

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH # 2019100515

Project Title: The Preserve Project

Lead Agency: City of Rancho Cordova, Community Development Department Contact Person: Darcy Goulart
Street Address: 2729 Prospect Park Drive Phone: (916) 851-8784
City: Rancho Cordova Zip: 95760 County: Sacramento

Project Location: County: Sacramento City/Nearest Community: Rancho Cordova

Cross Streets: Northwest of Raymer Way and Grant Line Road Zip code: 95760

Lat/Long/: 38 ° 35 ' 13.7 " N -121 ° 11 ' 22.6 " W Total Acres: 279.3

Assessor's Parcel No: 072-0300-001, -002, -005, -008, and 073-0010-010, and -011 Section: S34 Twp: T9N Range: 7E Base: MDBM

Within 2 miles: State Hwy#: N/A Waterways: Morrison Creek

Airports: N/A Railways: N/A Schools: N/A

Document Type:

- CEQA: [ ] NOP [x] Draft EIR [ ] Early Cons [ ] Supplement/Subsequent EIR [ ] Neg Dec (Prior SCH No.) [ ] Mit Neg Dec [ ] Other:
NEPA: [ ] NOI [ ] EA [ ] Draft EIS [ ] FONSI
Other: [ ] Joint Document [ ] Final Document [ ] Other:

Local Action Type:

- [ ] General Plan Update [ ] Specific Plan [x] Rezone [ ] Annexation
[x] General Plan Amendment [ ] Master Plan [ ] Prezone [ ] Redevelopment
[ ] General Plan Element [ ] Planned Unit Development [ ] Use Permit [ ] Coastal Permit
[ ] Community Plan [ ] Site Plan [x] Land Division [x] Other: Development Agreement
(Subdivision, etc.)

Development Type:

- [x] Residential: Units 440 Acres 75.13 [ ] Water Facilities: Type MGD
[ ] Office: Sq.ft. Acres Employees [ ] Transportation: Type
[ ] Commercial: Sq.ft. Acres Employees [ ] Mining: Mineral
[ ] Industrial: Sq.ft. Acres Employees [ ] Power: Type MW
[ ] Educational [ ] Waste Treatment: Type MGD
[x] Recreational Public Parks/Community Space/Green Infrastructure: [ ] Hazardous Waste: Type
18.87 acres
[x] Other: Open Space: 185.3 acres

Project Issues That May Have A Significant Or Potentially Significant Impact:

- [ ] Aesthetic/Visual [ ] Fiscal [ ] Public Services/Facilities [x] Traffic/Circulation
[ ] Agricultural Land/Forest [ ] Flood Plain/Flooding [ ] Recreation/Parks [x] Vegetation
[x] Air Quality [ ] Forest Land/Fire Hazard [ ] Schools/Universities [x] Water Quality
[x] Archeological/Historical [x] Geologic/Seismic [ ] Septic Systems [ ] Water Supply/Groundwater
[x] Biological Resources [x] Greenhouse Gas Emissions [ ] Sewer Capacity [x] Wetland/Riparian
[ ] Coastal Zone [ ] Minerals [x] Soil Erosion/Compaction/Grading [ ] Growth Inducement
[ ] Drainage/Absorption [x] Noise [ ] Solid Waste [ ] Land Use
[ ] Economic/Jobs [ ] Population/Housing Balance [x] Toxic/Hazardous [x] Cumulative Effects
[ ] Other:

Present Land Use/Zoning/General Plan Designation: The site currently contains three single-family residences and associated outbuildings and access roads, an orchard, non-native grasses, and scattered trees. The site is located within the Grant Line West Planning Area of the City of Rancho Cordova General Plan and is designated Natural Resources and Residential-Mixed Density, and the site is zoned Agricultural (AG-80) and Industrial Reserve (IR).

