

**NOTICE OF AVAILABILITY
OF THE PRESERVE PROJECT
DRAFT ENVIRONMENTAL IMPACT REPORT
SCH #2019100515**

DATE: November 9, 2021
TO: Responsible Agencies and Interested Parties
FROM: Darcy Goulart, Planning Manager, City of Rancho Cordova
SUBJECT: Notice of Availability of The Preserve Project Draft EIR

NOTICE IS HEREBY GIVEN that the City of Rancho Cordova, as Lead Agency, has completed a Draft Environmental Impact Report (Draft EIR) for The Preserve Project (proposed project).

PROJECT LOCATION: The project site consists of approximately 279.3 acres located within the City of Rancho Cordova. The site is located northwest of Raymer Way and Grant Line Road, north of the Sunridge Specific Plan area and east of the Rio Del Oro Specific Plan area. Morrison Creek runs northeast to southwest through the central portion of the project site. The site is identified by Assessor's Parcel Numbers (APNs) 072-0300-001, -002, -005, -008, and 073-0010-010, and -011.

PROJECT DESCRIPTION: The proposed project would include subdivision of the site to develop a total of 440 single-family lots and various associated improvements including, but not limited to, parks, a preserve area, landscaping, circulation improvements, and utility installation. It should be noted that improvements would only occur on the parcels located south of Morrison Creek. The proposed project would include 8.65 acres of public parks north of the proposed residences, 9.77 acres of community space that would include bioretention and hydromodification areas, and 0.45-acre of the project site would be designated green infrastructure that would include enhanced landscaped areas and trails with connection to surrounding parks. Of the 279.3 acres within the project site, 185.3 acres of undeveloped land on the northern parcels would remain as open space/preserve, which would include Morrison Creek and an associated 100-foot setback from the creek. The proposed project would require the City's approval of the following:

- General Plan Amendment. The proposed project would require the approval of a General Plan text and map amendment to change the land use designations of the site from Grant Line West Planning Area to Low-Density Residential, and to remove the Circulation Element Centennial Drive in the vicinity of the project.
- Rezone. The proposed project would require a Rezone from approximately 68.42 acres of Agricultural (AG-80) and approximately 30.48 acres of Industrial Reserve (IR) to Residential District (RD-5).
- Tentative Subdivision Map. The proposed project would require approval of a Tentative Subdivision Map for the subdivision of the project site into multiple parcels to accommodate a total of 440 single-family residential units, as well as public roadway, parks, and open space parcels.
- Development Agreement. The Development Agreement would allow the City and the applicant to enter into an agreement to assure the City that the proposed project would be completed in compliance with the plans submitted by the applicant.

In addition to approvals from the City of Rancho Cordova, the proposed project would require the following approvals/permits from other responsible and trustee agencies:

- California Department of Fish and Wildlife (CDFW);
- Central Valley Regional Water Quality Control Board (CVRWQCB);
- Sacramento Metropolitan Air Quality Management District (SMAQMD);
- U.S. Army Corps of Engineers (USACE) – Nationwide Permit (404); and, possibly,
- U.S. Fish and Wildlife Service (USFWS).

PROJECT APPLICANT: Winn Communities, 3001 I Street, Suite 300, Sacramento, CA 95816

HAZARDOUS WASTE SITES: The proposed project is not located on any hazardous waste sites lists enumerated under Section 65965.5 of the Government Code.

SIGNIFICANT ANTICIPATED ENVIRONMENTAL EFFECTS: The Draft EIR identifies significant impacts to the following California Environmental Quality Act (CEQA) environmental topics: air quality, greenhouse gas emissions, and energy; biological resources; cultural and tribal resources; geology and soils/mineral resources; hazards and hazardous materials; hydrology and water quality; noise; transportation; and cumulative impacts related to air quality, greenhouse gas emissions, and energy; and biological resources. As described in the Draft EIR, while most impacts could be mitigated to less-than-significant levels with implementation of mitigation measures incorporated into the Draft EIR, one impact related to transportation has been determined to remain significant and unavoidable, even with implementation of the mitigation measures set forth in the Draft EIR.

DOCUMENT AVAILABILITY: The Draft EIR is available for review online at <https://www.cityofranhocordova.org/departments/community-development/planning/planning-division-document-library>.

PUBLIC REVIEW TIMELINE: The 45-day public review period for the Draft EIR begins November 9, 2021 and ends December 27, 2021. All comments on the Draft EIR must be received no later than **5:00 PM on December 27, 2021**. The City must receive all written comments within this time period. Written comments may be submitted to the attention of Darcy Goulart, Planning Manager, City of Rancho Cordova, Community Development Department, at the following:

City of Rancho Cordova	Email: dgoulart@cityofranhocordova.org
2729 Prospect Park Drive	Fax: 916-851-8784
Rancho Cordova, CA 95760	

PUBLIC HEARING: No public meetings or hearings are currently scheduled on the proposed project. The City will provide a separate public notice prior to any such meetings or hearings.

QUESTIONS: If you have any questions about this project, please contact Darcy Goulart, Planner Manager, City of Rancho Cordova, Community Development Department, at (916) 851-8784 or dgoulart@cityofranhocordova.org.