



Date: January 6, 2023

Subject: **Notice of Preparation of a Draft Subsequent Environmental Impact Report and Scoping Meeting for the Mills Crossing Civic Center Project**

To: State Clearinghouse
State Responsible Agencies
State Trustee Agencies
Other Public Agencies
Organizations and Interested Persons

Lead Agency: City of Rancho Cordova
Department of Community Development – Planning Division
2729 Prospect Park Drive
Rancho Cordova, CA 95670
Phone: (916) 851-8700
Contact: Stefan Heisler, Housing Manager
Email: sheisler@cityofranhocordova.org

Notice of Preparation: This is to notify the public agencies and the general public that the City of Rancho Cordova, as Lead Agency, will prepare a subsequent environmental impact report (SEIR) for the Mills Crossing Civic Center Project (referred to as the “proposed project”). The City is interested in the input and/or comments of public agencies and the general public as to the scope and content of the environmental information that should be evaluated in the SEIR. Public agencies will need to use the SEIR prepared by the City when considering applicable permits, or other approvals for the proposed project.

Project Title: Mills Crossing Civic Center Project

Project Location: A 9.85-acre site at the corner of Folsom Boulevard and La Loma Drive in the City of Rancho Cordova (Assessor’s Parcels Numbers [APN] 076-0020-019, -20, -21, -22).

Scoping Meeting: **Thursday January 19, 2023 starting at 6:00 PM**, the City of Rancho Cordova Department of Community Development will conduct an in-person public scoping meeting to solicit input and comments from public agencies and the general public on the proposed SEIR for the Mills Crossing Civic Center Project.

This public scoping meeting will be held:

- **In-person:**

**Rancho Cordova City Hall
2729 Prospect Park Drive
Rancho Cordova, CA 95670**

The scoping meeting will include a materials describing the proposed Mills Crossing Civic Center Project, followed by an opportunity for members of the public to discuss the project with City and consultant staff and provide comment on environmental topics which should be discussed and analyzed in the SEIR.

If you have any questions regarding this scoping meeting, contact Stefan Heisler at sheisler@cityofranhocordova.org, or (916) 851-8700. Additional information about the proposed project is available at the following City webpage:

<https://www.cityofranhocordova.org/residents/new-businesses-and-projects/mills-crossing-civic-center>

Comment Period: Consistent with the time limits mandated by State law, your input, comments, or responses must be received in writing and sent at the earliest possible date, but not later than 5:00 PM on February 6, 2023.

Comments/ Input: Please send your input, comments, or responses (including the name for a contact person in your agency, if applicable) to:

Attn: Stefan Heisler, Housing Manager
 City of Rancho Cordova Department of Community Development
 2729 Prospect Park Drive
 Rancho Cordova, CA 95670
sheisler@cityofranhocordova.org

If sending input, comments, or responses via email, please write “Mills Crossing Civic Center NOP Comments” in the subject line.

Project Location and Existing Uses

The 9.85-acre project site is located at the corner of Folsom Boulevard and La Loma Drive in the City of Rancho Cordova, Sacramento County (see Figure 1, *Regional Location*). The project site is vacant and includes grassy and paved areas. The project site is surrounded by residential uses to the north, residential uses and Folsom Lake College/Rancho Cordova Civic Center to the east, light industrial uses to the south, and commercial and residential uses to the west (see Figure 2, *Aerial Photograph*). The project site is listed on the Department of Toxic Substance Control’s Envirostor site for evaluation.

Project Description

The proposed project would result in the following uses:

- Community-Commercial Buildings (up to 132,000 square feet) and would include:

| | Gross Area (SF) | Building |
|----------------------------|-----------------|----------|
| Health & Wellness | 27,500 | 1 |
| Community-Commercial | 25,000 | 1 |
| Community-Commercial | 27,000 | 3 |
| Arts Center - Theater | 18,000 | 2 |
| Arts Center - Flex Studios | 17,000 | 2 |
| Community Event Hall | 9,000 | 3 |
| Commercial-Retail | 7,200 | 4 |
| Total | 130,700 | |

- Housing Units (up to 120 units):
 - o Between 55-60 Multi-Family Affordable Apartments
 - o Between 50-60 Zero Lot Line Townhouse-Style Homes for Sale

- Public Open Space (up to 2.5 acres):
 - o Between 1.3-1.5 acres of Neighborhood and Community Greens
 - o Between 0.75-1.0-acre of Plaza and Green Space
- Parking Structure which would include between 275-325 parking stalls.

Figure 3, *Conceptual Site Plan*, shows the proposed layout of these uses on the project site. It is anticipated that construction of the project would occur from 2024 through 2029.

