

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: The Preserve Project

Lead Agency: City of Rancho Cordova, Community Development Department Contact Person: Darcy Goulart
Street Address: 2729 Prospect Park Drive Phone: (916) 851-8784
City: Rancho Cordova Zip: 95760 County: Sacramento

Project Location: County: Sacramento City/Nearest Community: Rancho Cordova

Cross Streets: Northwest of Raymer Way and Grant Line Road Zip code: 95760

Lat/Long/: 38 ° 35 ' 13.7 " N -121 ° 11 ' 22.6 " W Total Acres: 283
Assessor's Parcel No: 072-0300-001, -002, -005, -008, and 073-0010-010, and -011 Section: S34 Twp: T9N Range: 7E Base: MDBM

Within 2 miles: State Hwy#: N/A Waterways: Morrison Creek

Airports: N/A Railways: N/A Schools: N/A

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

Governor's Office of Planning & Research
After 12PM
OCT 24 2019

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 Other: Development Agreement
(Subdivision, etc.)

STATE CLEARINGHOUSE

Development Type:

Residential: Units 434 Acres 71.58 Water Facilities: Type _____ MGD _____
 Office: Sq.ft. _____ Acres _____ Employees _____ Transportation: Type _____
 Commercial: Sq.ft. _____ Acres _____ Employees _____ Mining: Mineral _____
 Industrial: Sq.ft. _____ Acres _____ Employees _____ Power: Type _____ MW _____
 Educational _____ Waste Treatment: Type _____ MGD _____
 Recreational Public Parks, 26.12 acres Hazardous Waste: Type _____
 Other: Open Space/Preserve, 185.3 acres

Project Issues That May Have A Significant Or Potentially Significant Impact:

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

Present Land Use/Zoning/General Plan Designation: The project site is located northwest of Raymer Way and Grant Line Road, within the Grant Line West Planning Area of the City. The City of Rancho Cordova General Plan designates the project site as Grant Line West Planning Area and the site is zoned Agricultural (AG-80) and Industrial Reserve (IR). Currently, the project site contains two single-family residences on the southern portion of the site, and the remainder of the site is vacant, primarily composed of non-native grasses and forbs.

Project Description: The proposed project would include development a a 434-unit, single-family residential subdivision including parks, preserve areas, and additional infrastructure to support the community. Of the 283 acres within the project site, 185.3 acres of undeveloped land on the northern parcels would remain as open space/preserve. The project would include 26.12 acres of public parks and community spaces north of the proposed residences. Additionally, the proposed project would include landscaping, circulation improvements, and utility installation. The project would require approval of a General Plan Amendment, a Rezone, Development Agreement, and a Tentative Subdivision Map.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with and "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 type="checkbox"/> Office of Public School Construction
<input type="checkbox"/> California Emergency Management Agency	<input 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 # <u>3</u>	<input type="checkbox"/> Public Utilities Commission
<input type="checkbox"/> Caltrans Division of Aeronautics	<input checked="" type="checkbox"/> Regional WQCB # <u>5S</u>
<input type="checkbox"/> Caltrans Planning	<input type="checkbox"/> Resources Agency
<input type="checkbox"/> Central Valley Flood Protection Board	<input type="checkbox"/> Resources Recycling & Recovery,
<input type="checkbox"/> Coachella Valley Mountains Conservancy	<input type="checkbox"/> Department of
<input type="checkbox"/> Coastal Commission	<input type="checkbox"/> S.F. Bay Conservation & Development
<input type="checkbox"/> Colorado River Board	<input type="checkbox"/> San Gabriel & Lower Los Angeles Rivers &
<input type="checkbox"/> Conservation, Department of	<input type="checkbox"/> Mountains Conservancy
<input type="checkbox"/> Corrections, Department of	<input type="checkbox"/> San Joaquin River Conservancy
<input type="checkbox"/> Delta Protection Commission	<input type="checkbox"/> Santa Monica Mountains Conservancy
<input type="checkbox"/> Education, Department of	<input type="checkbox"/> State Lands Commission
<input type="checkbox"/> Energy Commission	<input type="checkbox"/> SWRCB: Clean Water Grants
<input checked="" type="checkbox"/> Fish & Wildlife Region # <u>2</u>	<input checked="" type="checkbox"/> SWRCB: Water Quality
<input type="checkbox"/> Food & Agriculture, Department of	<input type="checkbox"/> SWRCB: Water Rights
<input checked="" type="checkbox"/> Forestry & Fire Protection, Department of	<input type="checkbox"/> Tahoe Regional Planning Agency
<input type="checkbox"/> General Services, Department of	<input checked="" type="checkbox"/> Toxic Substances Control, Department of
<input type="checkbox"/> Health Services, Department of	<input checked="" type="checkbox"/> Water Resources, Department of
<input type="checkbox"/> Housing & Community Development	Other: _____
<input checked="" type="checkbox"/> Native American Heritage Commission	Other: _____

Local Public Review Period

Starting Date 10/25/2019 Ending Date 11/25/2019

Lead Agency: City of Rancho Cordova Applicant: Winn Communities, Inc.
Consulting Firm: Raney Planning & Management, Inc. Address: 3001 I Street, Suite 300
Address: 1501 Sports Drive, Suite A City/State/Zip: Sacramento, CA 95816
City/State/Zip: Sacramento, CA 95834 Phone: (916) 930-0925
Contact: Rod Stinson
Phone: (916) 372-6100

Signature of Lead Agency Representative: _____ Date: _____

Authority cited: Sections 21083 and 21087, Public Resources Code. Reference: Section 21161, Public Resources Code.