

APPENDIX A

Initial Study, Notice of Preparation, and Comments

INITIAL STUDY

PROJECT TITLE

The Ranch

LEAD AGENCY NAME AND ADDRESS

City of Rancho Cordova
2729 Prospect Park Drive
Rancho Cordova, CA 95670

CONTACT PERSON AND PHONE NUMBER

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PROJECT SPONSOR'S NAME AND ADDRESS

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PURPOSE OF THE INITIAL STUDY

An Initial Study (IS) is a preliminary analysis which is prepared to determine the relative environmental impacts associated with a proposed project. It is designed as a measuring mechanism to determine if a project will have a significant adverse effect on the environment, thereby triggering the need to prepare an Environmental Impact Report (EIR). It also functions as an evidentiary document containing information which supports conclusions that the project will not have a significant environmental impact or that the impacts can be mitigated to a "Less Than Significant" or "No Impact" level.

This Initial Study has been prepared consistent with the California Environmental Quality Act (CEQA) Guidelines Section 15063, to determine if the proposed Ranch Project (project) may have a significant effect upon the environment. Based upon the findings and mitigation measures contained within this report, environmental impacts are significant enough to warrant the preparation of an EIR.

PROJECT DESCRIPTION

See the Notice of Preparation for a description of the proposed project, including the project location, General Plan designation, zoning, project background, project characteristics, and required approvals.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

X	Aesthetics		Agriculture and Forest Resources	X	Air Quality
X	Biological Resources	X	Cultural Resources	X	Geology and Soils
X	Greenhouse Gasses	X	Hazards and Hazardous Materials	X	Hydrology and Water Quality
X	Land Use and Planning		Mineral Resources	X	Noise
X	Population and Housing	X	Public Services	X	Recreation
X	Transportation and Traffic	X	Tribal Cultural Resources	X	Utilities and Service Systems
X	Mandatory Findings of Significance				

DETERMINATION

On the basis of this initial evaluation:

	I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
	I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
X	I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
	I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
	I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Signature

Date

EVALUATION OF ENVIRONMENTAL IMPACTS

In each area of potential impact listed in this section, there are one or more questions which assess the degree of potential environmental effect. A response is provided to each question using one of the four impact evaluation criteria described below. A discussion of the response is also included.

- **Potentially Significant Impact.** This response is appropriate when there is substantial evidence that an effect is significant. If there are one or more "Potentially Significant Impact" entries, upon completion of the Initial Study, an EIR is required.
- **Less than Significant With Mitigation Incorporated.** This response applies when the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact". The Lead Agency must describe the mitigation measures and briefly explain how they reduce the effect to a less than significant level.
- **Less than Significant Impact.** A less than significant impact is one which is deemed to have little or no adverse effect on the environment. Mitigation measures are, therefore, not necessary, although they may be recommended to further reduce a minor impact.
- **No Impact.** These issues were either identified as having no impact on the environment, or they are not relevant to the project.

ENVIRONMENTAL CHECKLIST

This section of the Initial Study incorporates the most current Appendix "G" Environmental Checklist Form, contained in the CEQA Guidelines. Impact questions and responses are included in both tabular and narrative formats for each of the 19 environmental topic areas.

I. AESTHETICS -- WOULD THE PROJECT:

	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a) Have a substantial adverse effect on a scenic vista?	X			
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?			X	
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	X			
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	X			

RESPONSES TO CHECKLIST QUESTIONS

Responses a, c, d): It has been determined that the potential impacts on aesthetics caused by the proposed project will require a more detailed analysis in the EIR. As such, the lead agency will examine each of the three potentially significant environmental issues listed in the checklist above in the EIR and will determine whether the proposed project will have a potentially significant impact on scenic vistas, the visual character of the site, and light and glare. At this point, a definitive impact conclusion for each of these environmental topics will not be made; rather, these three issues are considered *potentially significant* until a detailed analysis is prepared in the EIR.

The EIR will provide a discussion of viewsheds, proximity to scenic vistas, existing lighting standards, thresholds of significance, a consistency analysis, cumulative impact analysis, and a discussion of feasible mitigation measures that should be implemented to reduce impacts on aesthetics. The EIR will identify applicable General Plan policies that protect the visual values located along public roadways and surrounding land uses, and will also address the potential for the project to substantially impair the visual character of the project vicinity. The analysis will address any proposed design and landscaping plans developed by the applicant and provide a narrative description of the anticipated changes to the visual characteristics of the project site as a result of project implementation and the conversion of the existing on-site land uses. The analysis will also address potential impacts associated with light spillage onto adjacent properties during nighttime activities.

Response b): The project site is not located adjacent to or in the vicinity of a state scenic highway. The project would have no impact related to the potential to substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings, within a state scenic

highway. Therefore, this impact would be *less than significant*. This issue will not be addressed further.

II. AGRICULTURE AND FOREST RESOURCES -- WOULD THE PROJECT:

	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?			X	
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?			X	
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined in Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?			X	
d) Result in the loss of forest land or conversion of forest land to non-forest use?			X	
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?			X	

RESPONSES TO CHECKLIST QUESTIONS

Responses a-e) The majority of the project site is depicted on the California Department of Conservation’s Farmland Mapping and Monitoring Program (FMMP) as Grazing Land, with some portions of the site depicted as Urban and Built-Up Land. Grazing Land is suitable for the grazing of livestock and does not qualify as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance.

As discussed previously, the project site is currently zoned AG-80 by the City. As part of the proposed project, the entire project site would be rezoned from AG-80 to SPA. According to the most recent (2015/2016) Sacramento County Williamson Act Map, the project site is not under a Williamson Act contract. Potential conflicts for future development to conflict with existing zoning for agricultural use were addressed in the Rancho Cordova General Plan EIR under Impact 4.2.2, which identified potential conflicts between urban uses and agricultural uses, as a significant and unavoidable impact and Impact 4.2.4, which identified cumulative impacts associated with conversion of agricultural lands and agricultural/urban interface conflicts as a cumulatively considerable contribution to a significant and unavoidable impact (City of Rancho Cordova General Plan Draft EIR, pages 4.2-20 -4.2-26). The project will be required to implement all applicable mitigation measures, General Plan policies, and General Plan actions identified as measures to reduce environmental effect of Impacts 4.2.2 and 4.2.4.

The project site is not forest land (as defined in Public Resources Code section 1222(g)) or timberland (as defined in Public Resources Code section 4526), and the site is not zoned for forest land. The proposed project would not conflict with existing zoning for, or cause rezoning of, forest land or

timberland. The proposed project would not result in the loss of forest land or conversion of forest land to non-forest use. The proposed project does not involve changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or conversion of forest land to non-forest use.

Therefore, impacts associated with agricultural and forest resources would be *less than significant*. These issues will not be addressed further.

III. AIR QUALITY -- WOULD THE PROJECT:

	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a) Conflict with or obstruct implementation of the applicable air quality plan?	X			
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	X			
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	X			
d) Expose sensitive receptors to substantial pollutant concentrations?	X			
e) Create objectionable odors affecting a substantial number of people?	X			

RESPONSES TO CHECKLIST QUESTIONS

Responses a-e): It has been determined that the potential impacts on air quality caused by the proposed project will require a detailed analysis in the EIR. As such, the lead agency will examine each of the five potentially significant environmental issues listed in the checklist above in the EIR and will determine whether the proposed project has the potential to have a significant impact on air quality. At this point a definitive impact conclusion for each of these environmental topics will not be made, rather all are considered *potentially significant* until a detailed analysis is prepared in the EIR.

The EIR will include an air quality analysis that presents the methodology, thresholds of significance, an impact analysis, and a discussion of feasible mitigation measures that should be implemented to reduce impacts on air quality. The air quality analysis will address air quality impacts, including the potential for the project to:

- conflict with or obstruct implementation of the applicable air quality plan;
- violate any air quality standard or contribute substantially to an existing or projected air quality violation;
- result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors);
- expose sensitive receptors to substantial pollutant concentrations; and/or
- create objectionable odors affecting a substantial number of people.

IV. BIOLOGICAL RESOURCES -- WOULD THE PROJECT:

	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	X			
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?	X			
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	X			
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	X			
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	X			
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	X			

RESPONSES TO CHECKLIST QUESTIONS

Responses a-f): Based on the documented special status species, sensitive natural communities, wetlands, and other biological resources in the region, it has been determined that the potential impacts on biological resources resulting from the proposed project will require a detailed analysis. As such, the lead agency will examine each of the environmental issues listed in the checklist above in the EIR and will determine whether the proposed project has the potential to have a significant impact on biological resources. At this point a definitive impact conclusion for each of these environmental topics will not be made, rather all are considered *potentially significant* until a detailed analysis is prepared in the EIR.

The EIR will provide a summary of local biological resources, including descriptions and mapping of plant communities, the associated plant and wildlife species, and sensitive biological resources known to occur, or with the potential to occur in the project vicinity. The analysis will identify applicable thresholds of significance, provide an impact analysis, and, if necessary, discuss feasible mitigation

measures that should be implemented to reduce impacts on biological resources and to ensure compliance with federal and state regulations.

V. CULTURAL RESOURCES -- WOULD THE PROJECT:

	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a) Cause a substantial adverse change in the significance of a historical resource as defined in CEQA Guidelines §15064.5?	X			
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Guidelines §15064.5?	X			
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	X			
d) Disturb any human remains, including those interred outside of formal cemeteries?	X			

RESPONSES TO CHECKLIST QUESTIONS

Responses a-d): Based on known historical and archaeological resources in the region, and the potential for undocumented underground cultural resources in the region, it has been determined that the potential impacts on cultural resources caused by the proposed project will require analysis in the EIR. As such, the lead agency will examine each of the four environmental issues listed in the checklist above in the EIR and will determine whether the proposed project has the potential to have a significant impact on cultural resources. At this point a definitive impact conclusion for each of these environmental topics will not be made, rather all are considered *potentially significant* until a detailed analysis is prepared in the EIR.

The EIR will include an overview of the prehistory and history of the area, the potential for surface and subsurface cultural resources to be found in the area, the types of cultural resources that may be expected to be found, a review of existing regulations and policies that protect cultural resources, an impact analysis, and mitigation that should be implemented in order to reduce potential impacts to cultural resources.

VI. GEOLOGY AND SOILS -- WOULD THE PROJECT:

	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	X			
ii) Strong seismic ground shaking?	X			
iii) Seismic-related ground failure, including liquefaction?	X			
iv) Landslides?	X			
b) Result in substantial soil erosion or the loss of topsoil?	X			
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	X			
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	X			
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?				X

RESPONSES TO CHECKLIST QUESTIONS

Responses a)i, a)ii, a)iii, a)iv, b, c, d): It has been determined that the potential impacts from geology and soils will require a detailed analysis in the EIR. As such, the lead agency will examine each of the seven potentially significant environmental issues listed in the checklist above in the EIR and will determine whether the proposed project has the potential to have a significant impact associated with geology and soils. At this point, a definitive impact conclusion for each of these environmental topics will not be made, rather all are considered *potentially significant* until a detailed analysis is prepared in the EIR.

