
NOTICE OF PREPARATION

DATE: July 6, 2018

TO: Responsible Agencies, Organizations and Interested Parties

LEAD AGENCY: City of Rancho Cordova
Contact: June Cowles
2729 Prospect Park Drive
Rancho Cordova, CA 95670

SUBJECT: Environmental Impact Report for The Ranch 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 Ranch 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 Notice of Preparation to provide Responsible Agencies and other interested parties with sufficient 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.

PUBLIC MEETING

A Public Scoping Meeting will be held on July 26, 2018 at 5:30 p.m.
in the Rancho Cordova City Hall, American River South Room
2729 Prospect Park Drive, Rancho Cordova

Comments may be submitted in writing during the review period and addressed to:

June Cowles, Senior Planner
City of Rancho Cordova
2729 Prospect Park Drive
Rancho Cordova, CA 95670

The comment period closes on August 6, 2018.

A. PROJECT LOCATION, CURRENT USE, AND SURROUNDING USES

The project site consists of approximately 530 acres located in the City of Rancho Cordova city limits. The project site is bound by existing single-family residential uses and Douglas Road to the north, vacant land and Grant Line Road to the east, vacant land and Kiefer Boulevard to the south, and Rancho Cordova Parkway, single family residential, and vacant land on the west. (See **Figure 1** and **Figure 2**). The project parcel is Sacramento County Assessor's Parcel Number (APN) 067-004-0008.

The project site is currently vacant and has been previously used for agricultural uses (cattle grazing). The topography of the site exhibits low relief topography with elevations ranging between 170 and 210 feet above mean sea level (MSL). The slopes throughout the site range from approximately zero to eight percent. The site is characterized by moderate rolling hills and areas of extensive flatlands, with wetlands, vernal pools, and seasonal drainage courses scattered throughout the site. A headwater tributary of Morrison Creek traverses the project site, entering at the northeast corner and flowing generally to the southwest. A total of 21.53 acres of jurisdictional aquatic resources have been mapped with the project site, including: 2.92 acres of depressional seasonal wetlands, 15.04 acres of vernal pools, 1.66 acres of riverine seasonal wetlands, 0.06 acres of riverine seasonal wet swales, 1.54 acres of intermittent drainages, and 0.30 acres of drainage basin outfalls.

The property is traversed by a 275-foot-wide utility easement occupied by a 230-kV Pacific Gas and Electric (PG&E) transmission line, one 230-kV Sacramento Municipal Utility District (SMUD) transmission line, and one 69-kV SMUD sub-transmission line. No other public utilities (water, sewer, drainage) are located on site.

The project site is bound by the Sunridge Specific Plan to the north, east, and west, and by the SunCreek Specific Plan to the south and east. Land uses anticipated to the east and south of the project site by the Sunridge Specific Plan and the SunCreek Specific Plan include low, medium, and high density residential uses, commercial mixed uses (retail, office, and retail professional), and neighborhood parks. Other land uses located nearby include new elementary, junior and senior high schools. See **Figure 2** and **Figure 3**.

B. PROJECT OBJECTIVES

Consistent with CEQA Guidelines Section 15124(b), a clear statement of objectives and the underlying purpose of the proposed project shall be discussed. The principal objective of the proposed project is the approval and subsequent implementation of The Ranch Project (the proposed project). The quantifiable objectives of the proposed project include development of the approximately 530-acre site with: 1,375 single family residential units, including 689 age restricted single-family units with a club house and other recreational opportunities; dedication of approximately six acres for commercial use; and dedication of approximately five acres for multi-family residential uses in accordance with the City of Rancho Cordova's Affordable Housing Plan.

The proposed project identifies the following objectives:

- Respect the project site’s existing natural features through preservation of 198 acres of wetlands, vernal pools, and open space;
- Create a high-quality development that implements the vision of the General Plan, which designates the project site for development with a local town center, a mix of residential densities, and a natural resources preserve;
- Provide a residential development that would assist the City in meeting its housing needs, including a range of housing types to serve the senior population;
- Provide a residential development that would assist the City in meeting its affordability goals providing housing at many price points and attract residents from different areas;
- Create of a unique age-restricted community that provides a mix of housing types and amenities, including a club house and recreation facility,
- Accommodate neighborhood-serving commercial uses as part of the town center; and
- Implement the City’s Bicycle and Pedestrian Master Plans through providing an on-site bicycle and pedestrian network that is accessible by the general public and provides opportunities for connectivity with bicycle and pedestrian facilities on adjacent properties.

