



Linda Budge

Mayor

Dan Skoglund

Vice Mayor

Robert J. McGarvey

Councilmember

Ken Cooley

Councilmember

David Sander

Councilmember

NOTICE OF AVAILABILITY
RIO DEL ORO SPECIFIC PLAN
RECIRCULATED DRAFT ENVIRONMENTAL IMPACT REPORT/SUPPLEMENTAL
ENVIRONMENTAL IMPACT STATEMENT

APRIL 15, 2008

LEAD AGENCY:

City of Rancho Cordova Planning Department (for the Revised Draft Environmental Impact Report [EIR] under the California Environmental Quality Act)

Department of the Army, U.S. Army Corps of Engineers (for the Revised Draft Environmental Impact Statement [EIS] under the National Environmental Policy Act)

PROJECT TITLE:

Rio del Oro Specific Plan

PROJECT LOCATION:

The Rio del Oro Specific Plan area is located south of White Rock Road, north of Douglas Road, and east of Sunrise Boulevard within the City of Rancho Cordova.

PROJECT DESCRIPTION:

The Rio del Oro project would permit a mixed-use development on approximately 3,828 acres in Rancho Cordova. Elliott Homes is seeking specific development entitlements (e.g., tentative subdivision maps) as part of the project. GenCorp is seeking overall development entitlements, but has not proposed specific development entitlements necessary for immediate or short-term development as part of this proposal. In addition to local development entitlement requests, the project applicants are requesting authorization from U. S. Army Corps of Engineers to place dredged or fill material into waters of the United States.

Buildout of the project would be split into five phases and is anticipated to occur over a 25- to 30-year period. The project provides for construction of approximately 11,601 residential dwelling units. Commercial land uses would include Village Commercial, Local Town Center, and Regional Town Center; Business Park; and Industrial Park. Various parks facilities (public and private) are proposed as well as open space areas and other public uses. A 507-acre wetland preserve area and two elderberry preserve areas are also proposed in the southern portion of the project site. The project also includes new water, sewer, drainage, electrical, natural gas, and telecommunications services. Five land use alternatives for the proposed Specific Plan (Proposed Project/Proposed Action, High Density Alternative, Impact Minimization Alternative,

No Federal Action Alternative and No Project/No Action Alternative) are evaluated in detail in the Draft EIR/EIS.

SIGNIFICANT ENVIRONMENTAL EFFECTS: This Recirculated DEIR/Supplemental DEIS includes a revised water-supply analysis that describes the various sources of water for the project, including short-term sources for development Phase 1 and long-term water supplies for all phases of development (development phases 1–5) and impacts from providing water to the project. The revised water-supply analysis addresses the elements set forth in the case of *Vineyard Area Citizens for Responsible Growth, Inc. v. City of Rancho Cordova*, 40 Cal. 4th 412 (2007), which was decided after the 2006 DEIR/DEIS was released. These elements include the reasonable likelihood of the water sources proving available; identification and quantification of water demand from project and cumulative development; reasonable likelihood of identified water supply meeting the demands of project and cumulative development; analysis of alternative sources of water and project contingencies (including curtailment) if water-supply sources are not reasonably likely; and impacts of water-supply infrastructure. The revised water-supply analysis includes consideration of potentially significant impacts that could result from constructing a new water conveyance pipeline and booster pump station, as well as potentially significant impacts that could occur from curtailment of development. These impacts were not discussed as part of the previously released 2006 DEIR/DEIS.

The Recirculated DEIR/Supplemental DEIS also contains a revised biological resources section and additional analysis of project consistency with the biological resources goals in the City's general plan. Although this analysis does not necessarily meet the CEQA standards for recirculation, the City wishes to provide the public with an opportunity to review and comment on this new information and analysis. The revised biological resources analysis also incorporates information that responds to comments raised during the DEIR/DEIS public review period to ensure that the analysis considers significant, relevant public comments. Additionally, this section contains new information related to additional biological resource studies that have been performed by the applicants since the DEIR/DEIS was circulated, and some of the mitigation measures have been expanded or clarified. The expanded mitigation measures do not result in new significant impacts.

Consistent with the requirements of Section 15088.5(c) of the State CEQA Guidelines, this Recirculated DEIR/Supplemental DEIS contains only those sections of the previously released 2006 DEIR/DEIS in which significant new information is provided (i.e., biological resources and water supply), and associated information.

The Recirculated Draft EIR/ Supplemental EIS identifies the following significant and unavoidable impacts:

- Impact 3.5-6 Need for Water Conveyance Facilities to Deliver Long-Term Water Supplies
- Impact 3.10-1 Loss and Degradation of Jurisdictional Wetlands and Other Waters of the United States and Waters of the State.
- Impact 3.10-2 Loss and Degradation of Sensitive Natural Communities
- Impact 3.10-4 Loss and Degradation of Habitat for Special-Status Wildlife
- Impact 3.10-6 Cumulative Biological Resources Impacts

Hazardous material sites (such as those identified under Section 65962.5 of the Government Code) that are known to be present on the project site are identified in Section 3.13 (Hazards and Hazardous Materials) of the 2006 Draft EIR/EIS.

PUBLIC REVIEW PERIOD/STATUS: A **45-day public review period** will be provided to receive written comments on the adequacy of the Revised Draft EIR. The comment period will start on **April 15,**

2008 and end on **May 30, 2008**. Written comments should be sent to both of the following addresses:

Patrick Angell
City of Rancho Cordova Planning Department
2729 Prospect Park Drive
Rancho Cordova, CA 95670

Kathleen Dadey
U.S. Army Corps of Engineers, Sacramento District
Regulatory Branch
1325 J Street, Room 1480
Sacramento, CA 95814-2922
Kathleen.a.Dadey@spk01.usace.army.mil

Pursuant to procedures set forth in Section 15088.5(f)(2) of the State CEQA Guidelines, reviewers should limit their comments to the materials contained in this Recirculated DEIR/Supplemental DEIS. All written comments received on the 2006 Draft EIR/EIS and this Recirculated DEIR/Supplemental DEIS will be responded to in the Final EIR/EIS. The City will only respond to comments received during the initial circulation period of the 2006 DEIR/DEIS that were not revised or recirculated, and comments received during the recirculation period that relate to the portions of the DEIR/EIS that have been revised.

PUBLIC MEETING: A public meeting to receive comments on the adequacy of the Revised Draft EIR/EIS will be held on **May 22, 2008 at 6:00 pm at City of Rancho Cordova City Hall at 2729 Prospect Park Drive, Rancho Cordova, CA 95670** before the Rancho Cordova Planning Commission.

AVAILABILITY OF THE DRAFT EIR/EIS: Copies of the Revised Draft EIR/EIS are available for review at the following locations:

Rancho Cordova Planning Department
2729 Prospect Park Drive, Rancho Cordova, CA 95670
Phone: (916) 851-8750

Rancho Cordova Community Library
9845 Folsom Boulevard, Sacramento, CA 95827
Phone: (916) 264-2770

The Revised Draft EIR/EIS may also be reviewed on the City's web site (<http://www.cityofranhocordova.org>) on **April 15, 2008**. Referenced material used in the preparation of the Draft EIR may be reviewed upon request to the City of Rancho Cordova Planning Department.