The EIR will include a review of existing geotechnical reports, published documents, aerial photos, geologic maps and other geological and geotechnical literature pertaining to the site and surrounding area to aid in evaluating geologic resources and geologic hazards that may be present. The EIR will include a description of the applicable regulatory setting, a description of the existing geologic and soils

conditions on and around the project site, an evaluation of geologic hazards, a description of the nature and general engineering characteristics of the subsurface conditions within the project site. This section of the EIR will identify applicable thresholds of significance, provide an impact analysis, and, if necessary, discuss feasible mitigation measures that should be implemented to reduce impacts associated with geology and soils.

Response e): The proposed project would connect to the municipal sewer system for wastewater disposal. Septic tanks or septic systems are not proposed as part of the project. As such, *no impact* would occur. This CEQA topic is not relevant to the proposed project and does not require further analysis.

VII. GREENHOUSE GAS EMISSIONS -- WOULD THE PROJECT:

	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	X			
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gasses?	X			

RESPONSES TO CHECKLIST QUESTIONS

Responses a), b): Implementation of the proposed project could generate greenhouse gases (GHGs) from a variety of sources, including but not limited to vehicle trips, vehicle idling, electricity consumption, water use, and solid waste generation. It has been determined that the potential impacts from GHG emissions by the proposed project will require a detailed analysis in the EIR. As such, the lead agency will examine each of the environmental issues listed in the checklist above in the EIR and will determine whether the proposed project has the potential to have a significant impact from GHG emissions. At this point a definitive impact conclusion for each of these environmental topics will not be made, rather all are considered *potentially significant* until a detailed analysis is prepared in the EIR.

VIII. HAZARDS AND HAZARDOUS MATERIALS -- WOULD THE PROJECT:

	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	X			
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	X			
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	X			
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	X			
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?			X	
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?			X	
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	X			
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	X			

RESPONSES TO CHECKLIST QUESTIONS

Responses a-d, g-h): It has been determined that the potential impacts from hazards and/or hazardous materials by the proposed project will require a detailed analysis in the EIR. As such, the lead agency will examine each of the six potentially significant environmental issues listed in the checklist above in the EIR and will determine whether the proposed project has the potential to have a significant impact from hazards and/or hazardous materials. At this point a definitive impact conclusion for each of these environmental topics will not be made, rather all are considered *potentially significant* until a detailed analysis is prepared in the EIR.

The EIR will include a review of existing environmental site assessments and any other relevant studies for the project site to obtain a historical record of environmental conditions. The analysis will also include a review of recent records and aerial photographs. A site reconnaissance will be performed to

observe the site and potential areas of interest. Information on the current and historical use of the properties will be gathered, and the potential for project implementation to introduce hazardous materials to and from the area during construction and operation. This section will identify applicable thresholds of significance, provide an impact analysis, and, if necessary, discuss feasible mitigation measures that should be implemented to reduce impacts associated with hazards and hazardous materials.

Responses e-f): The project site is not located within an airport land use plan, nor within two miles of a public airport or private airstrip. The project site is located approximately four miles from the center of Mather Airport, a major, county-owned facility. Mather Airport is primarily used by air cargo carriers and general aviation (small, private aircraft). Mather Airport is also a major maintenance facility and houses the California Department of Forestry administrative and maintenance facilities. All air traffic arriving and departing Mather Airport is generally routed along a path more than 2.5 miles north of the project area. The proposed project is outside the airport's clear zone, approach-departure zone, and overflight zone, as indicated on the current Comprehensive Land Use Plan (CLUP) for Mather Airport (Airport Land Use Commission, 1997). Therefore, the proposed project would not result in a safety hazard for people residing or working in the area.

Given that the project site is located outside the existing and proposed CLUP boundaries, implementation would not conflict with operations of this airport facility. Therefore, impacts associated with airports and private air strips would be *less than significant*. As such, these CEQA topics are not relevant to the proposed project and do not require further analysis. These issues will not be addressed further.

IX. HYDROLOGY AND WATER QUALITY -- WOULD THE PROJECT:

	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a) Violate any water quality standards or waste discharge requirements?	X			
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	X			
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	X			
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	X			
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	X			
f) Otherwise substantially degrade water quality?	X			
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?			X	
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?			X	
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?			X	
j) Inundation by seiche, tsunami, or mudflow?			X	

RESPONSES TO CHECKLIST QUESTIONS

Responses a-f): It has been determined that the potential impacts on water quality, groundwater supplies, drainage, and runoff caused by the proposed project will require a detailed analysis in the EIR. As such, the lead agency will examine each of the six potentially significant environmental issues listed in the checklist above in the EIR and will determine whether the proposed project has the potential to have a significant impact on hydrology and water quality. At this point a definitive impact conclusion

for each of these environmental topics will not be made, rather all are considered *potentially significant* until a detailed analysis is prepared in the EIR.

The EIR will evaluate the potential construction and operational impacts of the proposed project on water quality. This section will describe the surface drainage patterns of the project site and adjoining areas, and identify surface water quality in the project site based on existing and available data. This section will identify impaired water bodies, listed pursuant to Section 303(d) of the federal Clean Water Act, in the vicinity of the project site. Conformity of the proposed project to water quality regulations will also be discussed. Mitigation measures will be developed to incorporate best management practices (BMPs), consistent with the requirements of the Central Valley Regional Water Quality Control Board to reduce the potential for site runoff.

This EIR will identify applicable thresholds of significance, provide an impact analysis, and, if necessary, discuss feasible mitigation measures that should be implemented to reduce impacts associated with hydrology and water quality.

Responses g-j): The project site is not located within a 100-year flood hazard area. The project site is located within Flood Zone X, which is not within the 100-year flood zone as shown on the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) number 06067C0240H.

The project site is not located within a dam inundation area. The proposed project would not expose people or structures to a significant risk of loss, injury or death involving flooding as a result of the failure of a levee or dam. The project site is not anticipated to be inundated by a tsunami because it is located elevations ranging between 170 and 210 feet above MSL and is approximately 70 miles away from the Pacific Ocean which is the closest ocean waterbody. The project site is not anticipated to be inundated by a seiche because it is not located in close proximity to a water body capable of creating a seiche.

A mudflow is a category of landslide that is associated with heavy saturation of soils and sometimes is associated with seismicity. Factors such as the geological conditions, drainage, slope, vegetation, and others directly affect the potential for mudflow. The City's General Plan EIR does not identify mudslides as a topic of concern. Additionally, no steep areas that would have the potential to generate mudflows during operation would be created.

Therefore, impacts associated with flooding, dam inundation, and inundation by seiche, tsunami, or mudflow would be *less than significant*. These issues will not be addressed further.

X. LAND USE AND PLANNING -- WOULD THE PROJECT:

	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a) Physically divide an established community?			X	
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	X			
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	X			

RESPONSES TO CHECKLIST QUESTIONS

Response a): The proposed project includes development of residential, commercial, parks, and open space uses, including a natural resource preserve. The site is currently undeveloped and surrounded by existing and planned residential and other urban uses. The proposed project is consistent with the surrounding uses and would not physically divide an established community. Therefore, impacts associated with division of an established community would be *less than significant*. This issue will not be addressed further.

Responses b-c): It has been determined that the potential land use and planning impacts caused by the proposed project will require a detailed analysis in the EIR. As such, the lead agency will examine each of the two potentially significant environmental issues in the EIR and will determine whether the proposed project has the potential to have a significant impact. At this point a definitive impact conclusion for each of these environmental topics will not be made, rather all are considered *potentially significant* until a detailed analysis is prepared in the EIR.

The EIR will include a detailed discussion of the project as it relates to the existing General Plan, Zoning Code, and other local regulations. The local, regional, state, and federal jurisdictions potentially affected by the project will be identified, as well as their respective plans, policies, laws, and regulations, and potentially sensitive land uses. The proposed project will be evaluated for consistency with the City of Rancho Cordova General Plan, the Zoning Ordinance, and other local planning documents. This section of the EIR will identify thresholds of significance, provide an impact analysis, and, if necessary, discuss of feasible mitigation measures that should be implemented to ensure consistency applicable land use plans, policies, and regulations and to address potential conflicts with any applicable habitat conservation plan or natural community conservation plan.

XI. MINERAL RESOURCES -- WOULD THE PROJECT:

	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?				X
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?				X

RESPONSES TO CHECKLIST QUESTIONS

Responses a-b): The California Division of Mines and Geology does not designate the project site or surrounding vicinity as a high quality resource area or a mineral resources zone. The project site is not designated as a locally-important mineral resource recovery site by the City. Given that no known mineral resources are located in the vicinity of the project site, implementation of the proposed project would not result in the loss of availability of a known mineral resource or of a locally-important mineral resource recovery site. Therefore, there would be *no impact* regarding mineral resources. These issues will not be addressed further.

XII. NOISE -- WOULD THE PROJECT RESULT IN:

	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	X			
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	X			
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	X			
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	X			
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?			X	
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?			X	

RESPONSES TO CHECKLIST QUESTIONS

Responses a-d): Based on existing and projected noise levels along roadways, and the potential for noise generated during project construction and operational activities, it has been determined that the potential impacts from noise caused by the proposed project will require a detailed analysis in the EIR. As such, the lead agency will examine each of the four potentially significant environmental issues listed in the checklist above in the EIR and will determine whether the proposed project has the potential to have a significant impact from noise. At this point a definitive impact conclusion for each of these environmental topics will not be made, rather all are considered *potentially significant* until a detailed analysis is prepared in the EIR.

The EIR will identify the noise level standards contained in the City of Rancho Cordova General Plan Noise Element which are applicable to this project, as well as any germane state and federal standards. A noise study will be conducted and will include continuous (24-hour) and short-term noise measurements on the project site and in the project vicinity in order to quantify existing ambient noise levels from existing noise sources. The noise study will provide an estimate of existing traffic noise levels adjacent to the project-area roadways through application of accepted traffic noise prediction methodologies. Any significant noise sources other than local traffic within the project site will be identified and quantified through noise level measurements. The noise study will identify all significant noise impacts due to and upon development of the proposed project. The noise study will determine the land use compatibility of proposed uses as it may affect existing noise sensitive receptors in the project

site. An assessment of construction noise impacts and potential mitigation measures will also be provided. The study will present appropriate and practical recommendations for noise control aimed at reducing any noise impacts. The EIR will identify applicable thresholds of significance, provide an impact analysis, and, if necessary, discuss feasible mitigation measures that should be implemented to reduce impacts associated with noise.

Responses e-f): As discussed previously, the project site is located approximately four miles from the center of Mather Airport. The proposed project is outside all measured noise contours as indicated on the current CLUP for Mather Airport (Airport Land Use Commission, 1997). Additionally, there are no private airstrips within the vicinity of the project site. Therefore, impacts associated with airports and private air strips would be *less than significant*. These issues will not be addressed further.

XIII. POPULATION AND HOUSING -- WOULD THE PROJECT:

	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	X			
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?				X
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?				X

RESPONSES TO CHECKLIST QUESTIONS

Response a): It has been determined that the potential population and housing impacts caused by the proposed project will require a detailed analysis in the EIR. As such, the lead agency will examine this environmental issue in the EIR and will determine whether the proposed project has the potential to have a significant impact. At this point a definitive impact conclusion for each of these environmental topics will not be made, rather all are considered *potentially significant* until a detailed analysis is prepared in the EIR.

