



US Army Corps of Engineers
BUILDING STRONG

ATTACHMENTS

- ▶ Suncreek Drawings
- ▶ 200500888 Attachment 1

SPK-2005-00888 - DEIS Suncreek Specific Plan Area

Posted 10/5/2012

CESPK-RD-D

SUBJECT: Notice of application for a Department of the Army permit under Section 404 of the Clean Water Act, NOA of DEIS and Notice of Public Meeting for the Suncreek Specific Plan Area (SPA) project, Sacramento County, California. The U.S. Army Corps of Engineers, Sacramento District, (Corps) is evaluating five permit applications for construction of 4 properties within the Suncreek Specific Plan Area project, as well as the on-site and off-site backbone infrastructure, which would result in impacts to approximately 18.898 acres of waters of the United States, including wetlands, in or adjacent to Laguna Creek. This notice is to inform interested parties of: the publishing of the DEIR/DEIS; the location, date and time of the public meeting; and to solicit comments on the proposed activities.

DRAFT ENVIRONMENTAL IMPACT STATEMENT: The Corps has prepared a DEIS pursuant to the National Environmental Policy Act (NEPA) to analyze the direct, indirect and cumulative effects associated with the implementation of six (6) on-site land-use alternative scenarios for a large-scale, mixed-use development on approximately 1,265 acres. This document has been prepared as a joint Draft Environmental Impact Report/Environmental Impact Statement (DEIR/DEIS) with the City of Rancho Cordova (City). The City is the local agency responsible for preparing an EIR in compliance with the California Environmental Quality Act (CEQA). Pursuant to the NEPA, the U.S. Environmental Protection Agency (USEPA) published a notice in the Federal Register on October 5, 2012 (77 FR 60986), informing the public of the availability of the DEIR/DEIS.

DEIR/DEIS LOCATION: The DEIR/DEIS is available for review in the following formats:

- Electronically
 - Corps website at:
<http://www.spk.usace.army.mil/Missions/Regulatory/Permitting/EnvironmentalImpactStatements.aspx>,
 - Compact Disks are available per request from the Corps by contacting Lisa M. Gibson at (907)-252-1932, Lisa.M.Gibson2@usace.army.mil; 1325 J Street, Room 1350, Sacramento, California 95864
 - Hard Copies are available for review at:
 - Rancho Cordova City Hall, 2729 Prospect Park Drive, Rancho Cordova, California 95670
 - Ranch Cordova Public Library, 9845 Folsom Boulevard, Rancho Cordova, California, 95827

COMMENT PERIOD: The DEIR/DEIS is available for public comment for 45-days. The comment period for the DEIR/DEIS will end on **November 19, 2012**.

PUBLIC MEETING: A public meeting for the DEIR/DEIS and proposed projects will be held on October 23, 2012 from 5:00 p.m. to 7:00 p.m. at Rancho Cordova City Hall

PERMIT APPLICATIONS: In addition to soliciting comments on the DEIR/DEIS, the Corps is also soliciting comments on five pending permit applications for projects within the SPA, including: Sierra Sunrise Property (SPK-2000-00414), Jaeger Ranch Property (SPK-2006-00602), Shalako Property (SPK-2006-00605), Smith Property (SPK-2008-00795) and the on-site and off-site infrastructure (SPK-2005-00888). The remaining two properties, Lixouri Village/Kamillos 160 (SPK-2006-00603) and Grantline 220 (SPK-2006-00604) do not currently have pending permit applications. Although the impacts of the other two properties located within the SPA, Lixouri Village/Kamillos 160 (SPK-2006-00603) and Grantline 220 (SPK-2006-00604) have been evaluated programmatically within the DEIR/DEIS these projects are not currently being evaluated by the Corps.

Under its regulatory program, the Corps will complete decisions for Department of the Army permits for discharges of dredged and/or fill material for the five pending permit applications within the SPA, and for the remaining two properties within the SPA if/when permit applications are submitted.

AUTHORITY: These applications are being evaluated under Section 404 of the Clean Water Act for the discharge of dredged or fill material in waters of the United States.