C. PROJECT CHARACTERISTICS

The project proposes an approximately 530-acre residential community. Development would include approximately 1,375 single family residential units (including 689 age restricted single-family units), up to 120 multifamily units, a six-acre commercial parcel, a community clubhouse, a park and trail system, open space, and supporting infrastructure. **Figure 4** depicts the project characteristics and **Table 1** summarizes the proposed uses.

Table 1: Land Use Summary

PROPOSED USE	GROSS ACRES	NET ACRES	DWELLING UNITS	NON-RESIDENTIAL SQUARE FEET	GROSS DENSITY (UNITS/ACRE)	NET ACREAGE AS PERCENTAGE OF TOTAL
Single Family Residential						
Village 1 (60x105)	18.9	14.87	91	-	4.81	2.8%
Villages 2,11 (50x105)	32.43	24.74	178	-	5.49	4.7%
Villages 3,4 (45x105)	24.11	17.03	137	-	5.68	3.2%
Villages 5,9,10 (45x85)	16.71	10.84	114	-	6.82	2.0%
Villages 6,7,8 (36x70)	17.65	11.86	166	-	9.41	2.2%
	<i>109.8</i>	<i>79.34</i>	<i>686</i>	-	<i>6.25</i>	<i>15.0%</i>
Single Family Residential – Age Restricted						
Villages 12,21 (60x105)	29.52	20.78	123	-	4.17	3.9%
Villages 17,19 (50x105)	24.78	18.64	140	-	5.65	3.5%
Villages 14,15,16 (45x105)	42.94	32.01	265	-	6.17	6.0%

PROPOSED USE	GROSS ACRES	NET ACRES	DWELLING UNITS	NON-RESIDENTIAL SQUARE FEET	GROSS DENSITY (UNITS/ACRE)	NET ACREAGE AS PERCENTAGE OF TOTAL
Villages 13,20 (52x64)	21.48	14.22	148	-	6.89	2.7%
Village 18 (varying size)	2.29	1.67	13	-	5.68	0.3%
	<i>121.01</i>	<i>87.32</i>	<i>689</i>	<i>-</i>	<i>5.69</i>	<i>16.2%</i>
Mixed Use (Residential and Commercial)						
Village 22	13.56	12.7	120	46,000	8.85	2.4%
<i>Subtotal</i>	<i>13.56</i>	<i>12.7</i>	<i>120</i>	<i>46,000</i>	<i>8.85</i>	<i>2.4%</i>
Parks and Community Facilities						
Recreation Center (Lot A)	5.49	5.03	-	20,000 to 27,000	-	1.0%
Park (Lot B)	1.69	1.40	-	-	-	0.3%
Park (Lot C)	10.42	10.18	-	-	-	1.9%
<i>Subtotal</i>	<i>17.6</i>	<i>16.61</i>	<i>-</i>	<i>-</i>	<i>-</i>	<i>3.1%</i>
Open Space						
Protected Areas (Lots D, E)	225.66	199.76	-	-	-	37.8%
Protected Area / Landscape (Lots F-J)	-	25.11	-	-	-	4.8%
Water Quality / Detention	12.62	9.64	-	-	-	1.8%
Open Space	14.47	13.75	-	-	-	2.6%
Public Landscape Lot (Lots R-MM)	-	6.69	-	-	-	1.3%
Private Landscape Lot (Lots NN-FFF)	-	2.96	-	-	-	0.6%
<i>Subtotal</i>	<i>252.75</i>	<i>257.91</i>	<i>-</i>	<i>-</i>	<i>-</i>	<i>48.8%</i>
Roads						
Private Drive (Lots 1-26)	-	1.01	-	-	-	0.2%
Private Right-of-Way (Lots 27 & 28)	-	28.16	-	-	-	5.3%
Minor Right-of-Way	-	31.67	-	-	-	6.0%
Major Right-of-Way	15.34	15.34	-	-	-	2.9%
<i>Subtotal</i>	<i>15.34</i>	<i>76.18</i>	<i>-</i>	<i>-</i>	<i>-</i>	<i>14.4%</i>
TOTAL	530.06	530.06	1,375 single family and up to 120 multifamily	66,000 to 73,000	2.82	100.0%

Residential

The project includes three primary residential components: an unrestricted single family community, an age-restricted single family community, and a mixed use development.