The EIR will include a detailed discussion of the project characteristics as they relate to the existing General Plan Housing Element, and other local regulations. The local, regional, state, and federal jurisdictions potentially affected by the project will be identified, as well as their respective plans, policies, laws, and regulations, and potentially sensitive land uses. The proposed project will be evaluated for consistency the City of Rancho Cordova General Plan, the Zoning Ordinance, and other local planning documents. Planned development and housing and population trends in the region will be identified based on currently available plans. The EIR will provide an analysis of the project’s potential to induce substantial population growth including the thresholds of significance, an impact analysis, and, if necessary, feasible mitigation measures that should be implemented.

Responses b-c): The project site is currently undeveloped and does not contain housing. The proposed project would not displace housing or people. There is *no impact*, and these topics will not be further addressed in the EIR.

XIV. PUBLIC SERVICES

	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
Fire protection?	X			
Police protection?	X			
Schools?	X			
Parks?	X			

RESPONSES TO CHECKLIST QUESTIONS

Response a): Implementation of the proposed project would result in increased demand for police, fire protection, schools, parks, and other public facilities in the area. It has been determined that the potential impacts from increased demands on public services caused by the proposed project will require a detailed analysis in the EIR. As such, the lead agency will examine each of these environmental issues listed in the checklist above in the EIR and will determine whether the proposed project has the potential to have a substantial adverse physical impact associated with public services. At this point, a definitive impact conclusion for each of these environmental topics will not be made, rather all are considered *potentially significant* until a detailed analysis is prepared in the EIR.

During the preparation of the EIR, the public service providers will be consulted in order to determine existing service levels in the project area. This would include documentation regarding existing staff levels, equipment and facilities, current service capacity, existing service boundaries, and planned service expansions. Master plans from such public service providers and City policies, programs, and standards associated with the provision of public services will be described in the EIR. The EIR analysis will identify the thresholds of significance, provide an impact analysis, and, if necessary, discuss feasible mitigation measures that should be implemented reduce environmental impacts associated with public services.

XV. RECREATION

	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	X			
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	X			

RESPONSES TO CHECKLIST QUESTIONS

Responses a-b): Implementation of the proposed project would result in increased demand for parks, and other recreational facilities in the area. It has been determined that the potential impacts from increased demands to recreation facilities caused by the proposed project will require a detailed analysis in the EIR. As such, the lead agency will examine each of these environmental issues listed in the checklist above in the EIR, and will determine whether the proposed project has the potential to have a significant impact on recreational facilities. At this point a definitive impact conclusion for each of these environmental topics will not be made, rather all are considered *potentially significant* until a detailed analysis is prepared in the EIR.

During the preparation of the EIR, the recreational facilities and services will be analyzed to determine existing service levels in the project area. This would include documentation regarding existing and future facility needs, current service capacity, and planned service expansions. City policies, programs, and standards associated with the provision of public services will be presented in the EIR.

The EIR will identify thresholds of significance, provide an impact analysis, and discuss of feasible mitigation measures that should be implemented reduce impacts associated with recreation.

XVI. TRANSPORTATION AND TRAFFIC -- WOULD THE PROJECT:

	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	X			
b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	X			
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?			X	
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	X			
e) Result in inadequate emergency access?	X			
f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?	X			

RESPONSES TO CHECKLIST QUESTIONS

Responses a-b, d-f): The proposed project includes the development of uses that will increase traffic on existing and planned roadways. The circulation design includes roadway improvements intended to accommodate traffic patterns in the area. Based on existing and projected traffic volume levels along roadways, it has been determined that the potential traffic impacts caused by the proposed project will require a detailed analysis in the EIR. As such, the EIR will examine each of the five potentially significant environmental issues listed in the checklist above and will determine whether the proposed project has the potential to have a significant impact from traffic. At this point a definitive impact conclusion for each of these environmental topics will not be made, rather all are considered *potentially significant* until a detailed analysis is conducted in the EIR.

The EIR will describe existing and future traffic conditions and will identify the trips that will be generated by the project and the projected distribution of those trips on the roadway system. The EIR will analyze traffic impacts associated with the project under existing and cumulative conditions. Potential impacts associated with site access and on-site circulation will also be addressed in the EIR. The EIR will identify applicable thresholds of significance, provide an impact analysis, and discuss feasible mitigation measures that should be implemented reduce impacts associated with transportation/traffic.

Responses b-c): The proposed project does not include airport or airstrip facilities and is not located adjacent to an airport or airstrip. As noted previously, the proposed project is outside the airport's clear zone, approach-departure zone, and overflight zone, as indicated on the current CLUP for Mather Airport (Airport Land Use Commission, 1997). The proposed project does not include towers or other elevated structures. The proposed project would not result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks. This impact would be *less than significant*. This issue will not be addressed further.

XVII. TRIBAL CULTURAL RESOURCES

	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code Section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:				
a) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code Section 5020.1(k)?	X			
b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1? In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resources to a California Native American tribe.	X			

RESPONSES TO CHECKLIST QUESTIONS

Responses a-b): Based on known historical, cultural, tribal, and archaeological resources in the region, and the potential for undocumented underground cultural resources in the region, it has been determined that the potential impacts on tribal cultural resources will require analysis in the EIR. As such, the lead agency will examine the two environmental issues listed in the checklist above in the EIR and will determine whether the proposed project has the potential to have a significant impact on tribal cultural resources. At this point a definitive impact conclusion for each of these environmental topics will not be made, rather all are considered *potentially significant* until a detailed analysis is prepared in the EIR.

The EIR will include an overview of the prehistory and history of the area, the potential for surface and subsurface tribal cultural resources to be found in the area, the types of tribal cultural resources that may be expected to be found, the results of consultation with Native American tribes, a review of existing regulations and policies that protect tribal cultural resources, an impact analysis, and, if necessary, identification of mitigation that should be implemented in order to reduce potential impacts to tribal cultural resources.

XVIII. UTILITIES AND SERVICE SYSTEMS -- WOULD THE PROJECT:

	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	X			
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	X			
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	X			
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	X			
e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the projects projected demand in addition to the providers existing commitments?	X			
f) Be served by a landfill with sufficient permitted capacity to accommodate the projects solid waste disposal needs?	X			
g) Comply with federal, state, and local statutes and regulations related to solid waste?	X			

RESPONSES TO CHECKLIST QUESTIONS

Responses a-g): Implementation of the proposed project would result in increased demands for utilities to serve the project. As such, the EIR will examine each of the seven environmental issues listed in the checklist above and will determine whether the proposed project has the potential to have a significant impact to utilities and service systems. At this point a definitive impact conclusion for each of these environmental topics will not be made, rather all are considered *potentially significant* until a detailed analysis is prepared in the EIR.

The EIR will analyze wastewater, water, and storm drainage infrastructure, as well as other utilities (i.e. solid waste, gas, electric, etc.), that are needed to serve the proposed project. The wastewater assessment will include a discussion of the proposed collection and conveyance system, treatment methods and capacity at the treatment plants, disposal location(s) and methods, and the potential for recycled water use for irrigation. The EIR will analyze the impacts associated with on-site construction of the conveyance system, including temporary impacts associated with the construction phase. The proposed infrastructure will be presented. The EIR will provide a discussion of the wastewater treatment plant that will serve the project, including current demand and capacity at the plant. The

analysis will discuss the proposed wastewater infrastructure, disposal methods and location, including environmental impacts and permit requirements associated with disposal of treated wastewater.

The storm drainage analysis will include a discussion of the proposed drainage collection system including impacts associated with on-site construction of the storm drainage system. The EIR will identify permit requirements and, if necessary, mitigation needed to minimize and/or avoid significant impacts will be described.

The EIR will identify the proposed water supply infrastructure and water demand, identify applicable thresholds of significance and permit requirements, analyze the impacts associated with construction and operation of the water system, and, if necessary, mitigation needed to minimize and/or avoid significant impacts will be described.

The EIR will also address solid waste collection and disposal services for the proposed project. This will include an assessment of the existing landfill capacity, the project's solid waste generation, and whether there is sufficient capacity to meet the project demands. The project's potential to result in impacts associated with solid waste will be analyzed and, if necessary, mitigation needed to minimize and/or avoid significant impacts will be described.

XVIV. MANDATORY FINDINGS OF SIGNIFICANCE

	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	X			
b) Does the project have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	X			
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	X			

RESPONSES TO CHECKLIST QUESTIONS

Responses a, c): It has been determined that the potential for the proposed project to: degrade the quality of the environment; substantially reduce the habitat of a fish or wildlife species; cause a fish or wildlife population to drop below self-sustaining levels; threaten to eliminate a plant or animal community; reduce the number or restrict the range of a rare or endangered plant or animal; eliminate important examples of the major periods of California history or prehistory; or adversely affect human beings will require more detailed analysis in an EIR. As such, the EIR will examine each of these environmental issues and will determine whether the proposed project has the potential to have a significant impact on these environmental issues. At this point a definitive impact conclusion for each of these environmental topics will not be made, rather all are considered *potentially significant* until a detailed analysis is prepared in the EIR.

Response b): The Draft EIR will address cumulative impacts, including *potentially significant* cumulative impacts associated with the following:

- aesthetics;
- air quality;
- biological resources;
- cultural resources;
- geology and soils;
- greenhouse gas emissions;
- hazards and hazardous materials;
- hydrology and water quality;

-
- land use and planning;
 - noise;
 - population and housing;
 - public services;
 - recreation;
 - transportation and traffic;
 - tribal cultural resources; and
 - utilities and service systems.

As discussed previously, implementation of the proposed project would not result in conversion Prime Farmland, Unique Farmland, or Farmland of Statewide Importance, and would not conflict with a Williamson Act contract. The project site is not forest land or timberland. Potential cumulative impacts associated with agricultural and forestry resources were adequately addressed in the Rancho Cordova General Plan EIR as previously described. Cumulative impacts associated with agricultural and forestry resources will not be addressed further.

As discussed previously, implementation of the proposed project would not result in the loss of a high quality resource area or a mineral resources zone and would thus not have a considerable contribution to cumulative impacts associated with mineral resources. Cumulative impacts associated with mineral resources will not be addressed further.

REFERENCES

- City of Rancho Cordova. Rancho Cordova General Plan. Adopted June 26, 2006.
- City of Rancho Cordova. Rancho Cordova General Plan Draft Environmental Impact Report. March 2006.
- Sacramento Area Council of Governments, Airport Land Use Commission. Mather Airport Comprehensive Land Use Plan. May 1997.

