

NOTICE OF AVAILABILITY OF DRAFT ENVIRONMENTAL IMPACT REPORT AND PUBLIC HEARING ON THE SUNCREEK SPECIFIC PLAN PROJECT

The City of Rancho Cordova has prepared a draft environmental impact report (DEIR) for the SunCreek Specific Plan Project in compliance with the California Environmental Quality Act (CEQA) (Public Resources Code Section 21000 et seq.) and the State CEQA Guidelines (14 California Code of Regulations Section 15000 et seq.).

Description of the Project: The SunCreek Specific Plan Project would entail development of mixed uses on approximately 1,200 acres south of Douglas Road and west of Grant Line Road. Development of the specific plan area would include approximately 555 acres of single family and multi-family residential, 66 acres of commercial uses, 100 acres of parks, 250 acres of wetland preserve and wetland preserve buffer, three elementary schools, a combined middle school/high school, and a municipal services facility (e.g., fire station, police station, library, etc.). The project also includes infrastructure necessary to serve the proposed development including 60 acres of detention basins and stormwater canals; sewer lines and lift stations; 102 acres of roads; and electrical and natural gas lines. Adoption of the project contemplates approval of the following City entitlements: certification of the EIR/EIS and Mitigation Monitoring and Reporting Program (MMRP); amendment of the City of Rancho Cordova General Plan; zoning amendment; adoption of the SunCreek Specific Plan; and a Development Agreement. Future City entitlement approvals may include, but are not limited to, the following: use permits; approval of large-lot zoning and tentative subdivision maps.

Project Location: The specific plan area lies south of Douglas Road, west of Grant Line Road, and east of Sunrise Boulevard.

Significant Environmental Impacts of the Project: The DEIR evaluates six land use development alternatives at an equal level of detail. Analysis of environmental impacts associated with the project identified potentially significant or significant impacts in the following issue areas: aesthetics, air quality, biological resources, climate change, cultural resources, geology and soils, hazards and hazardous materials, hydrology and water quality, noise, traffic, utilities, and water supply. Significant and unavoidable environmental impacts would occur in aesthetics, air quality, biological resources, climate change, traffic, and utilities.

Public Review Period: The DEIR is available for review during a 45-day comment period that begins on October 5, 2012 and ends on November 19, 2012. A public hearing on the DEIR will be held on October 23, 2012 from 5-7 pm at the Rancho Cordova City Hall located at 2729 Prospect Park Drive, Rancho Cordova, CA 95670. Copies of the DEIR can be reviewed at the following locations:

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

Rancho Cordova Public Library
9845 Folsom Boulevard
Rancho Cordova, CA 95827

Written comments on the DEIR must be postmarked no later than November 19, 2012 and should be sent to the following address:

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