

NOTICE OF PREPARATION

DATE: October 25, 2019

TO: State Clearinghouse
1400 Tenth Street
Sacramento CA, 95814

TO: Responsible Agencies, Organizations, and Interested Parties

LEAD AGENCY: City of Rancho Cordova
Contact: Darcy Goulart
2729 Prospect Park Drive
Rancho Cordova, CA 95760

SUBJECT: Environmental Impact Report for The Preserve Project

In discharging its duties under Section 15125 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 Preserve Project. The City will be the lead agency for compliance with the California Environmental Quality Act (“CEQA”).

In accordance with Section 15125 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 EIR was made by the City of Rancho Cordova. An Initial Study, attached hereto, has been prepared pursuant to CEQA Guidelines Section 15125, which identifies the anticipated environmental effects of the project. The Initial Study satisfies the City’s obligation under CEQA Guidelines Section 15125 to identify the probable environmental effects of the project.

As specified by the CEQA Guidelines, the Notice of Preparation (NOP) 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 Scope Meeting will be held on Wednesday, November 13, 2019 at 6:00 p.m.
in the Rancho Cordova City Hall, American River South Room
2729 Prospect Park Drive, Rancho Cordova**

Comments may be submitted during the review period and addressed to

Darcy Goulart, Planning Manager
City of Rancho Cordova
2729 Prospect Park Drive
Rancho Cordova, CA 96670

The comment period closes on November 25, 2019

A. Project Location, Current Use, and Surrounding Use

The project site consists of approximately 283 acres located within the City of Rancho Cordova (see Figure 1). The site is located northwest of Raymer Way and Grant Line Road, north of the Sunridge Specific Plan and east of the Rio Del Oro Specific Plan (see Figure 2). The General Plan designates the project site Planning Area. Specifically, the site is located within the Grant Line West Planning Area and is designated Natural Resources and Residential-Mixed Density by the Draft Land Use Concept Map. The site is zoned Agricultural (AG-80) and Industrial Reserve (IR) and is identified by Assessor's Parcel Numbers (APNs) 072-0300-001, -002, -005, -008, and 073-0010-010, and -011.

Currently, the 283-acre project consists of two single-family residences on the southern portion of the property, and vacant, non-native grasslands throughout the remaining area. The site has moderately rolling hills and flatlands throughout the parcel with seasonal drainage channels and wetlands. Additionally, Morrison Creek flows northeast to southwest through the project site. Several ornamental trees are located along the existing entrance road near the structures on the property. The elevation of the site ranges from 210 to 250 feet above mean sea level. The project site is also traversed by the 275 feet wide utility easement occupied by PG&E and SMUD facilities.

Surrounding land uses include the Camden at Somerset Ranch Residential subdivision to the south, a Teichert Aggregates Aggregate/Asphaltic Concrete site across Grant Line Road to the east, industrial/open space to the north, and vacant land for the development of the Rio Del Oro residential community to the west.

B. Project Characteristics

The proposed project would include subdivision of the site to develop a total of 434 single-family lots and various associated improvements including, but not limited to, parks, a preserve area, landscaping, circulation improvements, and utility installation. The proposed project would include 22.84 acres of public parks north of the proposed residences. Additionally, the project would preserve 185 acres of natural land to the north in order to protect wetlands.

General Plan Amendment/Rezone

Per the City of Rancho Cordova General Plan, the project site is currently designated Planning Area. The Draft Land Use Concept Map for the Grant Line West Planning Area designates the site Natural Resources and Residential-Mixed Density. The proposed project would require a General Plan Amendment to change the site's land use designation to Low-Density Residential. An additional General Plan Amendment would be required to remove from the Circulation Element Centennial Drive in the project vicinity. In addition, the project would require a rezone of approximately 70 acres of AG-80 and approximately 25-acres of IR to Residential District (RD-6). The Residential District designation sets a maximum of six dwelling units per acre (See Figure 3).

Tentative Subdivision Map

The proposed project would subdivide 434-single family residential lots. Lots in the western portion of the site would be a minimum of 4,050 sf (45 feet x 90 feet), with the larger lots located at the corners of each block. Lots located in the central area of the site would be a minimum of 5,775 sf (55 feet x 105 feet). Lots located in the eastern portion of the site would be approximately 4,725 sf (45 feet x 105 feet). The range of lot sizes for the proposed project would be between 4,050 sf and 9,416 sf (see Figure 4). In addition, the project would include an 18 to 20-foot setback from the front of each residence to the street. The proposed would also provide a 100-foot setback from Morrison Creek.