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

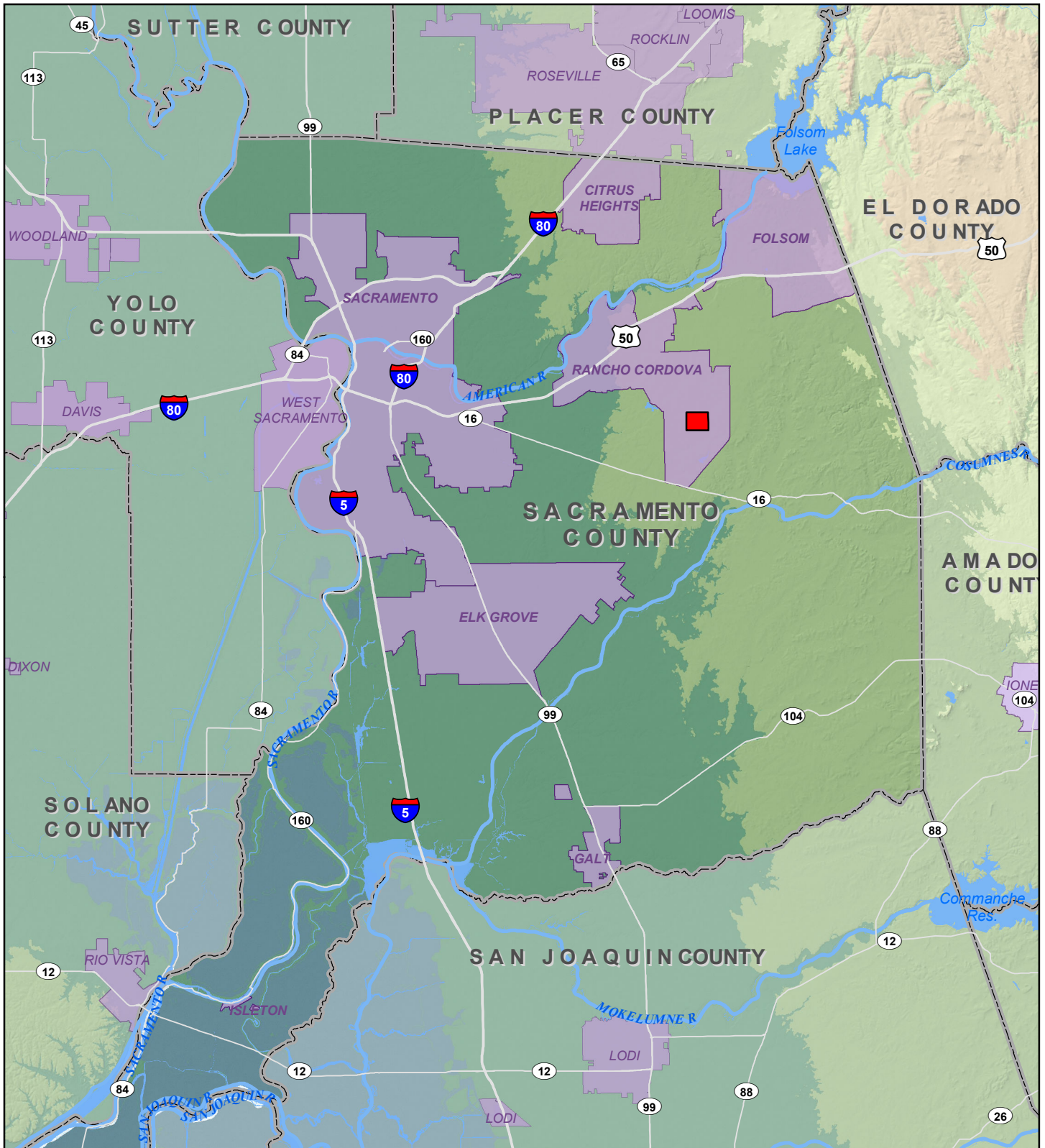
The project site is currently designated Urban Development Area (UDA) in the City's General Plan and is currently zoned Agriculture, 80-Acre Minimum (AG-80). The entire project site would be rezoned from AG-80 to Special Planning Area (SPA). Table 2 summarizes the proposed General Plan land use designations:

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

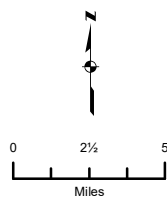
Special Planning Area

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

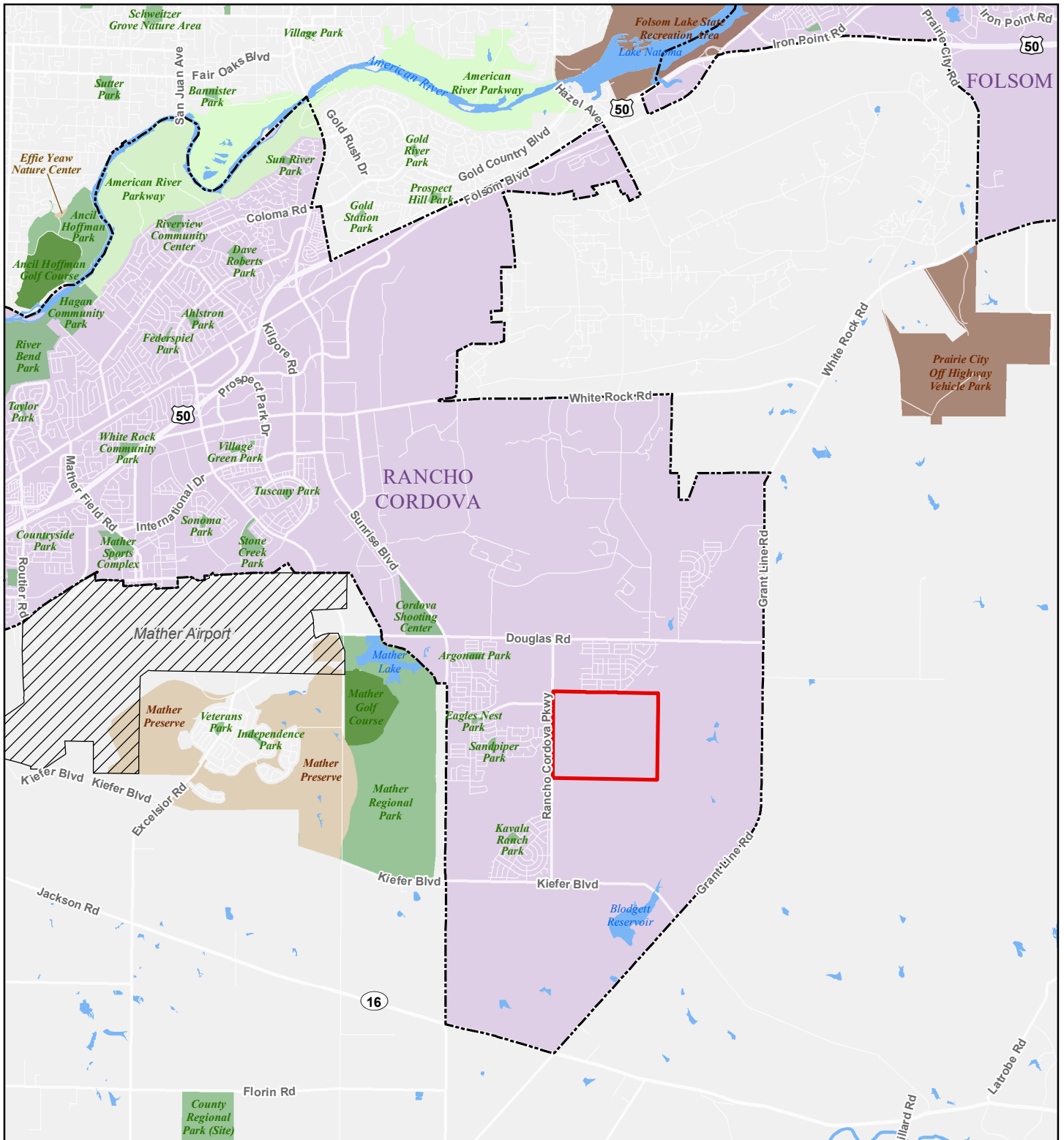
- Project Location
- City Areas
- County Boundary



**THE RANCH
SACRAMENTO COUNTY, CALIFORNIA**

Figure 1. Regional Location Map

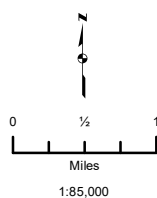
Sources: CalAtlas; Yolo County; Sacramento County; Solano County; Placer County; San Joaquin County. Map date: April 23, 2018.



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

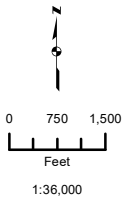


**THE RANCH
SACRAMENTO COUNTY, CALIFORNIA**

Figure 3. Aerial View of Project Site

Legend

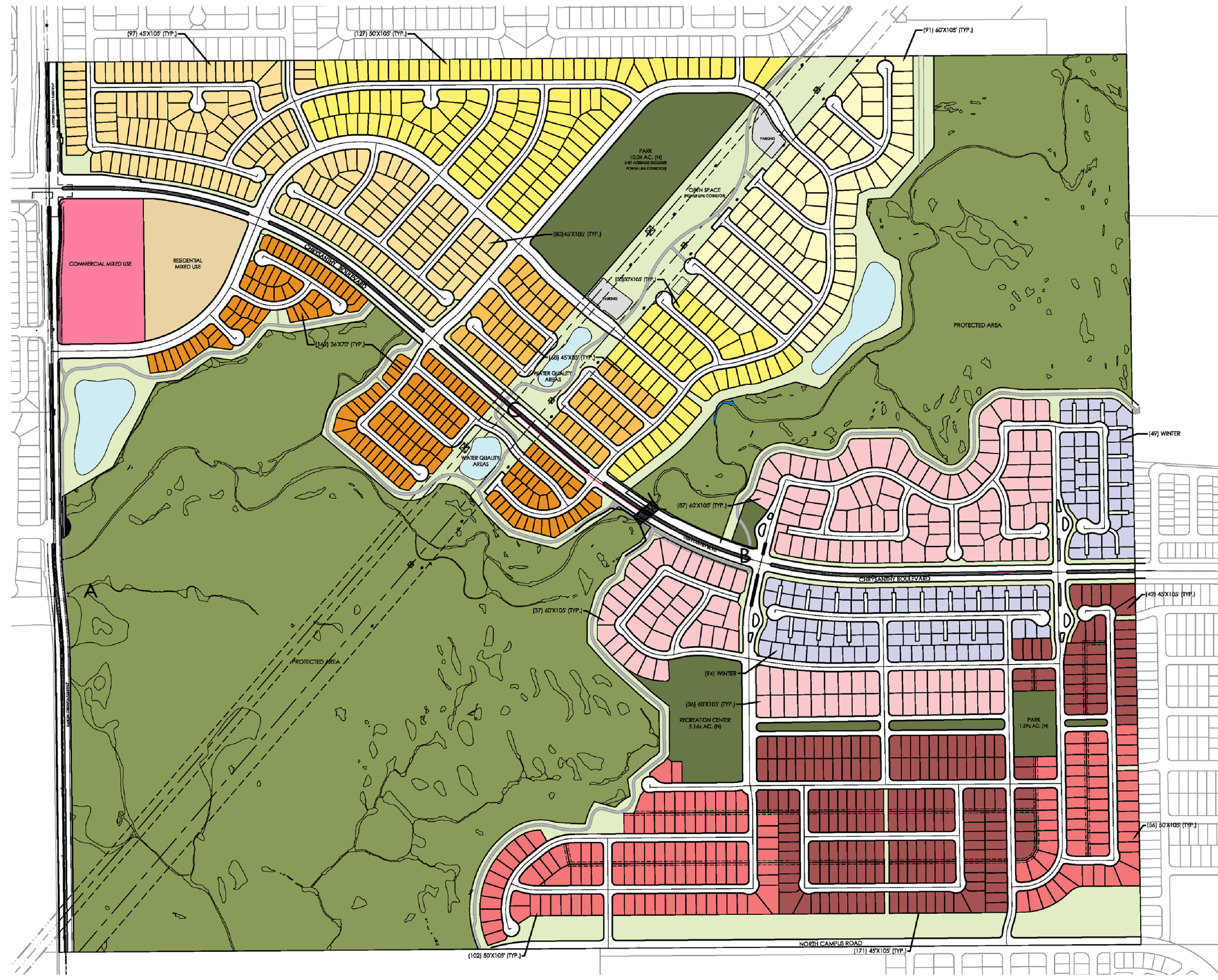
- Project Location (APN 067-004-0008)
- Rancho Cordova City Boundary



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



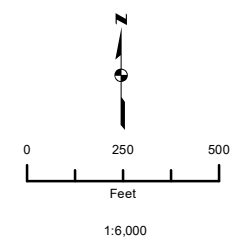
Land Use

- 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



Data sources: Sacramento County; Wood Rogers, The Ranch, Site Plan, 4/25/2018. Map date: June 27, 2018.

