Print From

Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: 2023010102

Project Title: Mills Crossing Project

Lead Agency: City of Rancho Cordova

Contact Name: Stefan Heisler

Email: sheisler@cityofranchocordova.org Phone Number: (916) 851-8757

Project Location: City of Rancho Cordova (*City*) Sacramento (*County*)

Project Description (Proposed actions, location, and/or consequences).

The Proposed Mills Crossing project is a 9.85-acre mixed-use project located at the corner of Folsom Boulevard and La Loma Drive in the City of Rancho Cordova. The property is zoned Residential Mixed Use (RMU) within the Folsom Blvd Specific Plan (FBSP) designation of the General Plan. The project will include approximately 140,000 square feet of community-commercial buildings, up to 120 housing units including multi-family affordable apartments and zero lot line townhouse-style homes, up to 2.5 acres of public open space, and a parking structure with up to 325 parking stalls. The community-commercial component will include health and wellness, community serving commercial, and arts center with black box theater and flex studios, a community event hall, and retail. Adoption of the project contemplates approval of the following City entitlements: certification of the EIR; amendment of the City of Rancho Cordova General Plan and Specific Plan; zoning amendment; tentative subdivision map; and a Major Design Review approval. Future City entitlement approvals may include, but are not limited to, the following: a Development Agreement.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

The Draft EIR determined that the following environmental impacts were determined to be potentially significant: air quality, biological resources, cultural resources, tribal and cultural resources, hazards and hazardous materials and greenhouse gases. For potentially significant impacts, mitigation measures have been incorporated. Mitigation Measures would include implementing SMAQMD construction emission control practices to reduce fugitive dust; conducting a pre-construction survey and establishing buffers for nesting birds and raptors; surveying bat roosting habitats within 14 days of construction; halting construction within a 100-foot radius if a cultural or human deposit is discovered and having a qualified archaeologist take appropriate measures; if human remains are discovered, the archaeologist would communicate with the County coroner to take appropriate measures; prohibiting natural gas infrastructure and have spaces be electric vehicle ready; working with the city to implement feasible transportation demand management strategies; implementing the Central Valley Regional Water Quality Control Board approved Site Cleanup Plan to address hazardous materials within the project site; obtaining a Tribal monitor/consultant during ground-disturbing activities, approved by the Wilton Rancheria Tribal Government; and stopping construction activities if tribal cultural resources are discovered and a qualified tribal monitor/consultant would need to evaluate and make recommendations. Full implementation of these measures would eliminate or reduce impacts to a less-than-significant level.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

Community members have raised concerns over the removal of on-site trees, crime and safety concerns, overcrowding, parking concerns on surrounding residential streets, waste collection for the project, increased traffic and freeway congestion, improvements to freeway exits, design conformity with surrounding uses, noise generated by the project, flooding concerns from the southwesterly slope of the project site, emergency access to and from the site, and parkland contribution

Provide a list of the responsible or trustee agencies for the project.

City of Rancho Cordova
Central Valley Regional Water Quality Control Board
Department of Toxic Substances Control