**Figure 1
Project Location**

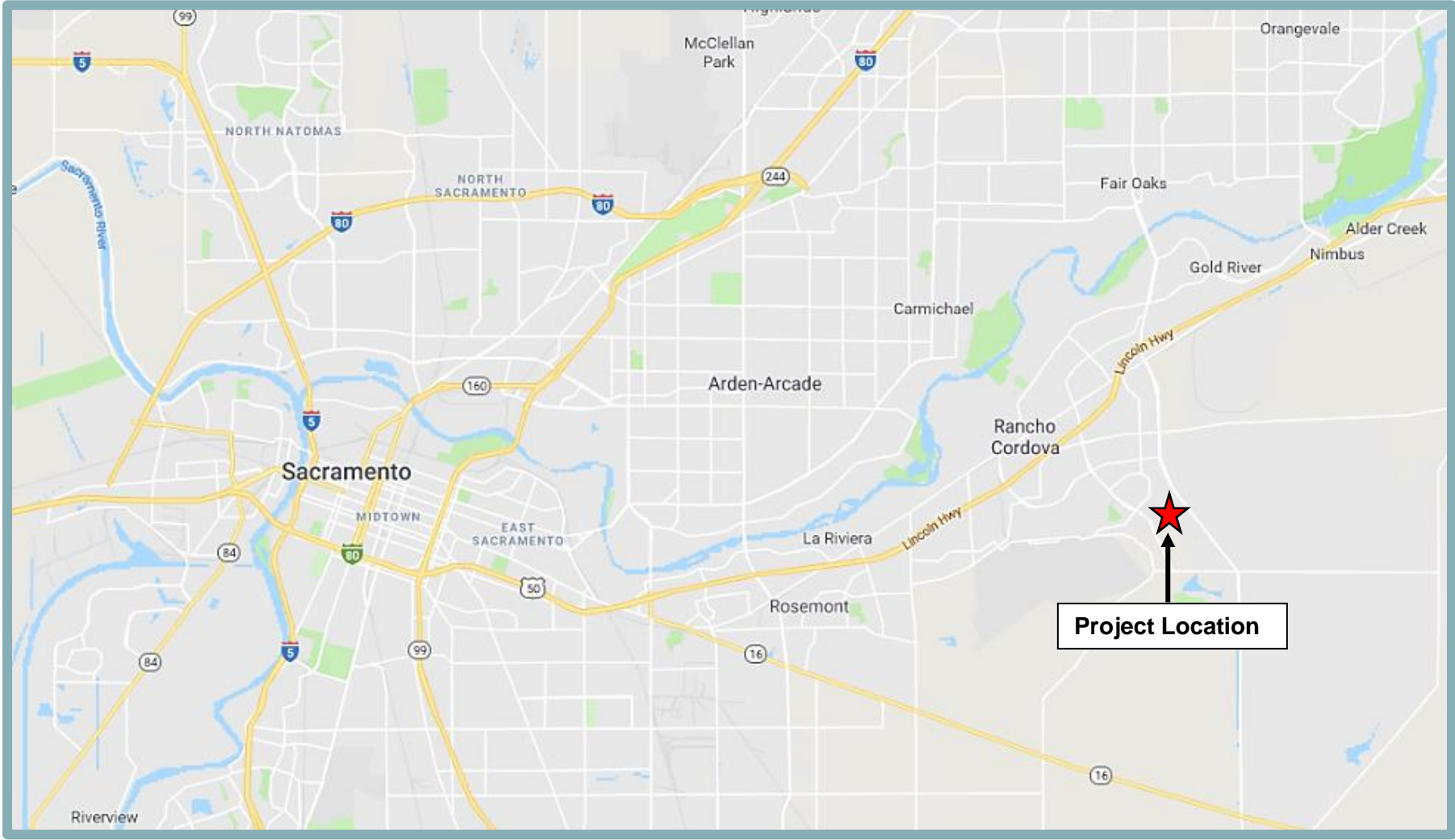
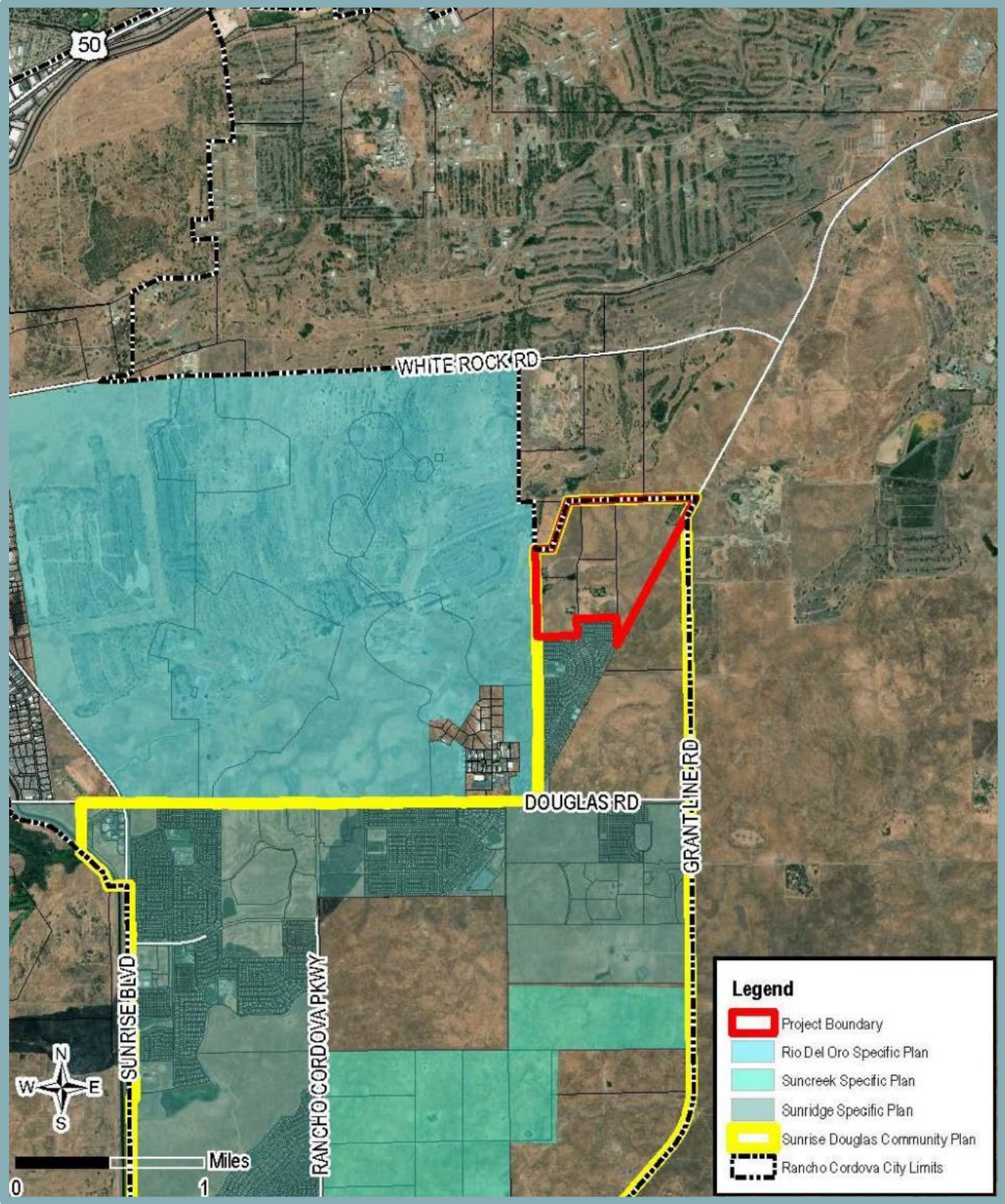