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.

From: Wood, Dylan A@Wildlife [mailto:Dylan.A.Wood@wildlife.ca.gov]
Sent: Monday, August 06, 2018 5:09 PM
To: June Cowles
Cc: Wildlife R2 CEQA
Subject: Comments on the Notice of Preparation for The Ranch (SCH# 2018072011)

Mrs. Cowles,

The California Department of Fish and Wildlife (CDFW) received and reviewed the **Notice of Preparation for The Ranch** (Project) in Sacramento County pursuant the California Environmental Quality Act (CEQA).

CDFW offers the comments and recommendations below to assist Lead Agency in adequately identifying and, where appropriate, mitigating the Project's significant, or potentially significant, direct and indirect impacts on fish and wildlife (biological) resources.

The South Sacramento Habitat Conservation Plan (Plan) is nearing implementation. As a participating entity with a proposed project in the Plan area, CDFW recommends the draft Environmental Impact Report prepared by the Lead Agency be consistent with the Plan.

Notification to CDFW is required, pursuant to Fish and Game Code section 1602 if a Project proposes activities that will substantially divert or obstruct the natural flow of water; substantially change or use any material from the bed, channel or bank of any river, stream, or lake; or deposit or dispose of debris, waste, or other material containing crumbled, flaked, or ground pavement where it may pass into any river, stream, or lake. The Project description has proposed activities that may be subject to Notification under Fish and Game Code section 1602. Some of these activities include but are not limited to the grading/filling or crossing of existing hydrologic features at the Project's location. CDFW approval of projects subject to Notification under Fish and Game Code section 1602 is facilitated when the environmental documentation discloses the impacts to and proposes measures to avoid, minimize, and mitigate impacts to perennial, intermittent, and ephemeral rivers, streams, and lakes, other features, and any associated biological resources/habitats present within the Project study area. CDFW relies on the Lead Agency environmental analysis when acting as a responsible agency if it is necessary to issue a Lake or Streambed Alteration Agreement for the Project. Addressing the Department comments ensures that the environmental document appropriately addresses project impacts and facilitating the approval of the Project. Please visit <https://www.wildlife.ca.gov/Conservation/LSA> for more information about obtaining a Lake or Streambed Alteration Agreement.

Thank you for the opportunity to provide comments and recommendations regarding those activities involved in the project that may affect California fish and wildlife. I am available for consultation regarding biological resources and strategies to minimize and/or mitigate impacts.

Sincerely,

Dylan Wood

California Department of Fish and Wildlife

Environmental Scientist

(916) 358-2384

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August 3, 2018

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

**RE: The Ranch Project in the City of Rancho Cordova
Notice of Preparation dated July 6, 2018
Comments by Cordova Recreation and Park District**

Dear Ms. Cowles,

Thank you for the opportunity to comment on the Notice of Preparation for The Ranch project. We have taken the opportunity to review the material gathered thus far and offer the following comments.

Aesthetics

Given that the Cordova Recreation and Parks District (the District) has not completed the programming for the community park, shown as Lot C on the tentative subdivision map, please evaluate the potential impacts from lighting potential sports fields at night. In particular, the impacts from the park onto the surrounding residential area.

Hazards and Hazardous Materials

While it is complementary to place the community park adjacent to the easement for the transmission lines to gather further open space, the impact of the transmission lines on park visitors should be evaluated. Please evaluate the impact of the electric and magnetic field radiation (EMF) from the transmission lines onto park users.

Hydrology and Water Quality

Constructed park facilities including programmed sport fields should be above the 100 year flood plain. The District does not accept Quimby park land encumbered with utility and storm drainage basins.

The project technical studies should demonstrate there will be adequate domestic water into the future sufficient to irrigate athletic fields and provide turf in both neighborhood and community parks as a public resource in perpetuity. The District will consider connection to alternative water sources in the future on a case by case basis consistent with new conservation and codes requirements.

Land Use

The District's adopted Level of Service (LOS) states that the required Quimby park land dedication is 5 acres/1000 residents. District Staff has previously indicated that the Quimby park land dedication

required for this project is 17.01 acres. Based upon the District's adopted Quimby park land allocation, The Ranch must provide 8.16 acres for neighborhood parks and 8.85 acres for the community park (with a 15 acre minimum preference).

The Ranch's Land Use Plan (Table 1) contained within the Notice of Preparation, indicates that the proposed project contains a total of 16.61 (net) acres to be parks. The proposed project includes 6.43 acres of neighborhood parkland and 10.18 acres of community park land, for a total of 16.61 acres. This is a deficiency of 0.40 acres to meet the project's Quimby Act requirement. The applicant will have to mitigate for the parkland deficiency. The District Staff have indicated that the neighborhood parkland requirement can be met with the private park facilities within the age-restricted & gated portion of the project, subject to approval by the CRPD board. The remaining acreage will be for a community park and must be dedicated to the Cordova Recreation and Park District.

The District does not accept Quimby park land encumbered with utility easements, storm drainage basins, wetlands and habitat areas that restrict development for recreational purposes. Where adjacencies of encumbered parcels exist the District is open to discussions about joint use agency programming and maintenance of encumbered parcels where adequate funding is provided in perpetuity.

Impacts of proposed parks on surrounding land uses should consider the full range of amenities that could be place on a park site as listed in Tables 3, 4 and 5 in the District's Cordova Recreation and Park District Park Impact Fee Nexus Study adopted April 8, 2014. Community Park facilities and District-wide facilities are eligible for placement in any community park.

Noise

Noise generated by the Park and Recreational Activities should be evaluated. In particular, the noise generated the sports activities in the community park onto the surrounding residential neighborhood and the outdoor activities taking place within the recreational center on Lot A onto those surrounding residences.

Traffic and Transportation

District standards state community parks should have street frontage on two sides where a high school property can substitute for one street and neighborhood parks have street frontage on three sides where elementary school property can be substituted for one street. The proposed project appears to meet this requirement.

Neighborhood park sites require on-street parking. Community park sites typically contain off-street parking but also benefit from the additional capacity provided by on-street parking.

Vehicular, pedestrian and multi-modal traffic impacts generated by park use should be evaluated, particularly for the Community Park. Placement of traffic signals and pedestrian crosswalks should be considered where community park facilities may generate significant volumes of traffic.

Soils

The Draft Environmental Impact Report (DEIR) should address the suitability of soil on proposed park sites to sustain active parks and the need to import fertile soils and/or provide soil amendments to meet District standards. The Geotechnical Engineering Report prepared for the development project should

include borings/test pits for park sites and provide discussion and recommendations relative to park site development.

The District appreciates the County's commitment to planning environmentally responsible and sustainable communities and we look forward to future engagement in this project. Please continue to forward documentation related to this project to the District. Please don't hesitate to contact me if you have any questions.

Sincerely,



Laura L. Taylor, ASLA
Park Planning and Development Manager
Cordova Recreation and Park District

CC: Patrick Larkin, District Administrator for Cordova Recreation and Park District



EDMUND G. BROWN JR.
GOVERNOR

MATTHEW RODRIGUEZ
SECRETARY FOR
ENVIRONMENTAL PROTECTION

Central Valley Regional Water Quality Control Board

30 July 2018

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

CERTIFIED MAIL
91 7199 9991 7039 6992 6496

COMMENTS TO REQUEST FOR REVIEW FOR THE NOTICE OF PREPARATION FOR THE DRAFT ENVIRONMENTAL IMPACT REPORT, THE RANCH PROJECT, SCH# 2018072011, SACRAMENTO COUNTY

Pursuant to the State Clearinghouse's 6 July 2018 request, the Central Valley Regional Water Quality Control Board (Central Valley Water Board) has reviewed the *Request for Review for the Notice of Preparation for the Draft Environment Impact Report* for the Ranch Project, located in Sacramento County.

Our agency is delegated with the responsibility of protecting the quality of surface and groundwaters of the state; therefore our comments will address concerns surrounding those issues.

I. Regulatory Setting

Basin Plan

The Central Valley Water Board is required to formulate and adopt Basin Plans for all areas within the Central Valley region under Section 13240 of the Porter-Cologne Water Quality Control Act. Each Basin Plan must contain water quality objectives to ensure the reasonable protection of beneficial uses, as well as a program of implementation for achieving water quality objectives with the Basin Plans. Federal regulations require each state to adopt water quality standards to protect the public health or welfare, enhance the quality of water and serve the purposes of the Clean Water Act. In California, the beneficial uses, water quality objectives, and the Antidegradation Policy are the State's water quality standards. Water quality standards are also contained in the National Toxics Rule, 40 CFR Section 131.36, and the California Toxics Rule, 40 CFR Section 131.38.

The Basin Plan is subject to modification as necessary, considering applicable laws, policies, technologies, water quality conditions and priorities. The original Basin Plans were adopted in 1975, and have been updated and revised periodically as required, using Basin Plan amendments. Once the Central Valley Water Board has adopted a Basin Plan amendment in noticed public hearings, it must be approved by the State Water Resources Control Board (State Water Board), Office of Administrative Law (OAL) and in some cases,

KARL E. LONGLEY ScD, P.E., CHAIR | PATRICK PULUPA, ESQ., EXECUTIVE OFFICER

11020 Sun Center Drive #200, Rancho Cordova, CA 95670 | www.waterboards.ca.gov/centralvalley

the United States Environmental Protection Agency (USEPA). Basin Plan amendments only become effective after they have been approved by the OAL and in some cases, the USEPA. Every three (3) years, a review of the Basin Plan is completed that assesses the appropriateness of existing standards and evaluates and prioritizes Basin Planning issues.

For more information on the *Water Quality Control Plan for the Sacramento and San Joaquin River Basins*, please visit our website:
http://www.waterboards.ca.gov/centralvalley/water_issues/basin_plans/.

Antidegradation Considerations

All wastewater discharges must comply with the Antidegradation Policy (State Water Board Resolution 68-16) and the Antidegradation Implementation Policy contained in the Basin Plan. The Antidegradation Policy is available on page IV-15.01 at:
http://www.waterboards.ca.gov/centralvalleywater_issues/basin_plans/sacsjr.pdf

In part it states:

Any discharge of waste to high quality waters must apply best practicable treatment or control not only to prevent a condition of pollution or nuisance from occurring, but also to maintain the highest water quality possible consistent with the maximum benefit to the people of the State.

This information must be presented as an analysis of the impacts and potential impacts of the discharge on water quality, as measured by background concentrations and applicable water quality objectives.

The antidegradation analysis is a mandatory element in the National Pollutant Discharge Elimination System and land discharge Waste Discharge Requirements (WDRs) permitting processes. The environmental review document should evaluate potential impacts to both surface and groundwater quality.

