

DEPARTMENT OF CALIFORNIA HIGHWAY PATROL

East Sacramento Area
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December 4, 2023

File No.: 260.14970.SCH2023110125

Darcy Goulart
Planning Manager
City of Rancho Cordova
2729 Prospect Park Drive
Rancho Cordova, CA 95670

The California Highway Patrol's (CHP) East Sacramento Area office received a "Notice of Completion" Environmental Impact Report for the proposed Westborough at Easton Specific Plan, State Clearing House (SCH) #2023110125. The CHP East Sacramento Area was asked to evaluate potential traffic safety and congestion issues relative to the proposed project located in the city of Rancho Cordova, south of US Highway 50, east of Sunrise Avenue.

The area is currently experiencing traffic congestion during commute hours and significant growth in the construction of residential and commercial properties. The proposed construction of a planned community includes 7,130 residential units, 320.4 acres of commercial uses, three schools, approximately 77 acres of parks, and approximately 15.8 acres of neighborhood green space. The magnitude of this project would likely place a greater strain on limited public safety resources with the expected increase in vehicular traffic on US Highway 50, and the surrounding roadways located within unincorporated Sacramento County and the city of Rancho Cordova.

A proposal of this scale would likely contribute to future growth and a significant increase in traffic congestion. This project could have a potential impact to traffic safety resulting in extended response times due to an increase in calls for service and an increase in vehicular traffic. Should you have any questions, please contact me or Sergeant Matt Wells at (916) 464-1450.

Sincerely,

B. J. MAYNARD, Lieutenant
Commander
East Sacramento Area



Westborough at Easton Specific Plan

Summary

SCH Number

2023110125

Lead Agency

City of Rancho Cordova

Document Title

Westborough at Easton Specific Plan

Document Type

NOP - Notice of Preparation of a Draft EIR

Received

11/3/2023

Present Land Use

The 1,548-acre Plan Area consists of undeveloped, gently rolling terrain; a network of paved/unpaved roadways and monitoring wells; and highly disturbed areas that include dredge tailings. The majority of the Plan Area is designated in the Rancho Cordova General Plan as the Westborough Planning Area, with a smaller portion designated as the Aerojet Planning Area.

Document Description

The proposed project is the Westborough at Easton Specific Plan (Specific Plan), which provides the land use, transportation, open space, infrastructure, financing, and regulatory framework for development and conservation in the approximately 1,548-acre Plan Area. The proposed land uses for the Plan Area include a mix of residential uses ranging in density from 2.1 dwelling units/acre up to 40 dwelling units/acre, commercial retail and services, logistics and operations, data centers, office, light industry, transit-oriented development, schools, parks, and open space and preserve areas.

The Specific Plan proposes the following elements: 7,130 residential units, approximately 320.4 acres of commercial uses, three schools, approximately 77 acres of parks, approximately 15.8 acres of neighborhood green space, approximately 199 acres of open space, and approximately 55.9 acres of Valley Elderberry Longhorn Beetle Preserve.

Contact Information

Name

Darcy Goulart

Agency Name

Waterways

Folsom South Canal, American River, Willow Creek, Buffalo Creek, Rebel Hill Ditch

Township

9N

Range

7E

Section

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Base

MDPM

Notice of Completion

State Review Period Start

11/3/2023

State Review Period End

12/4/2023

State Reviewing Agencies

California Air Resources Board (ARB), California Department of Conservation (DOC), California Department of Education, California Department of Fish and Wildlife, Bay Delta Region 3 (CDFW), California Department of Forestry and Fire Protection (CAL FIRE), California Department of Housing and Community Development (HCD), California Department of Parks and Recreation, California Department of Transportation, District 3 (DOT), California Department of Water Resources (DWR), California Energy Commission, California Governor's Office of Emergency Services (OES), California Highway Patrol (CHP), California Natural Resources Agency, California Public Utilities Commission (CPUC), California State Lands Commission (SLC), Central Valley Flood Protection Board, Delta Protection Commission, Delta Stewardship Council, Department of General Services (DGS), Office of Historic Preservation, State Water Resources Control Board, Division of Drinking Water, State Water Resources Control Board, Division of Drinking Water, District 9, State Water Resources Control Board, Division of Water Quality, State Water Resources Control Board, Division of Water Rights, California Native American Heritage Commission (NAHC), Department of Toxic Substances Control, California Department of Fish and Wildlife, North Central Region 2 (CDFW), California Regional Water Quality Control Board, Central Valley Sacramento Region 5 (RWQCB)

State Reviewing Agency Comments

California Native American Heritage Commission (NAHC), Department of Toxic Substances Control, California Department of Fish and Wildlife, North Central Region 2 (CDFW), California Regional Water Quality Control Board, Central Valley Sacramento Region 5 (RWQCB)

Development Types

Residential (Units 7130, Acres 888), Commercial (Employee numbers to be confirmed during project development)(Sq. Ft. 13956624, Acres 320.4, Employees 1000), Educational (Two elementary schools, one middle school), Recreational (77 acres of parks, 15.8 acres of green space), Other (55.9 acres of Valley Elderberry Longhorn Beetle preserve)

Local Actions

General Plan Amendment, Specific Plan, Rezone, Prezone, Land Division (Subdivision, etc.), Annexation

Project Issues