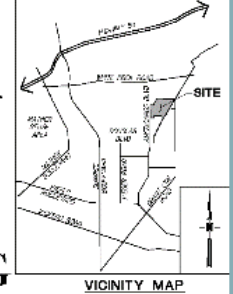
Figure 2
Project Site and Existing Planning Boundaries



**Figure 3
Existing and Proposed Zoning**

**REZONE FOR
WINN NORTH DOUGLAS
CITY OF RANCHO CORDOVA, CALIFORNIA
NOVEMBER, 2018 SCALE 1"=600'
PAGE 1 OF 1**

**ASSESSOR'S PARCEL
#: 073-0010-010, 073-0010-011,
072-0300-002 & 072-0030-005
EXISTING ZONING: AG 80
(AGRICULTURAL 80) & IR (INDUSTRIAL
RESERVE)
PROPOSED ZONING: RD-6
EXISTING SITE AREA: 196.7± ACRES
PROPOSED SITE AREA: 95.5± ACRES**



EXISTING ZONING

PROPOSED ZONING

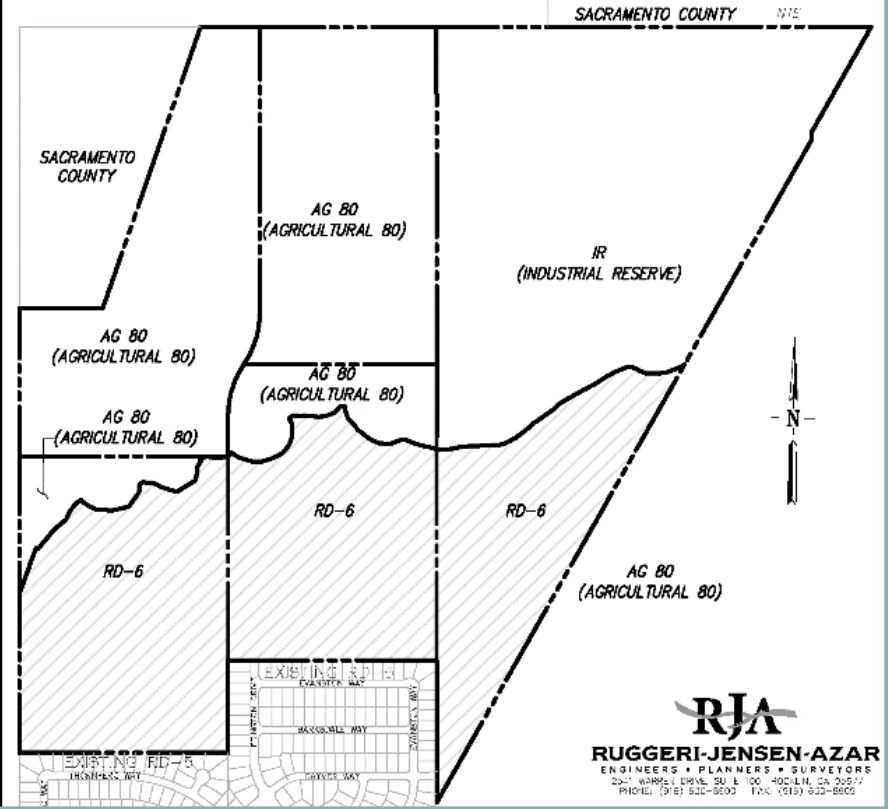
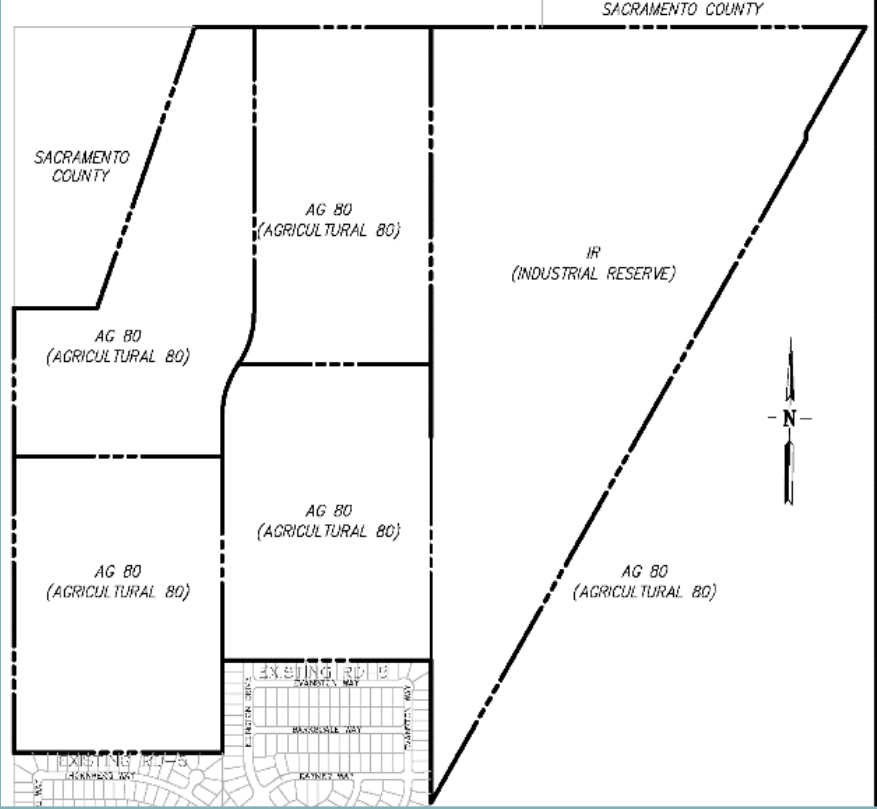
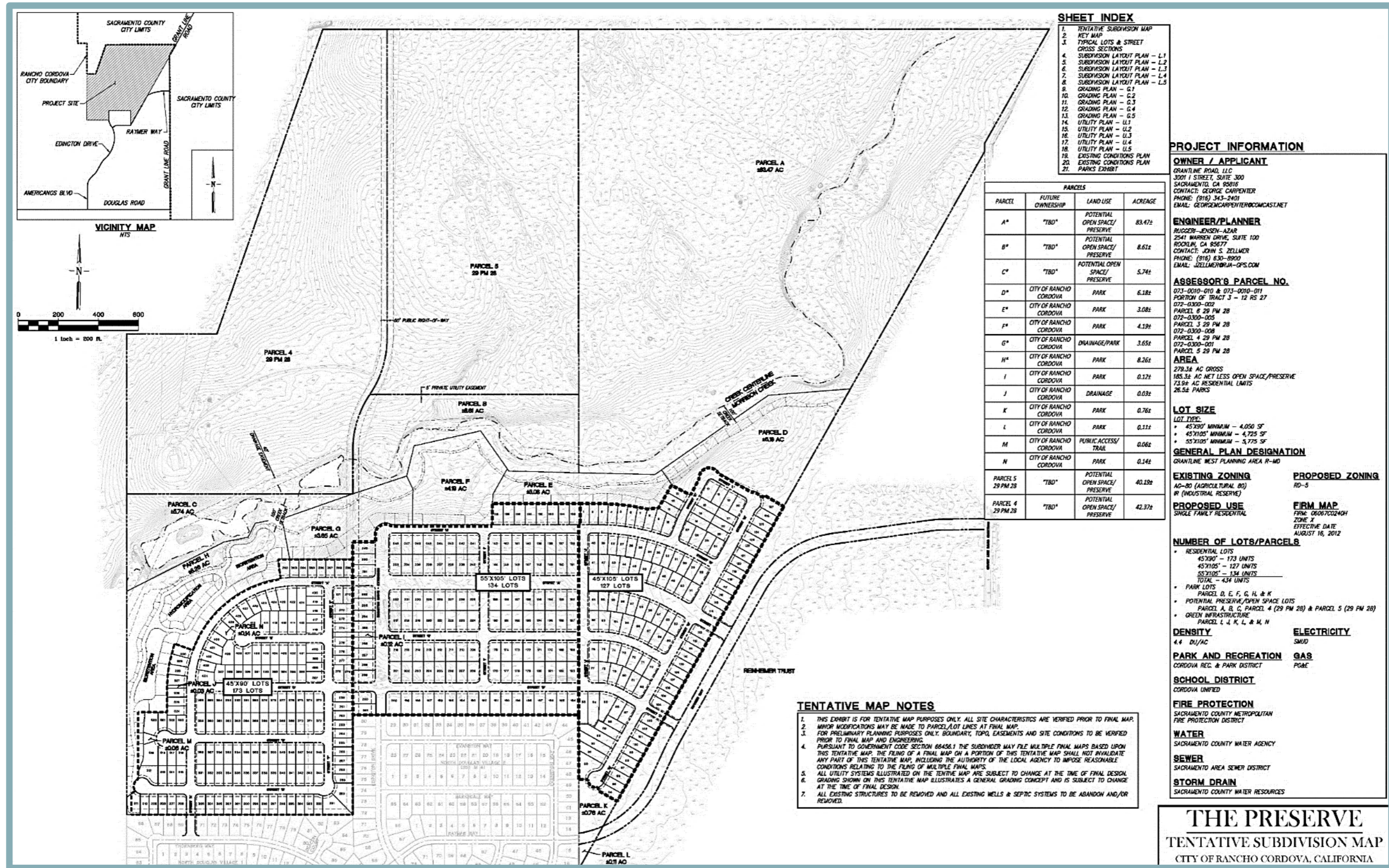