II. Permitting Requirements

Construction Storm Water General Permit

Dischargers whose project disturb one or more acres of soil or where projects disturb less than one acre but are part of a larger common plan of development that in total disturbs one or more acres, are required to obtain coverage under the General Permit for Storm Water Discharges Associated with Construction Activities (Construction General Permit), Construction General Permit Order No. 2009-009-DWQ. Construction activity subject to this permit includes clearing, grading, grubbing, disturbances to the ground, such as stockpiling, or excavation, but does not include regular maintenance activities performed to restore the original line, grade, or capacity of the facility. The Construction General Permit requires the development and implementation of a Storm Water Pollution Prevention Plan

(SWPPP).

For more information on the Construction General Permit, visit the State Water Resources Control Board website at:

http://www.waterboards.ca.gov/water_issues/programs/stormwater/constpermits.shtml.

Phase I and II Municipal Separate Storm Sewer System (MS4) Permits¹

The Phase I and II MS4 permits require the Permittees reduce pollutants and runoff flows from new development and redevelopment using Best Management Practices (BMPs) to the maximum extent practicable (MEP). MS4 Permittees have their own development standards, also known as Low Impact Development (LID)/post-construction standards that include a hydromodification component. The MS4 permits also require specific design concepts for LID/post-construction BMPs in the early stages of a project during the entitlement and CEQA process and the development plan review process.

For more information on which Phase I MS4 Permit this project applies to, visit the Central Valley Water Board website at:

http://www.waterboards.ca.gov/centralvalley/water_issues/storm_water/municipal_permits/.

For more information on the Phase II MS4 permit and who it applies to, visit the State Water Resources Control Board at:

http://www.waterboards.ca.gov/water_issues/programs/stormwater/phase_ii_municipal.shtml

Industrial Storm Water General Permit

Storm water discharges associated with industrial sites must comply with the regulations contained in the Industrial Storm Water General Permit Order No. 2014-0057-DWQ.

For more information on the Industrial Storm Water General Permit, visit the Central Valley Water Board website at:

http://www.waterboards.ca.gov/centralvalley/water_issues/storm_water/industrial_general_permits/index.shtml.

Clean Water Act Section 404 Permit

If the project will involve the discharge of dredged or fill material in navigable waters or wetlands, a permit pursuant to Section 404 of the Clean Water Act may be needed from the United States Army Corps of Engineers (USACOE). If a Section 404 permit is required by the USACOE, the Central Valley Water Board will review the permit application to ensure that discharge will not violate water quality standards. If the project requires surface water

¹ Municipal Permits = The Phase I Municipal Separate Storm Water System (MS4) Permit covers medium sized Municipalities (serving between 100,000 and 250,000 people) and large sized municipalities (serving over 250,000 people). The Phase II MS4 provides coverage for small municipalities, including non-traditional Small MS4s, which include military bases, public campuses, prisons and hospitals.

drainage realignment, the applicant is advised to contact the Department of Fish and Game for information on Streambed Alteration Permit requirements.

If you have any questions regarding the Clean Water Act Section 404 permits, please contact the Regulatory Division of the Sacramento District of USACOE at (916) 557-5250.

Clean Water Act Section 401 Permit – Water Quality Certification

If an USACOE permit (e.g., Non-Reporting Nationwide Permit, Nationwide Permit, Letter of Permission, Individual Permit, Regional General Permit, Programmatic General Permit), or any other federal permit (e.g., Section 10 of the Rivers and Harbors Act or Section 9 from the United States Coast Guard), is required for this project due to the disturbance of waters of the United States (such as streams and wetlands), then a Water Quality Certification must be obtained from the Central Valley Water Board prior to initiation of project activities. There are no waivers for 401 Water Quality Certifications.

Waste Discharge Requirements – Discharges to Waters of the State

If USACOE determines that only non-jurisdictional waters of the State (i.e., “non-federal” waters of the State) are present in the proposed project area, the proposed project may require a Waste Discharge Requirement (WDR) permit to be issued by Central Valley Water Board. Under the California Porter-Cologne Water Quality Control Act, discharges to all waters of the State, including all wetlands and other waters of the State including, but not limited to, isolated wetlands, are subject to State regulation.

For more information on the Water Quality Certification and WDR processes, visit the Central Valley Water Board website at:

http://www.waterboards.ca.gov/centralvalley/help/business_help/permit2.shtml.

Dewatering Permit

If the proposed project includes construction or groundwater dewatering to be discharged to land, the proponent may apply for coverage under State Water Board General Water Quality Order (Low Risk General Order) 2003-0003 or the Central Valley Water Board’s Waiver of Report of Waste Discharge and Waste Discharge Requirements (Low Risk Waiver)

R5-2013-0145. Small temporary construction dewatering projects are projects that discharge groundwater to land from excavation activities or dewatering of underground utility vaults. Dischargers seeking coverage under the General Order or Waiver must file a Notice of Intent with the Central Valley Water Board prior to beginning discharge.

For more information regarding the Low Risk General Order and the application process, visit the Central Valley Water Board website at:

http://www.waterboards.ca.gov/board_decisions/adopted_orders/water_quality/2003/wqo/wqo2003-0003.pdf

For more information regarding the Low Risk Waiver and the application process, visit the Central Valley Water Board website at:

http://www.waterboards.ca.gov/centralvalley/board_decisions/adopted_orders/waivers/r5-2013-0145_res.pdf

Regulatory Compliance for Commercially Irrigated Agriculture

If the property will be used for commercial irrigated agricultural, the discharger will be required to obtain regulatory coverage under the Irrigated Lands Regulatory Program. There are two options to comply:

1. **Obtain Coverage Under a Coalition Group.** Join the local Coalition Group that supports land owners with the implementation of the Irrigated Lands Regulatory Program. The Coalition Group conducts water quality monitoring and reporting to the Central Valley Water Board on behalf of its growers. The Coalition Groups charge an annual membership fee, which varies by Coalition Group. To find the Coalition Group in your area, visit the Central Valley Water Board's website at: http://www.waterboards.ca.gov/centralvalley/water_issues/irrigated_lands/for_growers/apply_coalition_group/index.shtml or contact water board staff at (916) 464-4611 or via email at IrrLands@waterboards.ca.gov.
2. **Obtain Coverage Under the General Waste Discharge Requirements for Individual Growers, General Order R5-2013-0100.** Dischargers not participating in a third-party group (Coalition) are regulated individually. Depending on the specific site conditions, growers may be required to monitor runoff from their property, install monitoring wells, and submit a notice of intent, farm plan, and other action plans regarding their actions to comply with their General Order. Yearly costs would include State administrative fees (for example, annual fees for farm sizes from 10-100 acres are currently \$1,084 + \$6.70/Acre); the cost to prepare annual monitoring reports; and water quality monitoring costs. To enroll as an Individual Discharger under the Irrigated Lands Regulatory Program, call the Central Valley Water Board phone line at (916) 464-4611 or e-mail board staff at IrrLands@waterboards.ca.gov.

Low or Limited Threat General NPDES Permit

If the proposed project includes construction dewatering and it is necessary to discharge the groundwater to waters of the United States, the proposed project will require coverage under a National Pollutant Discharge Elimination System (NPDES) permit. Dewatering discharges are typically considered a low or limited threat to water quality and may be covered under the General Order for *Dewatering and Other Low Threat Discharges to Surface Waters* (Low Threat General Order) or the General Order for *Limited Threat Discharges of Treated/Untreated Groundwater from Cleanup Sites, Wastewater from Superchlorination Projects, and Other Limited Threat Wastewaters to Surface Water* (Limited Threat General Order). A complete application must be submitted to the Central Valley Water Board to obtain coverage under these General NPDES permits.

For more information regarding the Low Threat General Order and the application process, visit the Central Valley Water Board website at:
http://www.waterboards.ca.gov/centralvalley/board_decisions/adopted_orders/general_orders/r5-2013-0074.pdf

For more information regarding the Limited Threat General Order and the application process, visit the Central Valley Water Board website at:
http://www.waterboards.ca.gov/centralvalley/board_decisions/adopted_orders/general_orders/r5-2013-0073.pdf

NPDES Permit

If the proposed project discharges waste that could affect the quality of surface waters of the State, other than into a community sewer system, the proposed project will require coverage under a National Pollutant Discharge Elimination System (NPDES) permit. A complete Report of Waste Discharge must be submitted with the Central Valley Water Board to obtain a NPDES Permit.

For more information regarding the NPDES Permit and the application process, visit the Central Valley Water Board website at:
http://www.waterboards.ca.gov/centralvalley/help/business_help/permit3.shtml

If you have questions regarding these comments, please contact me at (916) 464-4644 or Stephanie.Tadlock@waterboards.ca.gov.



Stephanie Tadlock
Senior Environmental Scientist

cc: State Clearinghouse unit, Governor's Office of Planning and Research, Sacramento

August 6, 2018

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

**Subject: Notice of Preparation of an Environmental Impact Report –
The Ranch Project**
APN: 067-004-0008

Dear Ms. Cowles,

The Sacramento Area Sewer District (SASD) and the Sacramento County Regional Sanitation District (Regional San) have reviewed the Notice of Preparation (NOP) of the Environmental Impact Report (EIR) for the subject project.

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.

The objectives of the proposed project include development of the approximately 530 acre site with: 230.81 acres of residential units, 13.56 mixed use residential and commercial, 17.6 acres of parks and community facilities, 252.75 acres of open space, and 15.34 acres of roads.

The subject property is within the boundaries of SASD, Regional San, and the Urban Service Boundaries. The ultimate plan for conveyance and treatment of the subject property shall be by SASD's Sewer System Capacity Plan 2010 Update (SCP).

In order for SASD and Regional to more fully evaluate the subject project's impact on their systems, a sewer study will be needed. This study shall demonstrate the permanent connection(s) to SASD's and Regional San's system. The sewer study shall demonstrate the quantity of discharge and any "flow through sewage" along with appropriate pipe sizes and related appurtenances from this subject and other upstream areas and shall be done in accordance with SASDs' most recent "Minimum Sewer Study Requirements". The study shall be done on a no "Shed-Shift" basis unless approved by SASD in advance and in compliance with the SASD's Standards and Specifications.

We expect that if the project is subject to currently established policies, ordinances, fees, and to conditions of approval, then mitigation measures within the EIR will adequately address the sewage aspects of the project. We anticipate a less than significant impact to the sewage facilities due to mitigation as defined by the SCP.

www.sacsewer.com

Board of Directors

Representing:

County of Sacramento | City of Citrus Heights
City of Elk Grove | City of Folsom
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Director of Policy & Planning

David O'Toole

Director of Internal Services

Joseph Maestretti

Chief Financial Officer

Nicole Coleman

Public Affairs Manager

If you have any questions regarding these comments, please call me at 916-876-6336 or Dillon Miele at 916-876-6480.

