

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #

Project Title: Westborough at Easton Specific Plan

Lead Agency: City of Rancho Cordova Contact Person: Darcy Goulart
 Mailing Address: 2729 Prospect Park Drive Phone: (916) 851-8784
 City: Rancho Cordova Zip: 95670 County: Sacramento

Project Location: County: Sacramento City/Nearest Community: Rancho Cordova
 Cross Streets: Folsom Boulevard, Hazel Avenue/Nimbus Road, and White Rock Road Zip Code: 95742
 Longitude/Latitude (degrees, minutes and seconds): 38 ° 36 ' 42.4584 " N / 121 ° 14 ' 33.63 " W Total Acres: 1548.2
 Assessor's Parcel No.: Various Section: 00 Twp.: 9N Range: 7E Base: MDPM
 Within 2 Miles: State Hwy #: Hwy 50 Waterways: Folsom South Canal, American River, Willow Creek, Buffalo Creek, Rebel Hill Ditch
 Airports: None Railways: SacRT light rail, Sac County/Placerville JPA Schools: Various

Document Type:

CEQA: NOP Draft EIR NEPA: NOI Other: Joint Document
 Early Cons Supplement/Subsequent EIR EA Final Document
 Neg Dec (Prior SCH No.) Draft EIS Other: _____
 Mit Neg Dec Other: _____ FONSI

Local Action Type:

General Plan Update Specific Plan Rezone Annexation
 General Plan Amendment Master Plan Prezone Redevelopment
 General Plan Element Planned Unit Development Use Permit Coastal Permit
 Community Plan Site Plan Land Division (Subdivision, etc.) Other: _____

Development Type:

Residential: Units 7,130 Acres _____
 Office: Sq.ft. _____ Acres _____ Employees _____ Transportation: Type _____
 Commercial: Sq.ft. 320.4 Acres _____ Employees _____ Mining: Mineral _____
 Industrial: Sq.ft. _____ Acres _____ Employees _____ Power: Type _____ MW
 Educational: Two elementary schools, one middle school Waste Treatment: Type _____ MGD
 Recreational: 77 acres of parks, 15.8 acres green space Hazardous Waste: Type _____
 Water Facilities: Type _____ MGD Other: 55.9 acres of Valley Elderberry Longhorn Beetle Preserve

Project Issues Discussed in Document:

Aesthetic/Visual Fiscal Recreation/Parks Vegetation
 Agricultural Land Flood Plain/Flooding Schools/Universities Water Quality
 Air Quality Forest Land/Fire Hazard Septic Systems Water Supply/Groundwater
 Archeological/Historical Geologic/Seismic Sewer Capacity Wetland/Riparian
 Biological Resources Minerals Soil Erosion/Compaction/Grading Growth Inducement
 Coastal Zone Noise Solid Waste Land Use
 Drainage/Absorption Population/Housing Balance Toxic/Hazardous Cumulative Effects
 Economic/Jobs Public Services/Facilities Traffic/Circulation Other: _____

Present Land Use/Zoning/General Plan Designation:

GP: Westborough Planning Area, Aerojet Planning Area; Zoning: Special Planning Area

Project Description: (please use a separate page if necessary)

The proposed project is the Westborough at Easton 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:

- 7,130 residential units
- Approximately 320.4 acres of commercial uses
- Three schools (two elementary schools and one middle school)
- Approximately 77 acres of parks
- Approximately 15.8 acres of neighborhood green space
- Approximately 199 acres of open space
- Approximately 55.9 acres of Valley Elderberry Longhorn Beetle (VELB) Preserve

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".
If you have already sent your document to the agency please denote that with an "S".

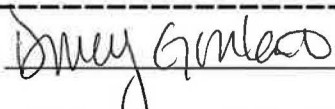
- | | |
|---|---|
| <input checked="" type="checkbox"/> Air Resources Board | <input checked="" type="checkbox"/> Office of Historic Preservation |
| <input type="checkbox"/> Boating & Waterways, Department of | <input checked="" type="checkbox"/> Office of Public School Construction |
| <input checked="" type="checkbox"/> California Emergency Management Agency | <input checked="" type="checkbox"/> Parks & Recreation, Department of |
| <input checked="" type="checkbox"/> California Highway Patrol | <input type="checkbox"/> Pesticide Regulation, Department of |
| <input checked="" type="checkbox"/> Caltrans District # 3 | <input checked="" type="checkbox"/> Public Utilities Commission |
| <input type="checkbox"/> Caltrans Division of Aeronautics | <input checked="" type="checkbox"/> Regional WQCB # 5 |
| <input checked="" type="checkbox"/> Caltrans Planning | <input type="checkbox"/> Resources Agency |
| <input type="checkbox"/> Central Valley Flood Protection Board | <input checked="" type="checkbox"/> Resources Recycling and Recovery, Department of |
| <input type="checkbox"/> Coachella Valley Mtns. Conservancy | <input type="checkbox"/> S.F. Bay Conservation & Development Comm. |
| <input type="checkbox"/> Coastal Commission | <input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy |
| <input type="checkbox"/> Colorado River Board | <input type="checkbox"/> San Joaquin River Conservancy |
| <input checked="" type="checkbox"/> Conservation, Department of | <input type="checkbox"/> Santa Monica Mtns. Conservancy |
| <input type="checkbox"/> Corrections, Department of | <input checked="" type="checkbox"/> State Lands Commission |
| <input checked="" type="checkbox"/> Delta Protection Commission | <input type="checkbox"/> SWRCB: Clean Water Grants |
| <input checked="" type="checkbox"/> Education, Department of | <input checked="" type="checkbox"/> SWRCB: Water Quality |
| <input checked="" type="checkbox"/> Energy Commission | <input type="checkbox"/> SWRCB: Water Rights |
| <input checked="" type="checkbox"/> Fish & Game Region # 2 | <input type="checkbox"/> Tahoe Regional Planning Agency |
| <input type="checkbox"/> Food & Agriculture, Department of | <input checked="" type="checkbox"/> Toxic Substances Control, Department of |
| <input checked="" type="checkbox"/> Forestry and Fire Protection, Department of | <input checked="" type="checkbox"/> Water Resources, Department of |
| <input type="checkbox"/> General Services, Department of | Other: _____ |
| <input type="checkbox"/> Health Services, Department of | Other: _____ |
| <input checked="" type="checkbox"/> Housing & Community Development | |
| <input checked="" type="checkbox"/> Native American Heritage Commission | |

Local Public Review Period (to be filled in by lead agency)

Starting Date November 3, 2023 Ending Date December 4, 2023

Lead Agency (Complete if applicable):

Consulting Firm: <u>AECOM</u>	Applicant: <u>Easton Development Company, LLC</u>
Address: <u>2020 L Street, Suite 300</u>	Address: <u>1180 Iron Point Road, Suite 350</u>
City/State/Zip: <u>Sacramento, CA 95811</u>	City/State/Zip: <u>Folsom, CA 95630</u>
Contact: <u>Matthew Gerken</u>	Phone: <u>(961) 351-8537</u>
Phone: <u>(916) 205-4385</u>	

Signature of Lead Agency Representative:  Date: 11.1.23

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.