Project Description: The proposed project would include development of a 440-unit, single-family residential subdivision and various associated improvements including, but not limited to, parks, open space, community space, landscaping, trails, circulation improvements, and utility installation. Of the 279.3 acres within the project site, 185.3 acres of undeveloped land on the northern parcels would remain as open space. The project would require approval of a General Plan Amendment, Rezone, Tentative Subdivision Map, and Development Agreement.

## Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with and "X".  
If you have already sent your document to the agency please denote that with an "S".

<input checked="" type="checkbox"/>	Air Resources Board	<input checked="" type="checkbox"/>	Office of Historic Preservation
<input type="checkbox"/>	Boating & Waterways, Department of	<input type="checkbox"/>	Office of Public School Construction
<input type="checkbox"/>	California Emergency Management Agency	<input type="checkbox"/>	Parks & Recreation, Department of
<input checked="" type="checkbox"/>	California Highway Patrol	<input type="checkbox"/>	Pesticide Regulation, Department of
<input checked="" type="checkbox"/>	Caltrans District # 3	<input type="checkbox"/>	Public Utilities Commission
<input type="checkbox"/>	Caltrans Division of Aeronautics	<input checked="" type="checkbox"/>	Regional WQCB # 5S
<input type="checkbox"/>	Caltrans Planning	<input type="checkbox"/>	Resources Agency
<input type="checkbox"/>	Central Valley Flood Protection Board	<input type="checkbox"/>	Resources Recycling & Recovery,
<input type="checkbox"/>	Coachella Valley Mountains Conservancy	<input type="checkbox"/>	Department of
<input type="checkbox"/>	Coastal Commission	<input type="checkbox"/>	S.F. Bay Conservation & Development
<input type="checkbox"/>	Colorado River Board	<input type="checkbox"/>	San Gabriel & Lower Los Angeles Rivers &
<input type="checkbox"/>	Conservation, Department of	<input type="checkbox"/>	Mountains Conservancy
<input type="checkbox"/>	Corrections, Department of	<input type="checkbox"/>	San Joaquin River Conservancy
<input type="checkbox"/>	Delta Protection Commission	<input type="checkbox"/>	Santa Monica Mountains Conservancy
<input type="checkbox"/>	Education, Department of	<input type="checkbox"/>	State Lands Commission
<input type="checkbox"/>	Energy Commission	<input type="checkbox"/>	SWRCB: Clean Water Grants
<input checked="" type="checkbox"/>	Fish & Wildlife Region # 2	<input checked="" type="checkbox"/>	SWRCB: Water Quality
<input type="checkbox"/>	Food & Agriculture, Department of	<input type="checkbox"/>	SWRCB: Water Rights
<input checked="" type="checkbox"/>	Forestry & Fire Protection, Department of	<input type="checkbox"/>	Tahoe Regional Planning Agency
<input type="checkbox"/>	General Services, Department of	<input checked="" type="checkbox"/>	Toxic Substances Control, Department of
<input type="checkbox"/>	Health Services, Department of	<input checked="" type="checkbox"/>	Water Resources, Department of
<input type="checkbox"/>	Housing & Community Development	<input type="checkbox"/>	Other: _____
<input checked="" type="checkbox"/>	Native American Heritage Commission	<input type="checkbox"/>	Other: _____

### Local Public Review Period

Starting Date 11/09/2021

Ending Date 12/27/2021

Lead Agency: City of Rancho Cordova

Applicant: Winn Communities, Inc.

Consulting Firm: Raney Planning & Management, Inc.

Address: 3001 I Street, Suite 300

Address: 1501 Sports Drive, Suite A

City/State/Zip: Sacramento, CA 95816

City/State/Zip: Sacramento, CA 95834

Phone: ( 916 ) 930-0925

Contact: Rod Stinson

Phone: ( 916 ) 372-6100

Signature of Lead Agency Representative: \_\_\_\_\_

Date: 11/8/21

Authority cited: Sections 21083 and 21087, Public Resources Code. Reference: Section 21161, Public Resources Code.