Sincerely,

Yadira Lewis

Yadira Lewis

SASD Development Services

Elise Carroll

From: Beth Thompson <bthompson@denovoplanning.com>
Sent: Monday, July 16, 2018 5:13 PM
To: Elise Carroll
Subject: Fwd: FW: Notice of Preparation for The Ranch project
Attachments: NOP DEIR for Ranch at Sunridge.doc; RE: The Ranch GPA, RZ, TSM, DA, Phasing DD9725 (1.11 MB)

The Ranch NOP comment

Beth Thompson | Principal
De Novo Planning Group | www.denovoplanning.com
bthompson@denovoplanning.com | 916.812.7927
Northern California | 1020 Suncast Lane #106 | El Dorado Hills, CA 95762
Southern California | 180 East Main Street #108 | Tustin, CA 92780

----- Forwarded message -----

From: June Cowles <jcowles@cityofranchocordova.org>
Date: Mon, Jul 16, 2018 at 2:23 PM
Subject: FW: Notice of Preparation for The Ranch project
To: Beth Thompson <bthompson@denovoplanning.com>
Cc: "Patrick Hindmarsh (External)" <phindmarsh@mbakerintl.com>, Rupa Somavarapu <rsomavarapu@cityofranchocordova.org>, Mark Thomas <mthomas@cityofranchocordova.org>

Please see the attachment and below.

Ensuring you received this

From: Darrow. Matthew [mailto:DarrowM@SacCounty.NET]
Sent: Sunday, July 08, 2018 12:47 PM
To: Kelly Whitman; June Cowles
Cc: Darcy Goulart; Elizabeth Sparkman; Blank. Dean
Subject: RE: Notice of Preparation for The Ranch project

This e-mail is from an external source. Please **do not** open attachments or click links from an unknown or suspicious origin.

Kelly and June,

Thanks for the opportunity to comment. I've reattached our response from February 2018 which included the original NOP comment letter from 2011. These comments still generally apply. Please let me know if you have any questions.

Thanks,

Matt

From: Kelly Whitman [<mailto:kwhitman@cityofranhocordova.org>]

Sent: Friday, July 06, 2018 9:17 AM

To: 'dwilson@elkgrovecity.org'; Moffitt. Leighann; 'tpace@cityofsacramento.org'; 'rdevore@cityofsacramento.org'; 'rsherman@citrusheights.net'; 'pjohns@folsom.ca.us'; Adam Egbert; Adam Lindgren; agcom@saccounty.net; Albert Stricker; Amanda Norton; Singh. Amandeep; Amy Nygren (nygren.amy@metrofire.ca.gov); Audie.Foster@amwater.com; Benjamin Turner; Beth Tincher (beth.tincher@smud.org); Brian Bailey; Caltrans, District 3, Planning South; holm@walksacramento.org; Hunley. Christopher; Chris Pace (pacec@saccounty.net); Chrishana Fields ; Christina James; Curt Haven; Abhar, Cyrus (MSA); Darcy Goulart; Darrow. Matthew; Elizabeth Sparkman; 'eric.fredericks@dot.ca.gov' (eric.fredericks@dot.ca.gov); fordc@saccounty.net; gchew@sacog.org; gwickham@fcusd.org; hockerl@saccounty.net; Jason Smalley (smalleyj@saccounty.net); Jenae Callison; Jennifer Hargrove; Jim Brown (jim@sacbike.org); Jim Dobson (jimd@sac-city.k12.ca.us); jlaurain@adamsbroadwell.com; Cuffe. Joe (MSA); John Rogers (rogersjo@saccounty.net); Kacey Lizon (klizon@sacog.org); Kate Cook (External); kenneth.sanchez@fws.gov; Kim Juran; 'larry_brohman@dot.ca.gov' (larry_brohman@dot.ca.gov); Liisa Behrends; Lisa Barsdale (barsdale.lisa@metrofire.ca.gov); Lori Murphy; Leah Pertl (MSA); ltaylor@crpd.com; Marilyn Phelps; Mary Pakenham-Walsh; Matt Buland; Melissa Brockman-Vignau (mbrockman@usbr.gov); Michelle Mingay; mike@cecwest.com; Molly Wright (mwright@airquality.org); Nancy Quaresma ; Patrick Hindmarsh (External); Peck Ha; Rachel Del Rio (rachel.delrio@smud.org); Richard Blackmarr (blackmarr@saccounty.net); Ryan Becker; Sacramento Metro Fire (Front Office Staff) (crrdstaff@metrofire.ca.gov); SASD Development Services; Sean Twilla (seantwilla@gswater.com); Smud ; Stefan Heisler; Steve Harriman; Tameem Samimi; Teresa Tholen in Facilities; Aldama. Tina (SacSheriff); Traci Canfield ; Victor Ramos; whughes@smud.org

Cc: June Cowles; Darcy Goulart; Elizabeth Sparkman

Subject: Notice of Preparation for The Ranch project

NOTICE OF PREPARATION OF A DRAFT ENVIRONMENTAL IMPACT REPORT FOR THE RANCH PROJECT

LEAD AGENCY: City of Rancho Cordova Planning Department

June Cowles, (916) 851-8756

2729 Prospect Park Drive

Rancho Cordova, CA 95670

The City of Rancho Cordova (as Lead Agency, hereinafter City) intends to prepare an Environmental Impact Report (EIR) for The Ranch project (Project). In accordance with Section 15082 of the CEQA Guidelines, the City has prepared this Notice of Preparation (NOP) to provide responsible agencies and other interested parties with sufficient information describing the Project and its potential environmental effects.

The determination to prepare an EIR was made by the City following preliminary review of the Project. An Initial Study has been prepared, pursuant to CEQA Guidelines Section 15063, which identifies the anticipated environmental effects of the project. The Initial Study may be viewed at the City of Rancho Cordova City Hall, 2729 Prospect Park Drive; or via

the internet at <http://www.cityofranhocordova.org/government/planning/environmental-review/environmental-documents>.

Project Overview

The project is a 530-acre residential community, including approximately 1,375 single family residential units (including 689 age restricted units, up to 120 multifamily units, a 6 acre commercial parcel, a community clubhouse, a park and trail system, open space and supporting infrastructure.

Public Comment Opportunity

As specified by the CEQA Guidelines, the Notice of Preparation shall be circulated for a 30-day review period. The comment period runs from **Friday, July 6, 2018 to Monday, August 6, 2018**. The City 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 [CEQA Guidelines Section 15082(b(2))].

Comments may be submitted in person at the Scoping Meeting or in writing during the review period and addressed to:

City of Rancho Cordova

Planning Department

c/o June Cowles

2729 Prospect Park Drive

Rancho Cordova, CA 95670

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

Kelly Whitman

City of Rancho Cordova

Planning Department

2729 Prospect Park Dr.

Rancho Cordova, CA 95670

(916) 851-8759

www.cityofranchocordova.org



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----- Forwarded message -----

From: "Darrow. Matthew" <DarrowM@saccounty.net>

To: Kelly Whitman <kwhitman@cityofranchocordova.org>

Cc: "Atwal. Kamal" <atwalk@saccounty.net>, "Blank. Dean" <blankd@saccounty.net>, "Elizabeth Sparkman" <esparkman@cityofranchocordova.org>, "mthomas@cityofranchocordova.org" <mthomas@cityofranchocordova.org>

Bcc:

Date: Thu, 8 Feb 2018 16:48:48 +0000

Subject: RE: The Ranch GPA, RZ, TSM, DA, Phasing DD9725

Kelly,

Thanks for the email. I have a few comments. I see in our files we sent the attached comment letter on the NOP for the DEIR dated April 12, 2011 to the City. That's the last correspondence I see so I'm assuming this might have been on hold for a while. If I read the routing material correctly I see that a Traffic Impact Analysis was completed in 2017 by Kimley Horne and that an EIR will soon be prepared? I want to make sure the comments in the letter were incorporated into the traffic analysis. This project will most likely have impacts to existing and future county facilities along Grant Line Road and Sunrise Boulevard so I want to make sure those facilities were analyzed. Thanks for keeping us in the loop on this!

Thanks,

Matt

From: Kelly Whitman [mailto:kwhitman@cityofranchocordova.org]

Sent: Wednesday, February 07, 2018 4:50 PM

To: Adam Egbert; Adam Lindgren; agcom@saccounty.net; Albert Stricker; Amanda Norton; Singh. Amandeep; Amy Nygren (nygren.amy@metrofire.ca.gov); Audie.Foster@amwater.com; Benjamin Turner; Beth Tincher (beth.tincher@smud.org); Brian Bailey; Caltrans, District 3, Planning South; cholm@walksacramento.org; Hunley. Christopher; Pace. Chris; Chrishana Fields ; Christina James; Curt Haven; Abhar, Cyrus (MSA); Darcy Goulart; Darrow. Matthew; Eileen Cunningham; Elizabeth Sparkman; 'eric.fredericks@dot.ca.gov' (eric.fredericks@dot.ca.gov); fordc@saccounty.net; gchew@sacog.org; gwickham@fcusd.org; hockerl@saccounty.net; Jason Smalley (smalleyj@saccounty.net); Jennifer Hargrove; Jim Brown (jim@sacbike.org); Jim Dobson (jimd@sac-city.k12.ca.us); jlaurain@adamsbroadwell.com; Cuffe. Joe (MSA); John Rogers (rogersjo@saccounty.net); Kacey Lizon (klizon@sacog.org); Kate Cook (External); kenneth.sanchez@fws.gov; Kim Juran; 'larry_brohman@dot.ca.gov' (larry_brohman@dot.ca.gov); Liisa Behrends; Lisa Barsdale (barsdale.lisa@metrofire.ca.gov); Lori Murphy; Leah Pertl (MSA); ltaylor@crpd.com; Maret. Mary; Marilyn Phelps; Mary Pakenham-Walsh; Matt Buland; Melissa Brockman-Vignau (mbrockman@usbr.gov); Michelle Mingay; mike@cecwest.com; Molly Wright (mwright@airquality.org); Patrick Hindmarsh (External); Peck Ha; Rachel Del Rio (rachel.delrio@smud.org); Richard Blackmarr (blackmarr@saccounty.net); Ryan Becker; Sacramento Metro Fire (Front Office Staff) (crrdstaff@metrofire.ca.gov); SASD Development Services; Sean Twilla (seantwilla@gswater.com); Smud ; Stefan Heisler; Steve Harriman; Tameem Samimi; Teresa Tholen in Facilities; Tina Aldama ; Traci Canfield ; Victor Ramos; whughes@smud.org

Cc: June Cowles

Subject: The Ranch GPA, RZ, TSM, DA, Phasing DD9725

Good Afternoon,

Please find the attached project routing for your review. Completeness comments are due to June Cowles (jcowles@cityofranchocordova.org) by 5PM on March 2nd. Comments may be emailed but if we do not receive a response by March 2nd we will presume that your agency does not require any additional items to complete your review (i.e. additional studies, required items on plans, etc.).

