Checklist.