Areas of Potential Impacts

The California Environmental Quality Act (CEQA) Guidelines Section 15128 allows environmental issues, for which there is no likelihood of significant impact, to be “scoped out” and not analyzed further in the SEIR. As the project site was assumed for development in the General Plan EIR, some footprint-related topics can be focused out of the SEIR as adequately addressed in the General Plan EIR.

| Environmental Topics | Evaluated in EIR | Not Evaluated in EIR |
|-----------------------------|-------------------------|-----------------------------|
| Aesthetics | | X |
| Agriculture and Forestry | | X |
| Air Quality | X | |
| Biological Resources | X | |
| Cultural Resources | X | |
| Energy | X | |
| Geology and Soils | | X |
| Greenhouse Gas Emissions | X | |
| Hazardous Materials | | X |
| Hydrology/Water Quality | | X |
| Land Use/Planning | X | |
| Mineral Resources | X | |
| Noise | X | |
| Population/Housing | X | |
| Public Services | X | |
| Parks and Recreation | X | |
| Transportation | X | |
| Tribal Cultural Resources | X | |
| Utilities/Service Systems | X | |
| Wildfire | | X |

Requested Actions

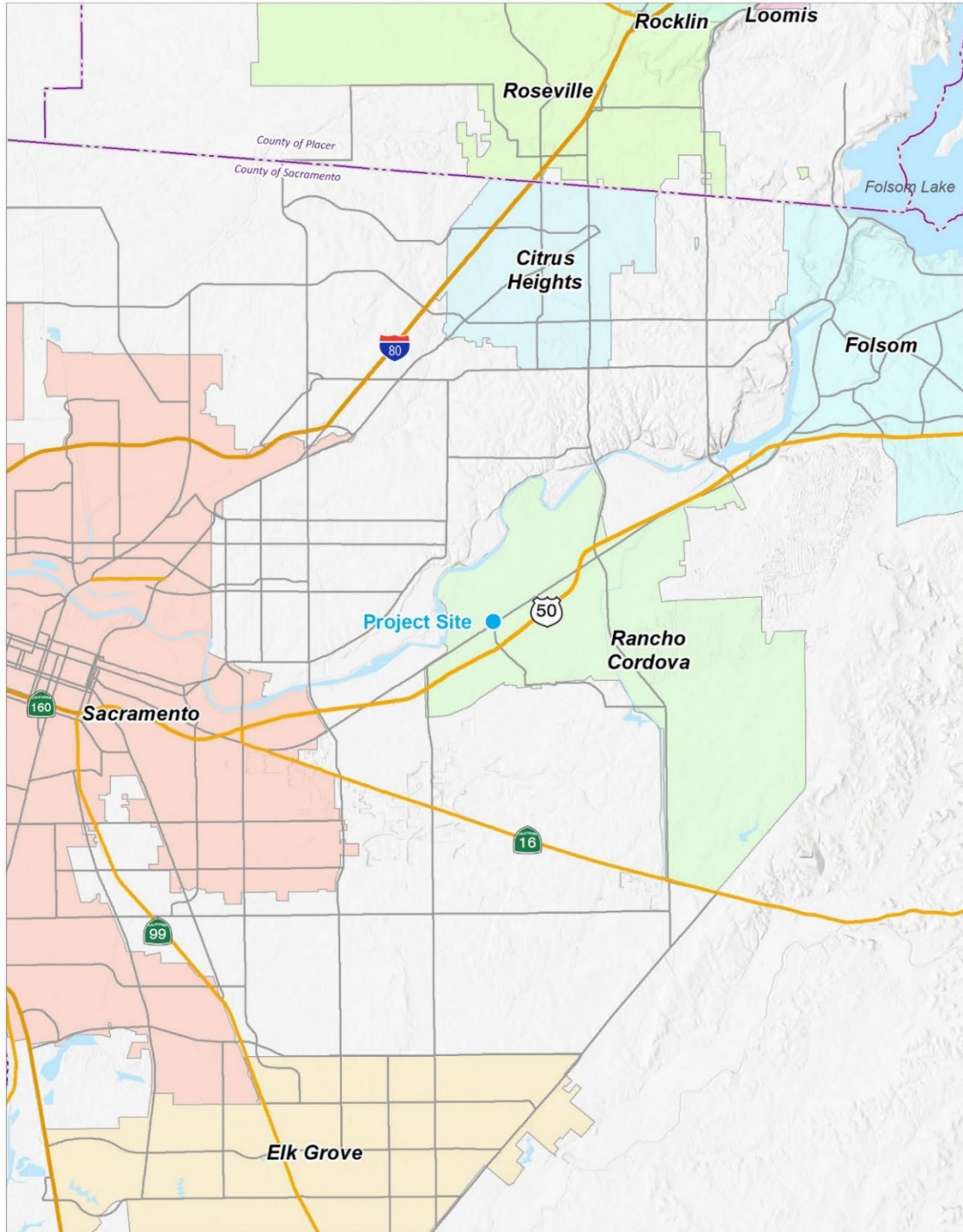
This section presents the actions that would be required to implement the proposed project.

City of Rancho Cordova

- Site Plan Approval
- Building Permits
- Certify SEIR and Adopt Mitigation Monitoring and Reporting Program

Central Valley Regional Water Quality Control Board

- Issuance of National Pollutant Discharge Elimination System (NPDES) Permit
- Issuance of Construction Permit



Note: Unincorporated county areas are shown in white.

Figure 1
Regional Location

MILLS CROSSING CIVIC CENTER PROJECT NOTICE OF PREPARATION
CITY OF RANCHO CORDOVA



Source: Nearmap, Inc., 2022.



Project Boundary

Figure 2
Aerial Photograph



Source: City of Rancho Cordova, 2022.



--- Project Boundary

PLACEWORKS

Figure 3
Site Plan