



Planning Department

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## NOTICE OF PUBLIC MEETING

### SUNRIDGE SPECIFIC PLAN TRAFFIC THRESHOLDS ENVIRONMENTAL IMPACT REPORT

**DECEMBER 12, 2006 5:30 PM**

The City of Rancho Cordova will hold a Public Scoping Meeting, concerning the preparation of the Environmental Impact Report for the Sunridge Specific Plan Traffic Thresholds Project, on **December 12, 2006 at 5:30 PM** in the American River South room at Rancho Cordova City Hall. City Hall is located at **2729 Prospect Park Drive, Rancho Cordova, CA 95670**.

**LEAD AGENCY:** City of Rancho Cordova

**PROJECT TITLE:** Sunridge Specific Plan Traffic Thresholds Project

**PROJECT LOCATION:** The five properties to be addressed in the Environmental Impact Report (EIR) are located south of Douglas Road and west of Grant Line Road within the Sunridge Specific Plan (SRSP). Those properties are Douglas 98, Douglas 103, Grantline 208, Montelena, and Arista Del Sol (the "subject properties"). The subject properties are currently unoccupied.

**PROJECT DESCRIPTION:** The proposed project is a proposal to amend the General Plan Amendments, Rezones, Tentative Tract Maps, and Development Agreements ("Approvals") for the five subject properties. These Approvals were based on two Mitigated Negative Declarations (MNDs) adopted by the City on February 21 and March 20, 2006 (Resolutions 16-2006 and 26-2006), which incorporated mitigation measures contained in the zoning conditions previously adopted for the SRSP. The zoning conditions, inherited by the City from Sacramento County at the time of incorporation, require specified transportation improvements to be completed according to three threshold phases, and prevent the affected property owners from recording final maps that create more than a cumulative total of 2,000, 3,025, and 6,500 lots within the SRSP before commencement of construction of corresponding transportation improvements ("Threshold Conditions").

The proposed project would eliminate the Threshold Conditions for the five subject properties in exchange for the payment, with the issuance of each building permit, of a per-unit transportation impact fee ("Fee") reflecting the City's updated city-wide Capital Improvement Program (CIP), anticipated to be in place before building permits are issued for the subject properties, and any supplemental transportation fees as agreed upon in order to ensure timely delivery of critical improvements. The City will use the proceeds of the Fee to help fund the design and

construction of transportation improvements identified in the updated CIP, including the improvements to which the Threshold Conditions were tied.

The updated CIP will include a more comprehensive set of improvements than were envisioned by Sacramento County in 2002, as the new program will reflect not only the City's recently adopted General Plan but also regional discussions with entities such as Caltrans, the City of Folsom, and Sacramento County. Therefore the updated fee and any agreed upon supplemental fees will provide a greater total amount of funding for the City for critically needed improvements, many of which might otherwise not all get built due to funding constraints. The proposed project, which would contribute to this increased source of funding for these improvements, would eliminate the Threshold Conditions in order to allow fee-generating SRSP development to proceed and thus contribute funding for these needed improvements. Absent the proposed project, this development might not occur for several years (and, therefore, the funding contribution for CIP improvements would not be available), as it would be dependent on approvals of certain very specific transportation improvements that require approvals of local, State, or federal agencies.

Implementation of the proposed project would not allow for any additional development or changes in the allowable development in the subject properties that was not fully addressed in both the SRSP EIR, certified by Sacramento County July 17, 2002, and in the two subsequently prepared MNDs, mentioned above, adopted by the City of Rancho Cordova on February 21 and March 20, 2006. Although the proposed project would neither authorize increased development nor set a legally binding precedent applicable elsewhere in the City, it is nevertheless possible, and perhaps reasonably foreseeable, that approval of the proposed project could indirectly result in similar modifications to and/or removal of proposed or existing threshold-based constraints for other projects within the City and the region, including the Rio Del Oro project to the north of the proposed project, the Westborough project to the north of Rio Del Oro, the Preserve at Sunridge project located between the subject properties, and the Suncreek Specific Plan to the south of the proposed project. For this reason, the traffic impact analysis prepared for the proposed project will assume that reasonably foreseeable development within the City will not be subject to thresholds similar to those proposed for elimination as part of the proposed project.

More information on the proposed project is available at the City's website at <http://www.cityofranhocordova.org/>

**PUBLIC REVIEW PERIOD/STATUS:** The City released a Notice of Preparation ("NOP") for the EIR for the proposed project on November 27, 2006. The NOP is available for review at the City of Rancho Cordova, located at **2729 Prospect Park Drive, Rancho Cordova, CA 95670** or online at the following web address:

[http://www.cityofranhocordova.org/city\\_departments/planning\\_current\\_projects.html](http://www.cityofranhocordova.org/city_departments/planning_current_projects.html)

The public comment period for the NOP closes on **December 28, 2006**. Written comments should be sent to the following address:

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