Figure 4
Tentative Subdivision Map



Access and Circulation

The proposed project includes four access points, including two connections to Raymer Way and two connections to the existing Camden at Somerset Ranch subdivision to the south. Street sections would range from 42-feet for the internal residential streets to 69-feet for the residential collector street. The internal residential streets would include a five-foot sidewalk on each side. The other streets would include a combination of parkways with 10-foot sidewalks on one side and either a connected five-foot sidewalk on the other or a six-foot parkway and six-foot sidewalk on the other side.

Open Space/Recreation

As part of the proposed project, 185.3 acres of undeveloped land to the north would be maintained as open space/preserve. The project would designate 8.9 acres for parks, 11.6 acres of Community Space, and 1.6 acres of green infrastructure (see Figure 5). The Community Space would be presented in the form of two bioretention areas that feed into a hydromodification area. The area designated for open space would remain within the IR or AG-80 zoning designation.

The 8.9 acres designated for parks would include two parks managed by the Cordova Parks and Recreation District. The 1.6 acres of green infrastructure would be composed of trail connections to surrounding parks and landscaped areas.

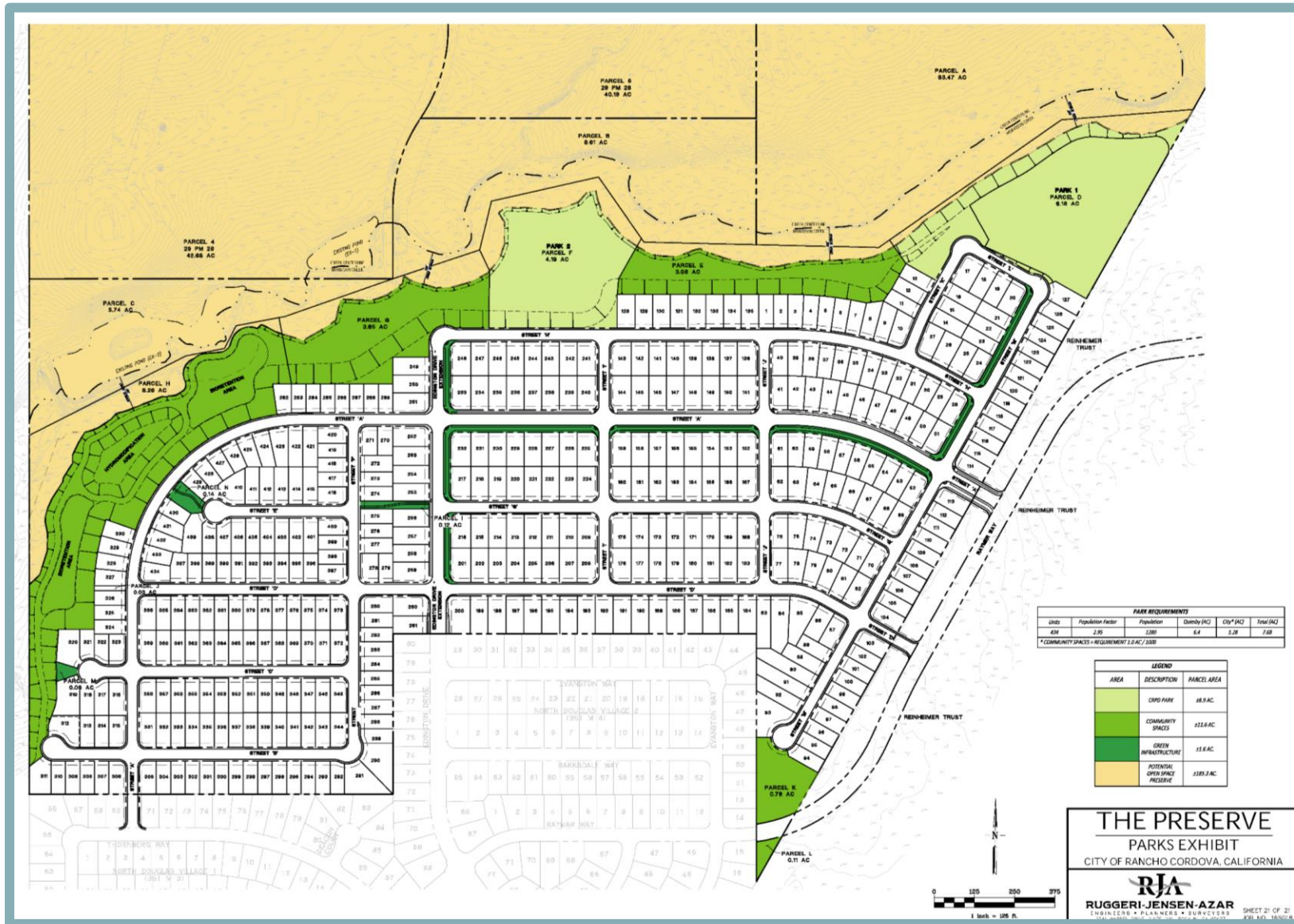
Utilities

Treated water service for the project would be provided by the Sacramento County Water Agency. The proposed project would include construction of new eight-inch water lines connecting to an existing 10-inch water main located within Edington Drive.

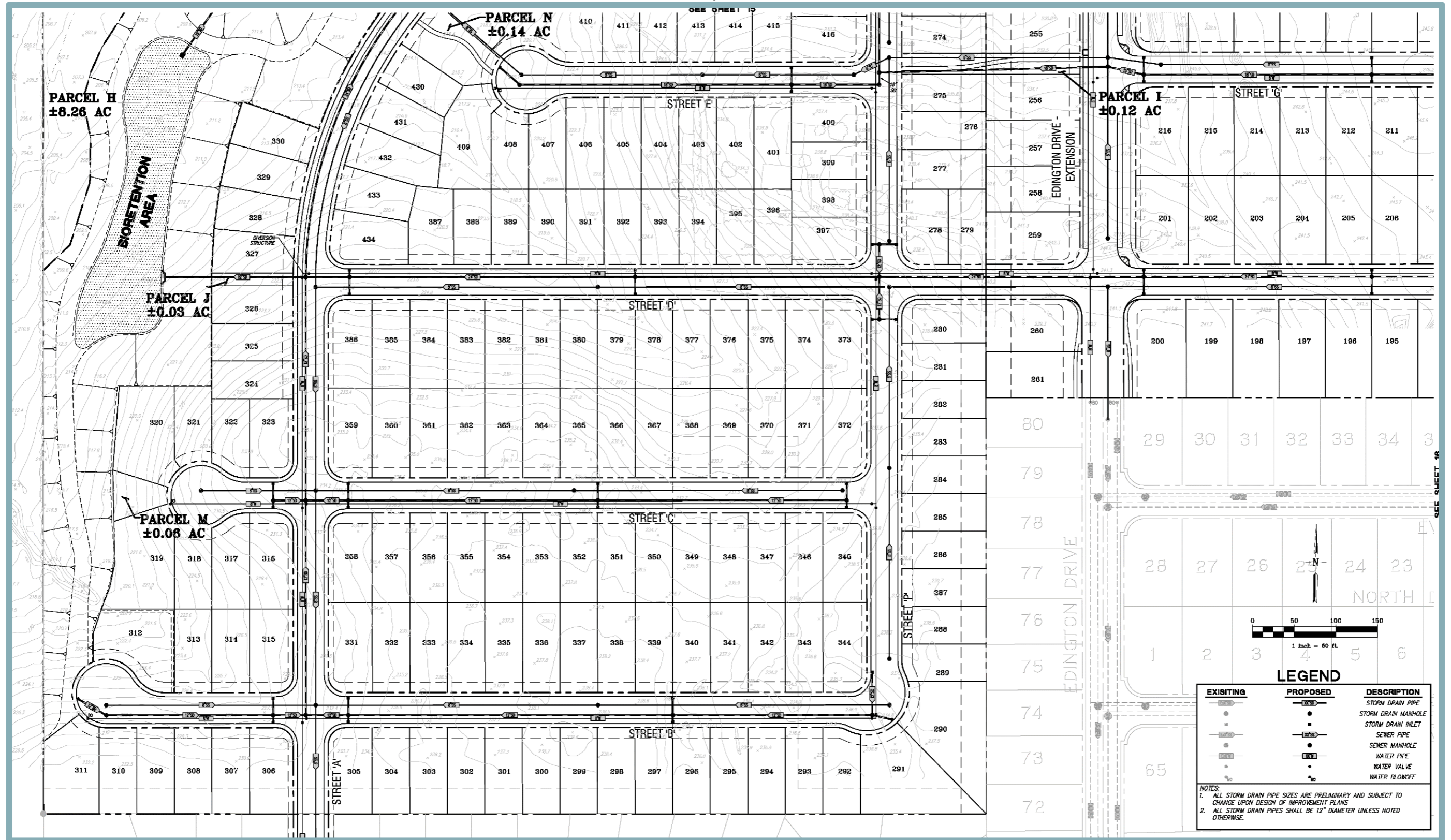
Sanitary sewer service is provided to the City by the County Sanitation District 1 (CSD-1). CSD-1 maintains the sewer system collecting waste water flows from individual developments throughout the district and conveys them to the Sacramento Regional County Sanitation District Inceptor system. Wastewater would be routed and delivered to the Sacramento Regional Wastewater Treatment Plant north of Elk Grove (see Figure 6). The project would include connection to the existing eight-inch sewer lines or within Edington Drive and Thornberg Way.