Thank you,

Kelly

Kelly Whitman

City of Rancho Cordova

Planning Department

2729 Prospect Park Dr.

Rancho Cordova, CA 95670

(916) 851-8759

www.cityofranhocordova.org



Municipal Services Agency

Department of Transportation

Michael J. Penrose, Director



Steven Szalay, County Executive
Robert Leonard, Agency Administrator

County of Sacramento

April 12, 2011

Mr. Bret Sampson
City of Rancho Cordova
2729 Propect Park Drive
Rancho Cordova, CA 95670

SUBJECT: COMMENTS FOR THE NOTICE OF PREPARATION OF THE DRAFT ENVIRONMENTAL IMPACT REPORT FOR THE RANCH AT SUNRIDGE PROJECT

Dear Mr. Sampson:

The Sacramento County Department of Transportation (DOT) has reviewed the Notice of Preparation (NOP) of the Draft Environmental Impact Report (DEIR) for the Ranch at Sunridge project. We appreciate the opportunity to review the NOP and have the following comments to offer:

1. Please coordinate the scope of the traffic study with County DOT staff. Generally, the transportation impact analysis should at least evaluate weekday AM and PM peak hour conditions at intersections and daily roadway traffic conditions for roadway segments that are affected in the County. We would expect these would include facilities along Sunrise Boulevard, Grant Line Road, Kiefer Boulevard, Jackson Highway, Eagles Nest Road, Douglas Road, and White Rock Road at a minimum. In general, the County would like the traffic study to include the same intersections and roadway segments that were included in the original traffic study for the Sunridge Specific Plan.
2. County facilities should be analyzed according to Sacramento County Traffic Impact Analysis (TIA) guidelines dated July 2004. Prior to initiating the traffic impact study, please coordinate the study assumptions and any deviation from the County's TIA guidelines with County DOT staff.
3. Please make sure the land use assumptions that are contained in the transportation model are consistent with Easton, South Mather, and the Cordova Hills Specific Plans at a minimum.
4. Land use assumptions should be consistent with those outlined in the Folsom SOI. Please coordinate with the City of Folsom for project details.



"Leading the Way to Greater Mobility"

Design & Planning: 906 G Street, Suite 510, Sacramento, CA 95814 . Phone: 916-874-6291 . Fax: 916-874-7831
Operations & Maintenance: 4100 Traffic Way, Sacramento, CA 95827 . Phone: 916-875-5123 . Fax: 916-875-5363
www.sacdot.com

Mr. Bret Sampson
April 12, 2011
Page 2

5. Land use assumptions should be consistent with various major Quarry projects in Sacramento County (Teichert, Granite Construction and DeSilva Gates). Please coordinate any additional details regarding these projects with County DOT staff.
6. The DEIR should identify all impacted facilities in the County and provide feasible mitigation measures and identified funding sources. If impacts are found, we would request that the City of Rancho Cordova enter into an agreement with the County of Sacramento to implement these mitigation measures.

Should you have any questions, please feel free to contact me at (916) 874-7052. We look forward to providing any assistance necessary regarding this project.

Sincerely,

Matthew Darrow
Senior Transportation Engineer
Department of Transportation

MGD

c: Mike Penrose – DOT
Dan Shoeman – DOT
Dean Blank – DOT
Kamal Atwal – DOT
Cheryl Lenzie – Planning
Joyce Horizumi – DERA
Bob Davison – County Engineering

July 13, 2018

SENT VIA EMAIL

June Cowles, Senior Planner
City of Rancho Cordova Planning Department
2729 Prospect Park Drive
Rancho Cordova, California 95670

RE: The Ranch Special Planning Area Notice of Preparation of a Draft Environmental Impact Report, and Project Routing for a Rezone, Development Agreement, and Tentative Subdivision Map

Dear Ms. Cowles,

The Sacramento Metropolitan Air Quality Management District (SMAQMD) thanks the City of Rancho Cordova for the opportunity to comment on the revised routing for the Ranch Special Planning Area project, and the Notice of Preparation under the California Environmental Quality Act (CEQA). We offer the following comments.

Because this project's size exceeds sizes specified in SMAQMD's screening tables, full CEQA analysis will be necessary for both construction and operational emissions. These emissions include both criteria pollutants (pollutants covered by state and federal clean air acts) and greenhouse gases (GHGs). SMAQMD's [Guide to Air Quality Assessment in Sacramento County](#) (CEQA Guide) provides methods to analyze project air quality and climate change impacts, including screening criteria, thresholds of significance, and more, to assist lead agencies in complying with CEQA.

If operational criteria pollutant emissions are determined to be significant, the City should require an air quality mitigation plan, consistent with General Plan Action AQ.1.2.3, to reduce operational emissions by at least 15%. We would be happy to work with the proponent on appropriate measures for the plan. We recommend SMAQMD verification of the plan prior to environmental document certification or tentative subdivision map approval, whichever occurs first.

If operational GHG emissions are determined to be significant, the City should apply all feasible mitigation, as described in SMAQMD's CEQA Guide. [CEQA Guidelines Section 15183.5](#) includes the provision for tiering and streamlining the analysis of GHG emissions in CEQA documents. Under this provision, lead agencies may analyze and mitigate the effects of GHG emissions at a programmatic level, for example for a long range development plan such as the current Ranch Special Planning Area. Later project-specific CEQA documents may tier and/or incorporate by reference that existing programmatic review. SMAQMD's CEQA Guide includes guidance on programmatic CEQA review.

The Ranch Special Planning Area Notice of Preparation of a Draft Environmental Impact Report, and Project Routing for a Rezone, Development Agreement, and Tentative Subdivision Map

July 13, 2018

If the construction emissions of criteria pollutants and / or GHGs are determined to be significant, the City should require SMAQMD's standard construction mitigation. This mitigation is available in SMAQMD's CEQA Guide.

We look forward to receiving more project information through the environmental review process, so we can more fully evaluate this project for its effects on air quality. Please note that all projects are subject to SMAQMD rules and regulations in effect at the time of construction. The attached document describes SMAQMD rules which may apply to this project whether the air quality impacts are determined to be significant or not. If you have questions about these comments, please contact me at mwright@airquality.org or 916-874-4207.

Sincerely,

A handwritten signature in cursive script that reads "Molly Wright". The signature is written in black ink on a white background.

Molly Wright, AICP
Air Quality Planner / Analyst

Attachment: SMAQMD Rules and Regulations Statement

c: Paul Philley, AICP, Program Coordinator

Sac Metro Air District Rules & Regulations Statement (revised 6/2018)

*The following statement is recommended as standard condition of approval or construction document language for **all** development projects within the Sacramento Metropolitan Air Quality Management District (Sac Metro Air District):*

All projects are subject to Sac Metro Air District rules in effect at the time of construction. A complete listing of current rules is available at www.airquality.org or by calling 916-874-4800. Specific rules that may relate to construction activities or building design may include, but are not limited to:

Rule 201: General Permit Requirements. Any project that includes the use of equipment capable of releasing emissions to the atmosphere may require permit(s) from Sac Metro Air District prior to equipment operation. The applicant, developer, or operator of a project that includes an emergency generator, boiler, or heater should contact the Sac Metro Air District early to determine if a permit is required, and to begin the permit application process. Other general types of uses that require a permit include, but are not limited to, dry cleaners, gasoline stations, spray booths, and operations that generate airborne particulate emissions. Portable construction equipment (e.g. generators, compressors, pile drivers, lighting equipment, etc.) with an internal combustion engine over 50 horsepower is required to have a Sac Metro Air District permit or a California Air Resources Board portable equipment registration (PERP) (see Other Regulations below).

Rule 402: Nuisance. The developer or contractor is required to prevent dust or any emissions from onsite activities from causing injury, nuisance, or annoyance to the public.

Rule 403: Fugitive Dust. The developer or contractor is required to control dust emissions from earth moving activities, storage or any other construction activity to prevent airborne dust from leaving the project site.

Rule 414: Water Heaters, Boilers and Process Heaters Rated Less Than 1,000,000 BTU PER Hour. The developer or contractor is required to install water heaters (including residence water heaters), boilers or process heaters that comply with the emission limits specified in the rule.

Rule 417: Wood Burning Appliances. This rule prohibits the installation of any new, permanently installed, indoor or outdoor, uncontrolled fireplaces in new or existing developments.

Rule 442: Architectural Coatings. The developer or contractor is required to use coatings that comply with the volatile organic compound content limits specified in the rule.

Rule 453: Cutback and Emulsified Asphalt Paving Materials. This rule prohibits the use of certain types of cut back or emulsified asphalt for paving, road construction or road maintenance activities.

Rule 460: Adhesives and Sealants. The developer or contractor is required to use adhesives and sealants that comply with the volatile organic compound content limits specified in the rule.

Rule 902: Asbestos. The developer or contractor is required to notify the Sac Metro Air District of any regulated renovation or demolition activity. Rule 902 contains specific requirements for surveying, notification, removal, and disposal of asbestos containing material.

Other Regulations (California Code of Regulations (CCR))

17 CCR, Division 3, Chapter 1, Subchapter 7.5, §93105 Naturally Occurring Asbestos: The developer or contractor is required to notify the Sac Metro Air District of earth moving projects, greater than 1 acre in size in areas “Moderately Likely to Contain Asbestos” within eastern Sacramento County. The developer or contractor is required to comply with specific requirements for surveying, notification, and handling soil that contains naturally occurring asbestos.

13 CCR, Division 3, Chapter 9, Article 5, Portable Equipment Registration Program: The developer or contractor is required to comply with all registration and operational requirements of the portable equipment registration program such as recordkeeping and notification.

13 CCR, Division 3, Chapter 9, Article 4.8, §2449(d)(2) and 13 CCR, Division 3, Chapter 10, Article 1, §2485 regarding Anti-Idling: Minimize idling time either by shutting equipment off when not in use or reducing the time of idling to 5 minutes. These apply to diesel powered off-road equipment and on-road vehicles, respectively.



Sent Via E-Mail

August 6, 2018

June Cowles
City of Rancho Cordova
2729 Prospect Park Drive
Rancho Cordova, CA 95670
jcowles@cityofranhocordova.org

Subject: Response to Notice of Preparation for The Ranch Project

Dear Ms. Cowles:

The Sacramento Municipal Utility District (SMUD) appreciates the opportunity to provide comments in response to the Notice of Preparation of a Draft Environmental Impact Report (DEIR) for The Ranch Project (Project). SMUD is the primary energy provider for the City of Rancho Cordova that includes the proposed Project area. SMUD's vision is to empower our customers with solutions and options that increase energy efficiency, protect the environment, reduce global warming, and lower the cost to serve our region. As a Responsible Agency, SMUD aims to ensure that the proposed Project limits the potential for significant environmental effects on SMUD facilities, employees, and customers.

It is our desire that the DEIR that will be prepared for the Project acknowledge any Project impacts related to the following:

- Overhead and or underground transmission and distribution line easements. Please view the following links on smud.org for more information regarding transmission encroachment:
 - <https://www.smud.org/en/Business-Solutions-and-Rebates/Design-and-Construction-Services>
 - <https://www.smud.org/en/Corporate/Do-Business-with-SMUD/Land-Use/Transmission-Right-of-Way>
- Utility line routing
- Electrical load needs/requirements
- Energy Efficiency
- Climate Change
- Cumulative impacts related to the need for increased electrical delivery
- The new development can be served from existing and planned distribution substation facilities.
- SMUD has existing overhead 69kV within the transmission line corridor and along the west side of Rancho Cordova Pkwy.

- No new 69kV facilities are planned within the development.
- PUE will be required for all new 12kV within the development.
- A Consent to Common Use will be required through SMUD's Transmission and Real Estate Departments.

SMUD would like to be involved with discussing the above areas of interest as well as discussing any other potential issues. We aim to be partners in the efficient and sustainable delivery of the proposed Project. Please ensure that the information included in this response is conveyed to the Project planners and the appropriate Project proponents. Environmental leadership is a core value of SMUD and we look forward to collaborating with you on this Project. Again, we appreciate the opportunity to provide input on this NOP. If you have any questions regarding this letter, please contact SMUD's Environmental Management Specialist, Jerry Park, at jerry.park@smud.org or 916.732.7406.

Sincerely,



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Cc: Jerry Park