Single Family (Unrestricted)

The single family community, comprised of Villages 1 through 11, is located in the northwest area of the project site, abutting residential neighborhoods to the north and Rancho Cordova Parkway to the west. This area would include 686 single family residences within 11 residential neighborhoods. Village 1 would have 91 residential lots with a typical dimension of 60' by 105'

and a typical size of 6,300 square feet (s.f.). Villages 2 and 11 would have 178 residential lots with a typical dimension of 50' by 105' and a typical size of 5,250 s.f. Villages 3 and 4 would have 137 residential lots with a typical dimension of 45' by 105' and a typical size of 4,725 s.f. Villages 5, 9, and 10 would have 114 residential lots with a typical dimension of 45' by 85' and a typical size of 3,910 s.f. Villages 6, 7, and 8 would have 166 residential lots with a typical dimension of 36' by 70' and a typical size of 2,520 s.f.

Single Family – Four Seasons Age-Restricted

The Four Seasons age-restricted single family community is located in the southeast portion of the project site, and borders the approved Sunridge Specific Plan to the south and east. The Four Seasons community is separated from the unrestricted single family community by the wetlands preserve that traverses the project site from the northeast to the southwest. Villages 12 and 21 would have 123 residential lots with a typical dimension of 60' by 105' and a typical size of 6,300 s.f. Villages 17 and 19 would have 140 residential lots with a typical dimension of 50' by 105' and a typical size of 5,250 s.f. Villages 14, 15, and 16 would have 265 residential lots with a typical dimension of 45' by 105' and a typical size of 4,725 s.f. Villages 13 and 20 would have 148 residential lots with a typical dimension of 52' by 64' and a typical size of 3,328 s.f. Village 18 would have 13 residential lots with a typical lot size of 5,595 s.f. and varying lot dimensions. Additionally, a 20,000 s.f. to 27,000 s.f. community clubhouse would be developed in this area.

Residential and Commercial Mixed Use

A 13.56-acre residential mixed use parcel is located in the northwest portion of the site, near the entrances to the unrestricted single family community from Rancho Cordova Parkway. This parcel would accommodate approximately 46,000 s.f. of commercial uses and up to 120 multifamily units.

Open Space

The project would preserve approximately 199.76 acres as a nature preserve that would be deeded to a third-party conservation entity. The project includes approximately 14.8 acres of existing aquatic resources, including 1.85 acres of depressional seasonal wetlands, 9.97 acres of vernal pools, 1.15 acres of riverine seasonal wetlands, 1.53 acres of intermittent drainages, and 0.30 acres of drainage basin outfalls. The project applicant would incorporate protections for the preservation of wetland resources within the preserve, including preserve fencing, long-term funding and management of the preserve in perpetuity, and protection of the preserve from drainage and runoff generated from development areas through the construction of several detention basins throughout the site.

Recreation

Park and recreation facilities totaling 16.61 acres would be provided by the project. The project would use a combination of land dedication and in-lieu fees to comply with the requirements of Chapter 22.40 of the City of Rancho Zoning Ordinance.

Approximately 2.14 miles of public trails would be developed throughout the project site, as described below under Pedestrian and Bicycle Connectivity. See **Figure 4**. Trails along the

preserve boundaries would be designed in accordance with the South Sacramento Habitat Conservation Plan (SSHCP) standards.

As part of the 16.61 acres of recreational facilities, a public park (10.18 net acres) would be provided within the single family (unrestricted) community. The utility corridor would be located along the eastern boundary of the park.

Within the age-restricted portion of the project, approximately 6.43 acres would be dedicated for recreational purposes. The recreation center (5.03 acres) would include a clubhouse serving as a recreation, community gathering, activity, and information hub for residents. A separate 1.4-acre community garden would be provided within the age-restricted community. In addition, multiple paseos would be provided throughout the age-restricted community to provide connectivity and off-road walkability.

Circulation

Vehicle Circulation

On-site infrastructure associated with the project would include the construction of internal and external access roads and a network of bicycle and pedestrian trails as shown in **Figure 4**. Primary access would be from Rancho Cordova Parkway. The project would provide for future connections to an extension of Chrysanthy Boulevard east of the project site.

