



Public Notice

U.S. ARMY CORPS OF ENGINEERS

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**Subject: Notice of Availability
Final Environmental Impact Statement for the Sunridge Properties
Sunridge Specific Plan Area, Rancho Cordova, California**

Action ID: SPK-2009-00511

Comment Period: October 15, 2010 – November 15, 2010

SUBJECT: The U.S. Army Corps of Engineers, Sacramento District, (Corps) has prepared a Final Environmental Impact Statement (FEIS) under the National Environmental Policy Act (NEPA) to analyze programmatically the direct, indirect and cumulative effects associated with six residential development projects in the Sunridge Specific Plan Area located in the City of Rancho Cordova, California. The six projects are collectively referred to as the Sunridge Properties or "Proposed Action" in the EIS.

Under its regulatory program, the U.S Army Corps of Engineers (USACE) will complete decisions for Department of Army (DA) permits for the six projects, based on requirements of the Clean Water Act. The USACE is the lead federal agency responsible for the preparation of this EIS. This notice is to inform interested parties of the proposed activity and to solicit comments. This notice may also be viewed at the Corps web site at <http://www.spk.usace.army.mil/regulatory.html>.

AUTHORITY: The Proposed Action is being evaluated under Section 404 of the Clean Water Act for the discharge of dredged or fill material in waters of the United States.

LOCATION: The six Sunridge Properties are located south east of the intersection of Sunrise Boulevard and Douglas Road in the Sunridge Specific Plan Area of Rancho Cordova, California.

PROJECT DESCRIPTION: The purpose of the EIS is to provide decision-makers and the public with information pertaining to the Proposed Action and alternatives, and disclose environmental impacts and identify mitigation measures to reduce impacts. The Proposed Action is the construction of the six projects (collectively, the "Sunridge Properties") which would require the filling of approximately 29.7 acres of waters of the United States, including wetlands. The EIS has been prepared as part of ongoing litigation concerning Department of the Army (DA) permits issued by the Corps between 2005 and 2007 for five of the projects and a pending DA permit decision for the sixth. A stay in the litigation is in place for the Corps to complete the EIS.

The EIS was prepared in accordance with the National Environmental Policy Act (NEPA) of 1969, as amended, and the Corps' regulations for NEPA implementation at 33 Code of Federal Regulations parts 230 and 325 Appendix B. The Corps is the lead federal agency responsible for complying with NEPA and information contained in the EIS serves as the basis for decisions regarding issuance of a DA permits.

ADDITIONAL INFORMATION: The Sunridge Specific Plan area is a master-planned area consisting of nine residential and commercial developments located in eastern Rancho Cordova, Sacramento County, CA. The Specific Plan, which was originally approved by the County of Sacramento in 2002, is part of a larger planning effort in the City of Rancho Cordova called the Sunrise-Douglas Community Plan. Three of the nine projects in the Sunridge Specific Plan area have been built. The Proposed Action is the construction of the remaining six projects in the Specific Plan area. Collectively, these six projects are referred to as the Sunridge Properties. The overall purpose of the action is to construct a large residential development, including supporting infrastructure, in southeastern Sacramento County, California.

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Between 2005 and 2007, the Corps completed Environmental Assessments, made Findings of No Significant Impact, and issued DA permits for five of the six Sunridge Specific Plan projects. The permitted projects are Anatolia IV, Sunridge Village J, Grantline 208, Douglas Road 98, and Douglas Road 103. A DA permit decision has not been made for the sixth project, Arista Del Sol.

The EIS includes an evaluation of a reasonable range of alternatives, including several on-site and off-site alternatives. Three alternatives were carried through for detailed analysis: (1) the no action alternative, (2) the proposed action (the applicants' preferred projects), and (3) a reduced footprint alternative. The no action alternative is limited to development in uplands, avoiding all waters of the United States. The reduced development footprint alternative involves less development with fewer impacts to waters of the United States.

A Draft EIS was issued on July 2, 2010. The Draft EIS was noticed in the Federal Register on July 2, 2010 (Vol. 75, No. 127, page 38502) and a public notice was issued by the Corps, both soliciting public input. The Corps also held public meetings on July 27, 2010, regarding the EIS. During the public review period, the Corps received eleven letters with comments. The Final EIS includes responses to each of the comments received.

Comments on the Final EIS must be submitted to the Corps by November 15, 2010. The public and affected federal, state, and local agencies, Native American tribes, and other organizations and parties are invited to comment. Electronic copies of the Draft EIS may be found on the Corps' website at <http://www.spk.usace.army.mil/organizations/cespk-co/regulatory/EISs/EIS-index.html>. A hard copy of the Final EIS may also be requested by contacting Michael Jewell. All comments on the Final EIS will be addressed in the Record of Decision.

SUBMITTING COMMENTS: Written comments, referencing SPK-2009-00511, must be submitted to the office listed below on or before **November 15, 2010**:

Michael Jewell
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