APPLICANTS:

On/Off-Site Infrastructure (SPK-2005-00888)	City of Rancho Cordova Attn: Mr. Bret Sampson 2729 Prospect Park Drive Rancho Cordova, California 95670
Sierra Sunrise (SPK-2000-00414)	Lennar Communities Attn: Bob Shattuck 1420 Rocky Ridge, Suite #320 Roseville, California 95661
Jaeger Ranch (SPK-2006-00602)	Investek Properties, LLC. Attn: Mr. William Trevor Post Office Box 586 Burlingame, California 94011
Shalako Shalako Investors (SPK-2006-00605)	Attn: Mr. Larry Gilzean 11290 Pyrites Way, Suite 100 Gold River, California 95670
Smith Sierra Holdings, LLC (SPK-2008-00795)	Attn: Mr. Vinton Hawkins 3445 American River Drive, Suite A Sacramento, California 95864
AGENT: 2525 Warren Drive Rocklin, California 95677 (907)782-9100	ECORP Consulting, Inc. Attn: Mr. Bjorn Gregerson

LOCATIONS:

On-Site and Off-Site Infrastructure: The approximately 1,265-acre SPA is located east of Sunrise Boulevard, west of Grantline Road and south of Douglas Road, Mount Diablo Meridian, Latitude 38.53307° North, Longitude 121.21412° West, in the City of Rancho Cordova, Sacramento County, California, and can be seen on the CA-Buffalo Creek 7.5 minute Topographic Quadrangle. The proposed on-site and off-site infrastructure areas are located in portions of Sections 15, 21 and 29, Township 8 North, Range 7 East.

Sierra Sunrise: The approximately 242-acre Sierra Sunrise property is located east of Jaeger Road, north of Kiefer Boulevard, and west of Grant Line Road, in Sections 21 and 22, Township 8 North, Range 7 East, Mount Diablo Meridian, Latitude 38.53397° North, Longitude 121.20620° West, in the City of Rancho Cordova, Sacramento County, California.

Jaeger Ranch: The approximately 240-acre Jaeger Ranch property is located east of Jaeger Road and north of Kiefer Boulevard, in Section 21, Township 8 North, Range 7 East, Mount Diablo Meridian, Latitude 38.52914° North, Longitude 121.21703° West, in the City of Rancho Cordova, Sacramento County, California.

Shalako: The approximately 321-acre Shalako property is located east of Sunrise Boulevard and south of Kiefer Boulevard, in Section 29, Township 8 North, Range 7 East, Mount Diablo Meridian, Latitude 38.52282° North, Longitude 121.23337° West, in the City of Rancho Cordova, Sacramento County, California.

Smith: The approximately 80-acre Smith property is located north of Kiefer Boulevard, and west of Grant Line Road, in Section 21, Township 8 North, Range 7 East, Mount Diablo Meridian, Latitude 38.53636° North, Longitude 121.21232° West, in the City of Rancho Cordova, Sacramento County, California.

PROJECT DESCRIPTIONS: See attachment 1

ADDITIONAL INFORMATION:

Environmental Setting. See attachment 1

Alternatives. The applicant has provided some information concerning project alternatives, which can be found within the DEIR/DEIS. Additional project specific alternatives are currently being developed by the applicant and have not yet been

submitted to the Corps. Additional information concerning project alternatives may be available from the applicant or their agent. Other alternatives may develop during the review process for this permit application. All reasonable project alternatives, in particular those which may be less damaging to the aquatic environment, will be considered.

Mitigation. The Corps requires that applicants consider and use all reasonable and practical measures to avoid and minimize impacts to aquatic resources. If the applicant is unable to avoid or minimize all impacts, the Corps may require compensatory mitigation. For each project, the applicant has reduced impacts through the creation of on-site preserves, as described in the project description. In order to compensate for impacts to waters of the U.S., the applicant has proposed to purchase credits at a Corps approved mitigation bank. The applicant has not provided the location or amount of credits proposed to be purchased. In addition, in accordance with the January 25, 2011 Record of Decision for the Sunridge Properties Project (SPK-2009-00511) published by the Corps, the applicants are in the process of attempting to identify potential sites within the Mather Core Recovery Area suitable to compensate for the proposed impacts to vernal pools.

