

**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 # 2014062087****Project Title:** Mather South Community Master Plan ProjectLead Agency: County of Sacramento, Office of Planning and EnvironmentalContact Person: Todd SmithMailing Address: 827 7th Street, Room 225Phone: (916) 874-6918City: SacramentoZip: 95814County: Sacramento**Project Location:** County: SacramentoCity/Nearest Community: Rancho CordovaCross Streets: Kiefer Boulevard and Zinfandel DriveZip Code: 95830Longitude/Latitude (degrees, minutes and seconds): 38 ° 32 ' 40.6 " N / 121 ° 15 ' 38.8 " W Total Acres: 848Assessor's Parcel No.: see attached sheetSection: 18&19 Twp.: 8 Range: 7 east Base: Within 2 Miles: State Hwy #: SR 16Waterways: Folsom South Canal, Mather LakeAirports: Mather AirportRailways: noneSchools: see attached sheet**Document Type:**CEQA: ☐ NOP☐ Draft EIRNEPA: ☐ NOIOther: ☐ Joint Document☐ Early Cons☐ Supplement/Subsequent EIR☐ EA☐ Final Document☐ Neg Dec

(Prior SCH No.)

☐ Draft EIS☐ Other: ☐ Mit Neg DecOther: Final EIR☐ 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 3,522 Acres 428☐ Office: Sq.ft.  Acres  Employees ☒ Commercial: Sq.ft.  Acres 21 Employees ☐ Industrial: Sq.ft.  Acres  Employees ☒ Educational: 28 acres☒ Recreational: 44 acres☒ Water Facilities: Type municipal MGD ☒ Transportation: Type internal/offsite roadway improvements☐ Mining: Mineral ☒ Power: Type substation MW ☒ Waste Treatment: Type sewer district MGD ☐ Hazardous Waste: Type ☒ Other: Research & Development 21 acres**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:**Urban Development Area- Natural Preserve/Special Planning Area/Urban Development Area-Natural Preserve**Project Description:** (please use a separate page if necessary)

The Mather South Project includes an 848-acre master plan community with up to 3,522 residential dwelling units of various densities (multi-family, detached, and attached single-family), a 28-acre environmental education campus including 200 multi-family dwelling units, a 21-acre research and development park, two elementary schools, a 6-acre community center, 21 acres of commercial-retail with up to 225,000 square feet of retail space, 44 acres of parkland including 26 acres of neighborhood parks and a 17-acre community park, and 210 acres of open space areas that include a 53-acre portion of the Mather Preserve west of Zinfandel Drive, as well as other natural preserves and drainage corridors, stormwater quality and detention basins, landscape buffers, and public utility corridors all connected by multi-use pedestrian and bicycle trails.

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 type="checkbox"/> Office of Historic Preservation
<input type="checkbox"/> Boating & Waterways, Department of	<input type="checkbox"/> Office of Public School Construction
<input type="checkbox"/> California Emergency Management Agency	<input type="checkbox"/> Parks & Recreation, Department of
<input type="checkbox"/> California Highway Patrol	<input type="checkbox"/> Pesticide Regulation, Department of
<input checked="" type="checkbox"/> Caltrans District #3	<input type="checkbox"/> Public Utilities Commission
<input type="checkbox"/> Caltrans Division of Aeronautics	<input type="checkbox"/> Regional WQCB # _____
<input type="checkbox"/> Caltrans Planning	<input type="checkbox"/> Resources Agency
<input type="checkbox"/> Central Valley Flood Protection Board	<input 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 type="checkbox"/> Conservation, Department of	<input type="checkbox"/> Santa Monica Mtns. Conservancy
<input type="checkbox"/> Corrections, Department of	<input type="checkbox"/> State Lands Commission
<input type="checkbox"/> Delta Protection Commission	<input type="checkbox"/> SWRCB: Clean Water Grants
<input type="checkbox"/> Education, Department of	<input type="checkbox"/> SWRCB: Water Quality
<input type="checkbox"/> Energy Commission	<input type="checkbox"/> SWRCB: Water Rights
<input checked="" type="checkbox"/> Fish & Game Region #9	<input type="checkbox"/> Tahoe Regional Planning Agency
<input type="checkbox"/> Food & Agriculture, Department of	<input type="checkbox"/> Toxic Substances Control, Department of
<input type="checkbox"/> Forestry and Fire Protection, Department of	<input type="checkbox"/> Water Resources, Department of
<input type="checkbox"/> General Services, Department of	
<input type="checkbox"/> Health Services, Department of	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Housing & Community Development	<input type="checkbox"/> Other: _____
<input checked="" type="checkbox"/> Native American Heritage Commission	

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

Starting Date N/A Ending Date N/A

### Lead Agency (Complete if applicable):

Consulting Firm: <u>Ascent Environmental, Inc.</u>	Applicant: <u>Mather South, LLC</u>
Address: <u>455 Capitol Mall #300</u>	Address: <u>9216 Kiefer Boulevard</u>
City/State/Zip: <u>Sacramento, CA 95814</u>	City/State/Zip: <u>Sacramento, CA 95826</u>
Contact: <u>Amanda Olekszulyn</u>	Phone: <u>(916) 403-1703</u>
Phone: <u>(916) 930-3183</u>	

Signature of Lead Agency Representative:  Date: 01/16/20

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

## **Mather South Community Master Plan**

SCH #2014062087

Assessor's Parcel No- The project area includes portions of Assessor's Parcel Numbers: 067-0090-034, 067-0050-057, 067-0030-045, -072, -074, -076, and -077 located within Section 18 and 19, Township 8 North, Range 7 East on the Carmichael and Buffalo CR, California USGS 7.5-minute Quadrangle Maps.

Schools- The project area is within 2 miles of the following schools: Mather Heights Elementary School, Folsom Cordova Community Charter School, Robert J. McGarvey Elementary School.