Rancho Cordova Parkway would be constructed as a minor arterial roadway with an exception along existing and proposed nature preserves. Portions of the roadway along existing and proposed nature preserves would be constructed with an attached sidewalk, as is currently constructed at the western side of the road, and an eight-foot-wide divided median landscaped with trees and shrubs. The primary entrance to the project site at the intersection of Chrysanthy Boulevard and Rancho Cordova Parkway would be controlled by a four-way stop or traffic signal. A second right-in, right-out entrance from Rancho Cordova Parkway would be located to the south of the primary entrance.

Chrysanthy Boulevard would be constructed as a minor arterial with 74-foot right-of-way and a 15-foot landscape corridor for landscaping and sidewalks.

North Campus Road, located along the southern boundary of the age-restricted community, would include one travel lane and frontage improvements along the residential portion of the project site.

Interior streets serving the residential communities would have attached sidewalks and rolled curbs along residential frontages.

Two emergency vehicle access points would be located at the southern ends of Streets MM and GG. Access at these locations would provide full access for emergency vehicles, but would be limited to right-out only for residents

Pedestrian and Bicycle Connectivity

A bicycle/pedestrian trail located along the existing utility corridor would connect to an existing trail located north of the site and would provide connections to the two trails located along the preserve. On the northern side of Chrysanthy Boulevard, a preserve trail would extend from the bike/pedestrian trail located within the utility corridor along Chrysanthy Boulevard, then would follow the northern boundary of the age-restricted community to the eastern border of the project site. A southern preserve trail would extend along Rancho Cordova Parkway, south of the entrances to the project site, and would cross the project site south of the unrestricted community, connecting with Chrysanthy Boulevard in two locations, then following the western edge of the age-restricted community to the south.

In addition, the project will include sidewalks, stop signs, standard pedestrian crossing warning signs, lane striping to provide a bicycle lane along applicable roadways, bicycle parking, signs to identify pedestrian and bicycle paths, and pedestrian signal heads. Sidewalks will be constructed as part of the frontage improvements along all new roadway construction for Jaeger Road/Rancho Cordova Parkway and Chrysanthy Boulevard in conformance with applicable design standards.

Infrastructure and Public Services

Water

The project is located within the Sacramento County Water Agency (SCWA) Zone 40 water service area. The project would connect to SCWA existing water supply infrastructure located at the intersection of Rancho Cordova Parkway and Chrysanthy Boulevard. New water distribution pipelines and valves would be provided within the project site, primarily within the roadway right-of-ways, to serve the proposed development.

Sewer

The project is located within the Sacramento Area Sewer District (SASD) and Sacramento Regional County Sanitation District (RegionalSan) service areas. New sewer conveyance pipelines would be provided within the project site, primarily within the roadway right-of-ways, to serve the proposed development. The project would connect to existing SASD sewer infrastructure located at the intersection of Rancho Cordova Parkway and Chrysanthy Boulevard. Sewer flows from the project would be conveyed by SASD facilities to RegionalSan interceptor, collector, and trunk facilities and would then be conveyed to the Sacramento Regional Wastewater Treatment Plant for treatment.

Off-site improvements may include upgrades to the existing sewer lift station that serves the eastern part of Rancho Cordova.

Drainage

The project would include development of on-site drainage and water quality basins to accommodate post-construction peak stormwater flows and provide for water quality treatment. The on-site system would connect to the City's stormwater drainage system.

Electric, Natural Gas, and Solid Waste

Electricity would be provided by SMUD. Natural gas would be provided by PG&E. Solid waste collection would be provided by Republic Services.

Public Services

Police services would be provided by the City of Rancho Cordova. Fire protection would be provided by Sacramento Metropolitan Fire District. Public school services would be provided by Elk Grove Unified School District.

