



# Public Notice

U.S. ARMY CORPS OF ENGINEERS

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

**Action ID: SPK-2009-00511**

**Comments Period: July 2, 2010 – August 15, 2010**

**SUBJECT:** The U.S. Army Corps of Engineers, Sacramento District, (Corps) has prepared a Draft Environmental Impact Statement (DEIS) 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:** This application 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 project sites are generally located south east of the intersection of Sunrise Boulevard and Douglas Road in the Sunridge Specific Plan Area, Rancho Cordova, California.

**PROJECT DESCRIPTION:** The purpose of the Draft 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 is being prepared as part of ongoing litigation concerning Department of the Army permits issued by the Corps between 2005 and 2007 for five of the projects and a pending permit decision for the sixth. A stay in the litigation is in place while the Corps reevaluates the impacts of the projects through preparation of the EIS.

The Draft 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

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complying with NEPA and information contained in the EIS serves as the basis for decisions regarding issuance of a Department of the Army 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.

Between 2005 and 2007, the Corps completed Environmental Assessments, made Findings of No Significant Impact, and issued 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 permit decision has not been rendered for the sixth of the Sunridge Specific Plan Projects, Arista Del Sol.

1. The Anatolia IV project received a DA permit (ID: SPK-1994-00210) from Corps on October 2, 2006. It is located on a 24-acre site south of Douglas Road and adjacent to the west side of Jaeger Road. The project involves filling approximately 1.4 acres of waters of the U.S., including wetlands, to construct 134 houses, roadways, and other infrastructure. As compensation for the loss of waters, the permittee purchased 1.4 acres of vernal pool creation credits at the Laguna Terrace Mitigation Bank, and purchased 2.7 credits of preservation credits from the Anatolia Preserve to satisfy U.S. Fish and Wildlife Service (USFWS) requirements, and 2.7 credits at Gill Ranch to satisfy Corps requirements. No on-site preserve area is proposed. The permittee for this project is the Sunridge, LLC.

2. The Sunridge Village J project received a DA permit (ID: SPK-2001-00230) from Corps on October 24, 2006. It is located on an 81.3-acre site in the southwest corner of the intersection formed by Douglas Road and Jaeger Road. The project involves filling approximately 3.0 acres of waters of the U.S., including wetlands, to construct 369 houses, roadways, and other infrastructure. No on-site preserve area is proposed. As compensation for the loss of waters, the permittee paid for the creation of 3.4 acres of vernal pools and the preservation of functioning wetland habitat. The Corps' required mitigation action has been completed. The USFWS Biological Opinion concluded that the project would adversely affect approximately 2.49 acres of vernal pool habitat, 1.88 acres directly and 0.36 acres indirectly. As mitigation the USFWS identified preserving 9.96 acres at Bryte Ranch Conservation Bank and creating 2.10 acres of vernal pool and seasonal wetland habitat. The permittee for this project is Cresleigh Homes.

3. The Grantline 208 project received a DA permit (ID: SPK-1994-00365) on October 25, 2006. It is located on a 211-acre site in the southeast corner of the intersection formed by Douglas Road and Grant Line Road. As part of the project, approximately 5.7 acres of waters of the U.S., including wetlands, would be filled to construct 855 houses, roadways, and other

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