



CITY OF RANCHO CORDOVA, PLANNING DEPARTMENT
NOTICE OF INTENT TO ADOPT A
MITIGATED NEGATIVE DECLARATION

DATE: September 28, 2021

TO: Responsible Agencies, Interested Parties, and Organizations

SUBJECT: **Easton Research Park West Tentative Subdivision Map Project — CITY OF RANCHO CORDOVA, SACRAMENTO COUNTY**

The City of Rancho Cordova Planning Department (City) is the California Environmental Quality Act (CEQA) Lead Agency for the proposed Easton Research Park West Tentative Subdivision Map Project (Proposed Project). The City has directed the preparation of an Initial Study (IS) Mitigated Negative Declaration (MND) in compliance with CEQA.

Project Location: The Proposed Project is located on an approximately 105.5-acre property within Assessor's Parcel Numbers 072-0231-102 and 072-0231-125 located at the southwestern corner of Nimbus Road (Hazel Avenue extension) and Folsom Boulevard intersection in the City of Rancho Cordova in Sacramento County.

Project Description: The Project proposes to subdivide 105.5 acres of land zoned within the Aerojet Special Planning Area on two parcels near the southwestern corner of the Hazel Avenue/Folsom Boulevard intersection into 10 lots numbered 1 through 9 and Lot A for future development of an industrial warehouse campus. Project development would be based on a conceptual site plan that would entail grading the entire Project site, including tree and vegetation removal (except avoidance of existing elderberry shrubs where possible), demolition of existing buildings, structures, foundations, and pavement with off-site demolition debris disposal, and construction of 8 warehouse buildings totaling 1,486,000 square feet. The Project would also construct associated stormwater detention basins, parking lots, and interior private streets and involve off-site construction and reconfiguration of overhead and underground utilities to serve the Project Site on adjacent and nearby roadways and Aerojet property.

Potentially Significant Environmental Impacts: Potentially significant impacts to biological resources, cultural resources, geology and soils, greenhouse gas emissions, hazards/hazardous materials, noise, tribal cultural resources, and utilities and service systems were identified in the Initial Study. All impacts would be reduced to a less than significant level with the implementation of identified mitigation measures.



PLANNING DEPARTMENT
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Hazardous Waste Sites: Pursuant to Section 15087(c)(6) of the Guidelines for California Environmental Quality Act, the City of Rancho Cordova acknowledges the Project site is part of a designated hazardous waste site.

IS/MND Document Review and Availability: The public review and comment period for the Draft IS/MND will extend for 30 days **starting September 28, 2021 and ending October 27, 2021**. Due to the COVID-19 pandemic, printed hard copies will not be available to the public. However, the Draft IS/MND can be viewed and/or downloaded at the following website:

[Planning Division Document Library | City of Rancho Cordova](#)

Comments/Questions: Comments and/or questions regarding the IS/MND may be directed to:

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