General Plan Amendment and Rezone

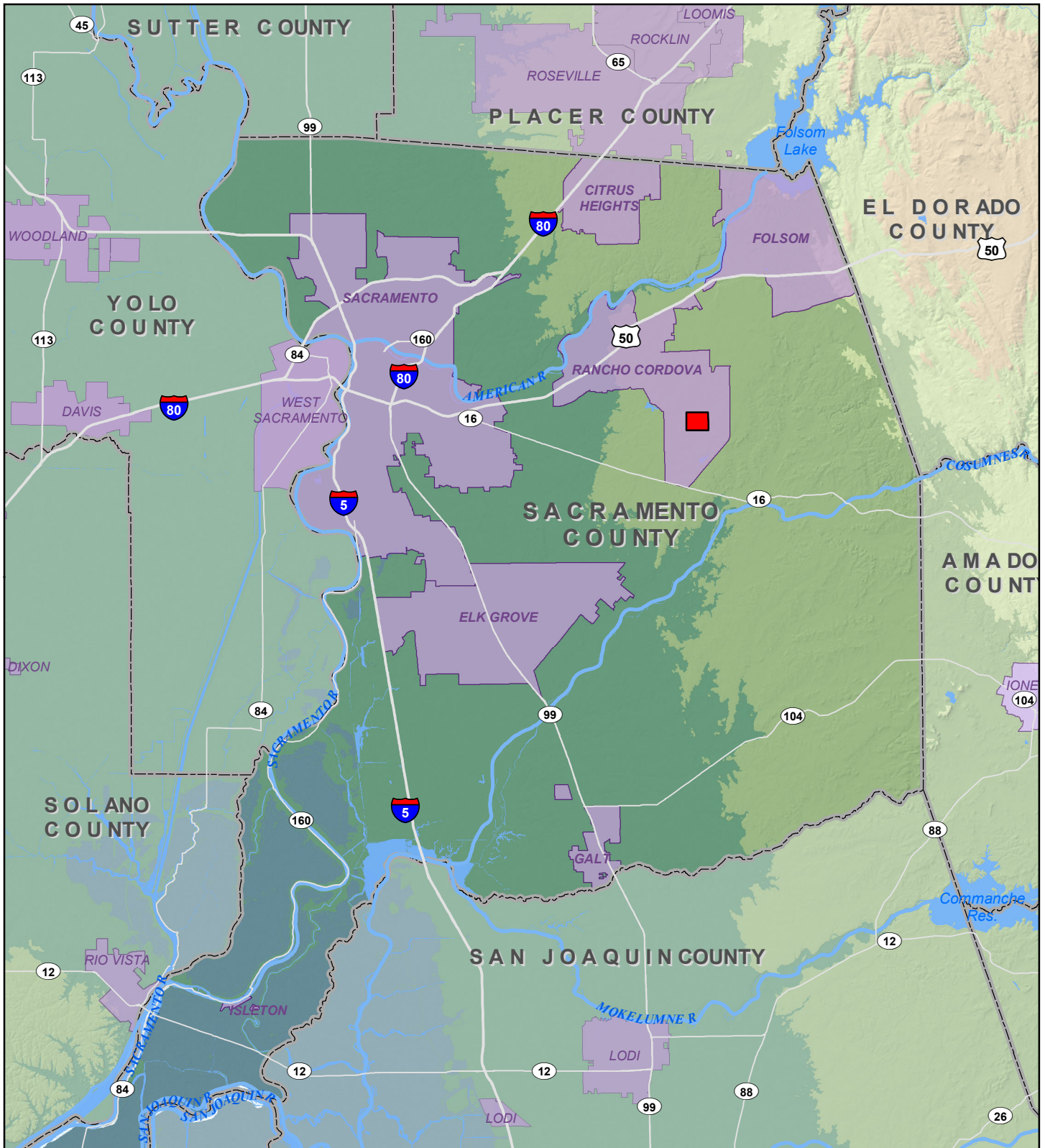
The project site is currently designated Urban Development Area (UDA) in the City's General Plan and is currently zoned Agriculture, 80-Acre Minimum (AG-80). The entire project site would be rezoned from AG-80 to Special Planning Area (SPA). Table 2 summarizes the proposed General Plan land use designations:

Table 2: General Plan Land Use Designations

LAND USE DESIGNATION	EXISTING	PROPOSED	DIFFERENCE
Urban Development Area (UDA)	530.1	--	- 530.1
Low Density Residential (LDR)	--	181.9	+ 181.9
Medium Density Residential (MDR)	--	80.9	+ 80.9
Residential Mixed Use (RMU)	--	6.3	+ 6.3
Commercial Mixed Use (CMU)	--	7.2	+ 7.2
Parks and Open Space (P/OS)	--	16.2	+ 16.2
Natural Resources (NR)	--	222.0	+ 222.0
Right-of-Way	--	15.6	+ 15.6

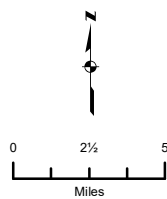
Special Planning Area

The Ranch Special Planning Area (SPA) zoning will establish development standards and design guidelines to ensure quality and consistency in the design and implementation of the project. The SPA document is regulatory in nature and will serve as zoning for the project site. Development plans, subdivision maps, and site plans for the project must be consistent with both the SPA and the City of Rancho Cordova General Plan.



