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Mayor

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**Linda Budge**  
Councilmember

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Councilmember

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Councilmember

## NOTICE OF AVAILABILITY

### RIO DEL ORO SPECIFIC PLAN DRAFT ENVIRONMENTAL IMPACT REPORT/ENVIRONMENTAL IMPACT STATEMENT

DECEMBER 8, 2006

- LEAD AGENCY:** **City of Rancho Cordova Planning Department** (for the Draft Environmental Impact Report [EIR] under the California Environmental Quality Act)
- Department of the Army, U.S. Army Corps of Engineers** (for the Draft Environmental Impact Statement [EIS] under the National Environmental Policy Act)
- PROJECT TITLE:** Rio del Oro Specific Plan
- PROJECT LOCATION:** The Rio del Oro Specific Plan area is located south of White Rock Road, north of Douglas Road, and east of Sunrise Boulevard within the City of Rancho Cordova.
- PROJECT DESCRIPTION:** The Rio del Oro project would permit a mixed-use development on approximately 3,828 acres in Rancho Cordova. Elliott Homes is seeking specific development entitlements (e.g., tentative subdivision maps) as part of the project. GenCorp is seeking overall development entitlements, but has not proposed specific development entitlements necessary for immediate or short-term development as part of this proposal. In addition to local development entitlement requests, the project applicants are requesting authorization from U. S. Army Corps of Engineers to place dredged or fill material into waters of the United States.
- Buildout of the project would be split into five phases and is anticipated to occur over a 25- to 30-year period. The project provides for construction of approximately 11,601 residential dwelling units. Commercial land uses would include Village Commercial, Local Town Center, and Regional Town Center; Business Park; and Industrial Park. Various parks facilities (public and private) are proposed as well as open space areas and other public uses. A 507-acre wetland preserve area and two elderberry

preserve areas are also proposed in the southern portion of the project site. The project also includes new water, sewer, drainage, electrical, natural gas, and telecommunications services. Five land use alternatives for the proposed Specific Plan (Proposed Project/Proposed Action, High Density Alternative, Impact Minimization Alternative, No Federal Action Alternative and No Project/No Action Alternative) are evaluated in detail in the Draft EIR/EIS.

**SIGNIFICANT ENVIRONMENTAL EFFECTS:** The City and U.S. Army Corps of Engineers have jointly prepared a Draft EIR/EIS to address the specific environmental effects of implementing the proposed Rio del Oro Specific Plan. The Draft EIR/EIS consists of a focused analysis of the following environmental issue areas where significant impacts have been identified that require mitigation:

- Land Use
- Environmental Justice
- Population, Employment and Housing
- Hazards and Hazardous Materials
- Traffic and Transportation
- Noise
- Air Quality
- Hydrology and Water Quality
- Cultural Resources
- Geology
- Biological Resources
- Paleontological Resources
- Visual Resources
- Public Services and Utilities
- Parks and Recreation
- Growth Inducing Impacts
- Irreversible and Irrecoverable Commitment of Resources
- Cumulative Impacts

The Draft EIR/EIS identifies significant and unavoidable impacts under the following environmental issue areas:

- Land Use (*Potential Land Use Conflict with California Department of Education Minimum Site Criteria for Siting of Proposed Schools*)
- Public Services and Utilities (*Environmental Effects Associated With Water and Wastewater Conveyance and Treatment Facilities*)
- Cultural Resources (*Loss of or Damage to Historic Sites, Buildings, and Structures*)
- Biological Resources (*Loss and Degradation of Wetlands, Sensitive Natural Communities, Habitat for Special-Status Species and Cumulative Impacts*)
- Visual Resources (*Temporary and Permanent Degradation of Visual Character and Skyglow Effects*)
- Traffic (*Increases to Peak-Hour and Daily Traffic Volumes, Resulting in Unacceptable Levels of Service [Baseline and Cumulative Conditions], Increases to Single-Occupant Automobile Travel, Alternative Transportation and the City's Fee Program*)
- Air Quality (*Temporary and Operational Emissions and Exposure to Toxic Air Contaminants*)
- Noise (*Exposure to Stationary and Other Noise Sources and Airport Noise*)

Hazardous material sites (such as those identified under Section 65962.5 of the Government Code) that are known to be present on the project site are identified in Section 3.13 (Hazards and Hazardous Materials) of the Draft EIR/EIS.

**PUBLIC REVIEW PERIOD/STATUS:** A **60-day public review period** will be provided to receive written comments on the adequacy of the Draft EIR. The comment period will start on **December 8, 2006** and end on **February 5, 2007**. Written comments should be sent to the following addresses:

Patrick Angell  
City of Rancho Cordova Planning Department  
2729 Prospect Park Drive  
Rancho Cordova, CA 95670

Anna Sutton  
U.S. Army Corps of Engineers, Sacramento District  
Regulatory Branch  
1325 J Street, Room 1480  
Sacramento, CA 95814-2922  
Anna.M.Sutton@spk01.usace.army.mil

**PUBLIC MEETING:** A public meeting to receive comments on the adequacy of the Draft EIR/EIS will be held on **January 11, 2007 at 6:00 pm at City of Rancho Cordova City Hall at 2729 Prospect Park Drive, Rancho Cordova, CA 95670** before the Rancho Cordova Planning Commission.

**AVAILABILITY OF THE DRAFT EIR/EIS:** Copies of the Draft EIR/EIS are available for review at the following locations:

Rancho Cordova Planning Department  
2729 Prospect Park Drive, Rancho Cordova, CA 95670  
Phone: (916) 851-8750

Rancho Cordova Community Library  
9845 Folsom Boulevard, Sacramento, CA 95827  
Phone: (916) 264-2770

The Draft EIR/EIS may also be reviewed on the City's web site (<http://www.cityofranhocordova.org>) or the U.S. Army Corps of Engineers, Sacramento Branch web site (<http://www.spk.usace.army.mil/organizations/cespk-co/regulatory/index.html>) on **December 8, 2006**. Referenced material used in the preparation of the Draft EIR may be reviewed upon request to the City of Rancho Cordova Planning Department.