Stormwater throughout the site would be directed through 12- and 30-inch drainage pipes. From the drainage pipes, the stormwater would be routed to the bioretention basins located at the northwestern portion of the parcel. The stormwater would then travel to the hydromodification basin which would deliver the remaining stormwater to the pond north of the project site. In addition, connection to existing natural gas and telecommunications infrastructure would be required for the proposed development.

**Figure 5
Parks and Open Space/Preserve Area**



**Figure 6
Preliminary Utilities Plan**



C. Required Approvals

The proposed project requires approval of the following discretionary entitlements.

The proposed project would require City approval of the following:

- Certification of the EIR;
- Adoption of the Mitigation Monitoring and Reporting Program;
- General Plan Amendment from Grant Line West Planning Area to Low-Density Residential;
- General Plan Amendment to remove from the Circulation Element Centennial Drive in the vicinity of the project;
- Rezone from AG-80 (approximately 70 acres) and IR (approximately 25 acres) to MDR (25.9 acres), O (4.3 acres), and RLDR 1-2.3 ac min (1.8 acres).;
- Tentative Subdivision Map; and
- Development Agreement.

Other discretionary approvals that may be required by other governmental agencies may include, but are not limited to, the following:

- California Department of Fish and Wildlife (CDFW);
- Central Valley Regional Water Quality Control Board (CVRWQCB);
- Sacramento Metropolitan Air Quality Management District (SMAQMD); and
- United States Army Corps of Engineers (ACOE) – Nationwide Permit (404).

D. Project Background

The purpose of the EIR is to provide information about potential significant physical environmental impacts of the Preserve Project, to identify possible ways to minimize those significant impacts, and to describe and analyze possible alternatives to the proposed project if potential significant impacts are identified. Preparation of an NOP and EIR does not indicate a decision by the City to approve or disapprove the project. However, prior to making any such decision, the City Council must review and consider the information contained in the EIR.

E. Potential Environmental Effects

The environmental analysis for the proposed project will focus on the following areas: Air Quality and Greenhouse Gas Emissions (including Energy), Biological Resources, Cultural and Tribal Resources, Geology & Soils/Mineral Resources, Hazards and Hazardous Materials, Hydrology & Water Quality (Drainage), Land Use & Planning/Population & Housing, Noise, Public Services and Utilities, and Transportation. In addition, statutorily required sections and discussion of project alternatives will be included. Some refinement to the aforementioned issues may be required based on comments received during the NOP scoping process. The following section describes each of the technical Chapters of the EIR in further detail.

Air Quality and Greenhouse Gas Emissions (including Energy)

The Air Quality and Greenhouse Gas (GHG) Emissions chapter of the EIR will summarize the regional air quality setting, including climate and topography, existing ambient air quality, regulatory setting, and presence of any sensitive receptors near the project site. The air quality impact analysis will be determined through coordination with SMAQMD. A quantitative assessment of short-term and long-term increases of criteria air pollutant emissions of primary concern (i.e., ROG NO_x, and PM₁₀) resulting from the proposed

project will be included. The Traffic Impact Study (TIS) will be based upon modeling using California Emission Estimator Model (CalEEMod). CALINE 4 modeling will be conducted if warranted based on the results of the TIS.

Throughout the GHG section, CalEEMod will be used to produce an estimate of carbon dioxide emissions, including indirect emissions of GHG (e.g., electricity, natural gas). Analysis will include a discussion of Assembly Bill (AB) 32 and Senate Bill (SB) 32 in compliance with the California 2017 Climate Change Scoping Plan and SMAQMD to determine appropriate thresholds. This chapter will also discuss potential energy impacts as a result of the proposed project. In accordance with Appendix G Checklist of the CEQA Guidelines, the analysis will discuss the projects energy efficiency, conservation measures, and applicable mitigation measures, if needed, for reducing air quality, GHG, and energy impacts.