Legend

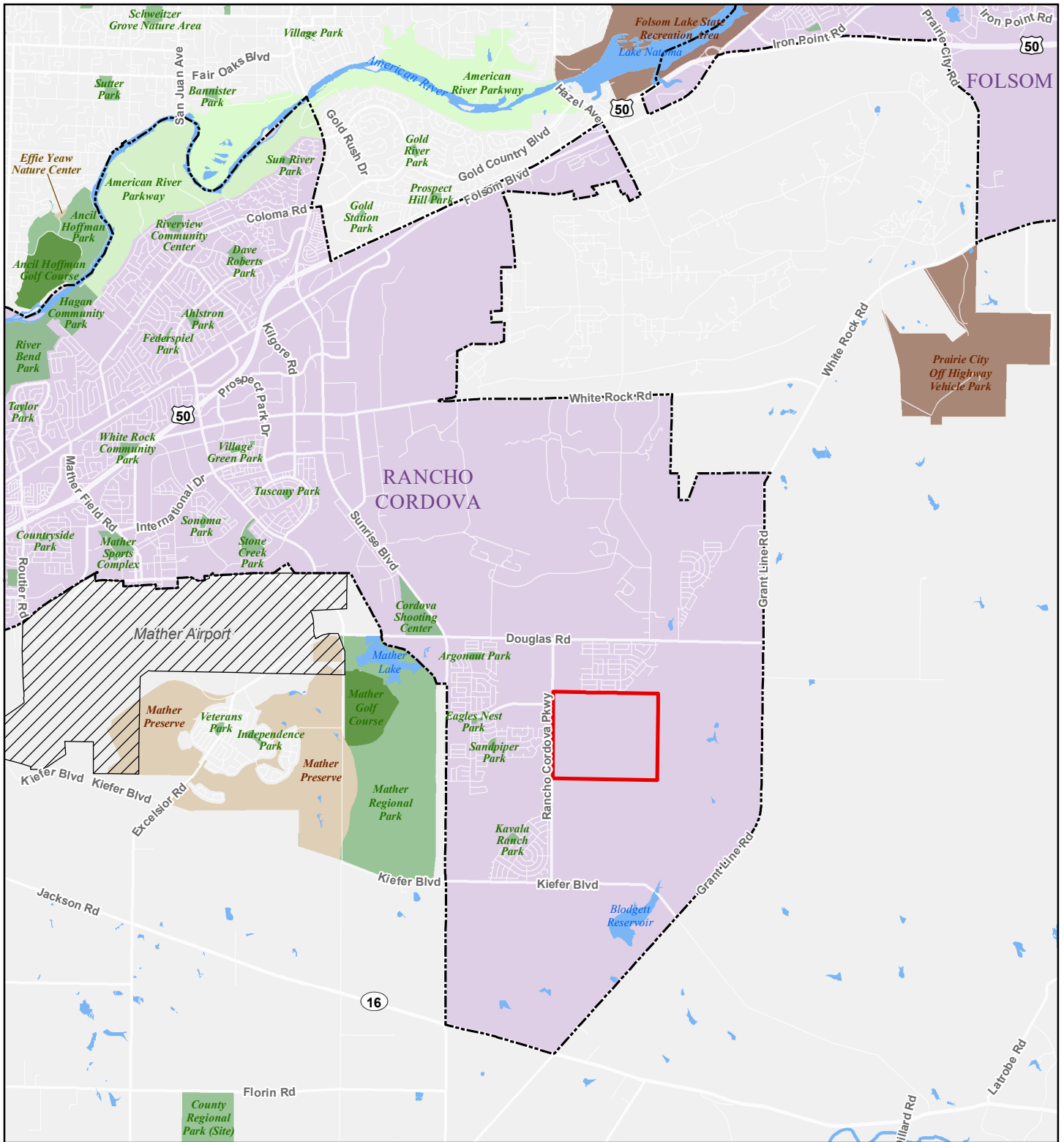
- Project Location
- City Areas
- County Boundary



**THE RANCH
SACRAMENTO COUNTY, CALIFORNIA**

Figure 1. Regional Location Map

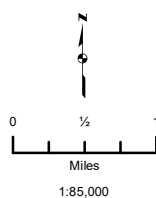
Sources: CalAtlas; Yolo County; Sacramento County; Solano County; Placer County; San Joaquin County. Map date: April 23, 2018.