OTHER GOVERNMENTAL AUTHORIZATIONS: Water quality certification or a waiver, as required under Section 401 of the Clean Water Act from the Central Valley Regional Water Quality Control Board is required for this project. The applicant has not indicated they have applied for certification.

HISTORIC PROPERTIES: Based on the available information (including applicant's report entitled Determination of Eligibility and Effect for the Sun Creek Specific Plan Area, City of Rancho Cordova, Sacramento County, California, prepared by Peak & Associates, Inc., no cultural resources were identified within the project's area of potential effect. The Corps will initiate consultation with the State Historic Preservation Officer under Section 106 of the National Historic Preservation Act, as appropriate.

ENDANGERED SPECIES: The proposed activity may affect Federally-listed endangered or threatened species or their critical habitat. The Corps will initiate consultation with the U.S. Fish and Wildlife Service, pursuant to Section 7 of the Endangered Species Act, as appropriate.

ESSENTIAL FISH HABITAT: The proposed project will not adversely affect Essential Fish Habitat (EFH) as defined in the Magnuson-Stevens Fishery Conservation and Management Act.

The above determinations are based on information provided by the applicant and our preliminary review.

EVALUATION FACTORS: The decision whether to issue a permit will be based on an evaluation of the probable impacts, including cumulative impacts, of the described activity on the public interest. That decision will reflect the national concern for both protection and utilization of important resources. The benefit, which reasonably may be expected to accrue from the described activity, must be balanced against its reasonably foreseeable detriments. All factors which may be relevant to the described activity will be considered, including the cumulative effects thereof; among those are conservation, economics, aesthetics, general environmental concerns, wetlands, historic properties, fish and wildlife values, flood hazards, floodplain values, land use, navigation, shoreline erosion and accretion, recreation, water supply and conservation, water quality, energy needs, safety, food and fiber production, mineral needs, consideration of property ownership and, in general, the needs and welfare of the people. The activity's impact on the public interest will include application of the Section 404(b)(1) guidelines promulgated by the Administrator, Environmental Protection Agency (40 CFR Part 230).

The Corps is soliciting comments from the public, Federal, State, and local agencies and officials, Indian tribes, and other interested parties in order to consider and evaluate the impacts of this proposed activity. Any comments received will be considered by the Corps to determine whether to issue, modify, condition, or deny a permit for this proposal. To make this decision, comments are used to assess impacts on endangered species, historic properties, water quality, general environmental effects, and other public interest factors listed above. Comments are used in the preparation of the Environmental Impact Statement pursuant to the National Environmental Policy Act. Comments are also used to determine the need for a public hearing and to determine the overall public interest of the proposed activity.

SUBMITTING COMMENTS: Written comments, referencing Public Notice SPK-2005-00888 must be submitted to the office listed below on or before **November 19, 2012**.

Lisa Gibson, Project Manager
 US Army Corps of Engineers, Sacramento District
 1325 J Street, Room 1350
 Sacramento, California 95814-2922
 Email: Lisa.M.Gibson2@usace.army.mil

The Corps is particularly interested in receiving comments related to the proposal's probable impacts on the affected aquatic environment and the secondary and cumulative effects. Anyone may request, in writing, that a public hearing be held to consider

this application. Requests shall specifically state, with particularity, the reason(s) for holding a public hearing. If the Corps determines that the information received in response to this notice is inadequate for thorough evaluation, a public hearing may be warranted. If a public hearing is warranted, interested parties will be notified of the time, date, and location. Please note that all comment letters received are subject to release to the public through the Freedom of Information Act. If you have questions or need additional information please contact the applicant or the Corps' project manager Lisa Gibson, 916-557-5288, Lisa.M.Gibson2@usace.army.mil.

Attachments: 18 drawings