Biological Resources

The Biological Resources analysis will discuss potential impacts to plant communities, wetlands, and wildlife. The analysis will take an in-depth look at potential effects on rare, endangered, candidate sensitive, and special-status species from the buildout of the proposed project. The analysis will reference an Aquatic Resources Delineation, Arborist Survey Report, Special Status Plant Surveys, and Biological Resources Report (BRA) prepared for the project. In addition, the biological resources analysis will discuss the effects of the proposed project on Morrison Creek riparian vegetation and the effects of the proposed project. Recommended mitigation measures will be incorporated, if necessary, to reduce significant impacts to biological resources and ensure compliance with South Sacramento Habitat Conservation Plan.

Cultural and Tribal Resources

The Cultural and Tribal Resources chapter of the EIR will discuss the potential impacts to historical, archaeological, and tribal resources, including human remains and historical buildings, from implementation of the proposed project. Typical historical resources often include, but are not limited to, buildings, farmsteads, rail lines, bridges, and trash scatters containing objects such as colored glass and ceramics. The chapter will include analysis of a record search of the Native American Heritage Commission Sacred Lands File and the California Historical Resources Information System database results for the proposed project. The chapter will also discuss compliance with AB 52 regarding notification of relevant tribes. Recommended mitigation measures will be incorporated, if necessary, to reduce significant cultural and tribal resource impacts.

Geology & Soils/Mineral Resources

The Geology & Soils/Mineral Resources chapter of the EIR will summarize the setting and describe the potential effects from soil erosion, earthquakes, liquefaction, and expansive soils, as well as identify any unique geologic features within the project vicinity. This chapter will utilize a Geotechnical Report prepared for the project site and discuss the present conditions. The Geology & Soils/Mineral Resources chapter will reflect the results of the Geotechnical Report and will provide analysis of the project in the context of the various features in the area. Recommended mitigation measures will be incorporated, if necessary, to reduce significant geologic and mineral resource impacts.

Hydrology & Water Quality (Drainage)

The Hydrology and Water Quality chapter will summarize the setting of the project site and identify potential effects on drainage, flooding, groundwater, and water quality. This chapter will include analysis of drainage from impervious surfaces associated with the proposed project and analyze impacts to groundwater and surface water. The analysis will use the Drainage Study, Sewer Study, and Water Study prepared for the project. The City of Rancho Cordova General Plan, General Plan EIR, and additional

ordinances will be referenced in the analysis. Recommended mitigation measures will be incorporated, if necessary, to reduce significant hydrology and water quality impacts.

Land Use & Planning/Population & Housing

The Land Use & Planning/Population & Housing chapter of the EIR will evaluate the consistency of the proposed project with the City of Rancho Cordova's adopted land use plans and policies, as well as the projects compatibility with surrounding land uses both, existing and proposed. The analysis will discuss amendments needed to the General Plan and the required changes to the zoning designations. The Rancho Cordova General Plan, Zoning Ordinances, and other documents will be examined to determine the potential effects of the proposed project. Population and housing will be addressed in the chapter to discuss population growth and the effects of the increase in residents. Recommended mitigation measures will be incorporated, if necessary, to reduce significant land use and planning, as well as population and housing impacts.

Noise

The Noise chapter of the EIR will be based on a project specific noise analysis. The noise analysis will include evaluation of the existing noise environment, prediction of project-generated noise, and development of noise control mitigation measures, as appropriate. Analysis of the proposed projects potential impact on surrounding sensitive receptors due to construction noise and vibration will be included. Potential noise associated with traffic effects will be evaluated in relation to the Noise Element of the City's General Plan and relevant ordinances. Recommended mitigation measures will be incorporated, if necessary, to reduce significant noise impacts.

Public Services and Utilities

The Public Services and Utilities chapter will describe the current setting and potential demands the proposed project may have on services, including fire, police, schools, parks, and recreation. The Rancho Cordova General Plan and General Plan EIR will be used to evaluate the potential impacts on public services. The Utilities portion of this chapter will focus on the potential effects on water supply, wastewater treatment, and solid waste disposal. The analysis will reference information from the Rancho Cordova Urban Water Management Plan (UWMP) to evaluate the potential new demand on water supply as a result of the proposed project. In addition, wastewater and solid waste issues will be analyzed using the Rancho Cordova General Plan and General Plan EIR and through consultation with the appropriate service provider. Recommended mitigation measures will be incorporated, if necessary, to reduce public services and utilities impacts.

Transportation

The Transportation chapter of the EIR will incorporate a TIS provided to evaluate impacts of the proposed project on existing and future transportation systems. The TIS will be used to examine the surrounding intersections in the area and the potential impacts the proposed project may have on the roadways. The chapter will evaluate the adequacy of site access, emergency access, possible design hazards, and on-site circulation. The chapter will also include additional analysis of Vehicle Miles Traveled induced by the proposed project. Recommended mitigation measures will be incorporated, if necessary, to reduce significant transportation impacts.