Legend

- Project Location (APN 067-004-0008)
- City Area
- Airport
- Park
- Parkway
- Golf Course
- Ecological Preserve/Nature Area
- State Recreation Area

Data sources: Sacramento County GIS; Map date: April 25, 2018.



**THE RANCH
SACRAMENTO COUNTY, CALIFORNIA**

Figure 2. Project Vicinity Map

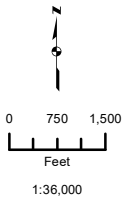


**THE RANCH
SACRAMENTO COUNTY, CALIFORNIA**

Figure 3. Aerial View of Project Site

Legend

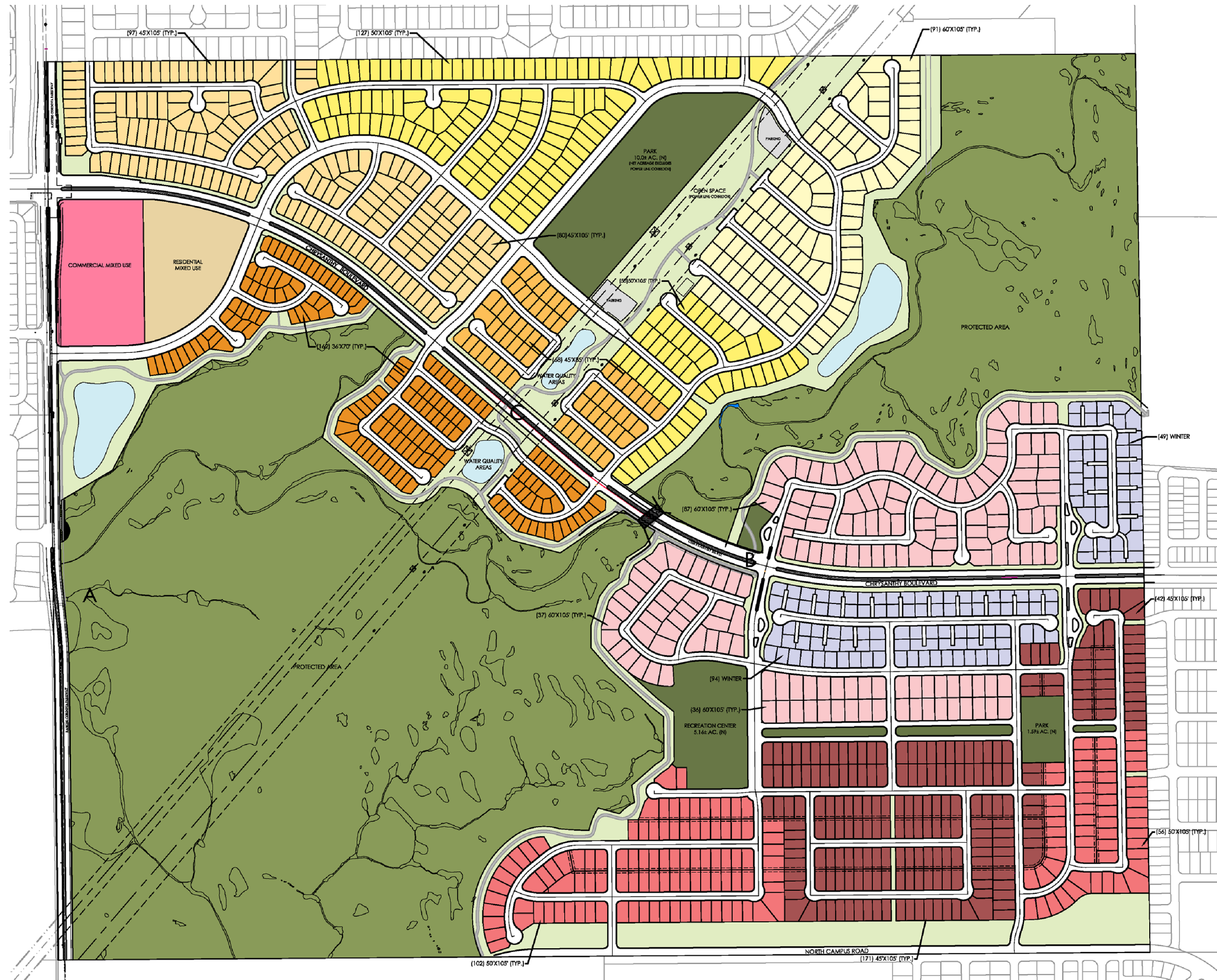
- Project Location (APN 067-004-0008)
- Rancho Cordova City Boundary



Data sources: Sacramento County GIS; ArcGIS Online
World Imagery Map Service. Map date: April 25, 2018.

