



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

DATE: February 3, 2023  
TO: Responsible Agencies, Interested Parties, and Organizations  
SUBJECT: **Juniper Creek Energy Storage Zoning Text Amendment and Conditional Use Permit 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 Juniper Creek Energy Storage Project Zoning Text Amendment and Conditional Use Permit (Proposed Project). The City has directed the preparation of an Initial Study (IS) Mitigated Negative Declaration (MND) in compliance with CEQA.

**Project Location:** The Project is located within a 5.67-acre site on the southeast corner of Canyonlands Drive and Poopenaut Court. (APN: 067-0780-011-0000)

**PROPERTY OWNER:**  
Sunridge Investors LLC,  
2410 Fair Oaks Boulevard, #110  
Sacramento, CA 95825

**APPLICANT/DEVELOPER:**  
Sunridge Energy, LLC  
125 E. John Carpenter Freeway, Suite 525  
Irving, TX 75062

**Project Description:** Sunridge Energy, LLC is proposing a Zoning Text Amendment to require a Conditional Use Permit for battery energy storage in a Limited Commercial (LC) zone and a Conditional Use Permit to operate a 200-megawatt battery energy storage system project. The Project's batteries will be installed in racks, inverters, medium-voltage (MV) transformers, a collector substation, and other associated equipment to interconnect with the existing and adjacent Sacramento Municipal Utility District (SMUD) Cordova Substation. The Project will be operated remotely with no permanent on-site operations and maintenance personnel, and no occupied buildings or habitable structures. It is anticipated that two to four staff members would visit the site weekly or on as needed basis for maintenance and monitoring. The Project site will be fully enclosed and will not be open to the public.

**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 not 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 February 3, 2023 and ending March 6, 2023**. The Draft IS/MND can be viewed and/or downloaded at the following website: <https://www.cityofranhocordova.org/departments/community-development/planning/planning-division-document-library>

**Comments/Questions:** Comments and/or questions regarding the IS/MND may be directed to:  
Darcy Goulart, Planning Manager  
City of Rancho Cordova Planning Division  
2729 Prospect Park Dr.  
Rancho Cordova, CA 95670  
or [dgoulart@cityofranhocordova.org](mailto:dgoulart@cityofranhocordova.org)