

AUG 15 2019

STATE CLEARINGHOUSE

## Notice of Availability

### The Ranch - Draft Environmental Impact Report

AUGUST 16, 2019

**LEAD AGENCY:** CITY OF RANCHO CORDOVA PLANNING DEPARTMENT

**PROJECT TITLE:** The Ranch

**PROJECT LOCATION:** 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 to the north, vacant land to the east, vacant land to the south, and Rancho Cordova Parkway, single family residential, and vacant land on the west. The Project site is located on the east side of Rancho Cordova Parkway, across from the existing terminus of Chrysanthy Boulevard. The Project parcel is Sacramento County Assessor's Parcel Number (APN) 067-0040-008. The Project site is not included on the lists of sites enumerated under Section 65962.5 of the Government Code (Hazardous Waste and Substances Site List maintained by the Department of Toxic Substances Control).

**PROJECT DESCRIPTION:** The Project includes development of: 1,725 residential units, including 737 age restricted single-family units, 735 non-age restricted single-family units, and up to 253 multifamily units, 38 of which would be age-restricted multifamily units, with a club house for the age-restricted senior community, and other recreational opportunities, including parks and trails; dedication of 5.16 net acres for commercial use; and dedication of 8.43 net acres for multi-family residential uses in accordance with the City of Rancho Cordova's Affordable Housing Plan. The Project would also preserve approximately 199.5 acres as a nature preserve that would be deeded to a third-party conservation entity.

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. 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.

The Project site is currently designated Planning Area in the City's General Plan. The Project would require a City of Rancho Cordova General Plan Amendment to the Land Use Element to change land uses on the Project site. Changes to the Land Use Element would include changing the entire Project site from Planning Area to Low Density Residential, Medium Density Residential, High Density Residential, Commercial, Parks/Open Space, and Natural Resources. The Project would also include a rezone to Special Planning Area. The Project also includes a Rezone from Agriculture 80-Acre minimum to The Ranch Special Planning Area, Special Planning Area regulatory document, Development Agreement and Tentative Subdivision Map.

**SIGNIFICANT ENVIRONMENTAL EFFECTS:** The Draft EIR has identified the following environmental issue areas as having significant and unavoidable environmental impacts from implementation of the project: Aesthetics and Transportation and Circulation. All other environmental issues

were determined to have no impact, less than significant impacts, or less than significant impacts with mitigation measures incorporated into the project.

**PUBLIC REVIEW PERIOD:** A **45-day** public review period for the Draft EIR will commence on **August 16, 2019 and end on September 30, 2019**. Any written comments on the Draft EIR must be received at the address below within the public review period. Copies of the Draft EIR and supporting materials, including documents incorporated by reference, in the Draft EIR are available for review at the City of Rancho Cordova Planning Division (2729 Prospect Park Drive, Rancho Cordova). The Draft EIR also may be reviewed at the City of Rancho Cordova's website beginning August 16, 2019.

<https://www.cityofranhocordova.org/government/planning/environmental-review/environmental-documents>.

Written comments should be sent to the following address:

June Cowles, Senior Planner  
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