**THE RANCH
SACRAMENTO COUNTY,
CALIFORNIA**

Figure 4. Site Plan



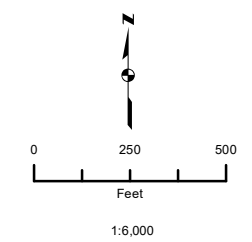
Land Use

- 60' x 105' (TYP.)
- 50' x 105' (TYP.)
- 45' x 105' (TYP.)
- 45' x 85' (TYP.)
- 36' 70' (TYP.)

Active Adult

- 60' x 105' (TYP.)
- 50' x 105' (TYP.)
- 45' x 105' (TYP.)
- Winter (4-PACK)

A, B, C refers to Planned Pedestrian Crossings



D. 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:

- Approval of the General Plan Amendment from UDA to LDR, MDR, RMU, CMU, P/OS, and NR;
- Approval of the Community Plan Amendment from UDA to LDR, MDR, RMU, CMU, P/OS, and NR;
- Approval of the Rezone from AG-80 (County) to SPA (City);
- Approval of the The Ranch Special Planning Area regulatory document;
- Approval of the Tentative Subdivision Map; and
- Approval of design review, improvement plans, and building permits.

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 Wildlife (CDFW) 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; and
- Approval of infrastructure details for wastewater collection facilities by Sacramento Area Sanitation District.

E. PROJECT BACKGROUND

The Ranch project site has been the subject of previous environmental review. The project site is located within the Sunrise Douglas Community Plan and Sunridge Specific Plan areas, which were approved by Sacramento County prior to the incorporation of the City.

In 2006, the City certified the Preserve at Sunridge EIR and subsequently approved entitlements for the Preserve at Sunridge project. The Preserve at Sunridge project was proposed on the same site as the currently proposed The Ranch project. The Preserve at Sunridge included 2,703 dwelling units (both single family and multi-family residential) commercial and office, neighborhood parks, an elementary school, detention/water quality basins, an open space/wetland preserve, pedestrian facilities, bikeways, and parkways/drainage corridors. The project included a 92.4-acre wetland preserve located at the southwest corner of the project site.

On September 5, 2006 following the City's approval of the Preserve at Sunridge project, the California Native Plant Society (CNPS) filed a petition for writ of mandate in Sacramento County Superior Court seeking to set aside the City's actions. The case was litigated in Superior

Court and appealed to the Court of Appeal, Third Appellate District. On March 24, 2009, the Third Appellate District filed an opinion upholding the judgment of the Superior Court with respect to the determination of the project's inconsistency with the City's General Plan regarding interconnection of preserved habitat areas that support special-status plant and animal species, and regarding mitigation on such species. The case was sent back to the Sacramento County Superior Court, which entered final judgment issuing a peremptory writ of mandate on September 28, 2009. The writ of mandate nullified all of the City's approvals for the project, including certification of the EIR.

During the course of the court proceedings, ownership of the project site was transferred to K. Hovnanian Communities. The project was redesigned and resubmitted as the Ranch at Sunridge to the City in 2010. In 2011, the City issued a Notice of Preparation for an Environmental Impact Report/Environmental Impact Statement. The EIR/EIS was not completed.

The project Applicant Team has submitted an application to the U.S. Army Corps of Engineers for a Clean Water Act (CWA) Section 404 permit associated with discharges of fill material into waters of the United States for fill of 6.37 acres of waters of the United States and temporary impacts to approximately 0.01 acres of waters of the United States. The permit is being processed by the U.S. Army Corps of Engineers and a determination by the U.S. Army Corps of Engineers is anticipated in 2018.

F. POTENTIAL ENVIRONMENTAL EFFECTS

See the Initial Study for discussion of potential environmental effects of the proposed project, including potential impacts that will be analyzed in the Draft EIR.