



NOTICE OF PREPARATION

DATE: December 19, 2005

TO: State Clearinghouse, Responsible Agencies, Trustee Agencies,
Organizations and Interested Parties

LEAD AGENCY: Community Redevelopment Agency of the City of Rancho Cordova
Contact: Hilary Anderson
3121 Gold Canal Drive
Rancho Cordova, CA 95670

SUBJECT: Environmental Impact Report for the Rancho Cordova
Redevelopment Plan.

In discharging its duties under Section 15021 of the State California Environmental Quality Act (CEQA) Guidelines, the Community Redevelopment Agency of the City of Rancho Cordova (as Lead Agency) intends to prepare an Environmental Impact Report for the City of Rancho Cordova Redevelopment Plan (RCRP). In accordance with Section 15082 of the State CEQA Guidelines, the Community Redevelopment Agency of the City of Rancho Cordova has prepared this Notice of Preparation to provide Responsible Agencies and other interested parties with information describing the proposal and its potential environmental effects.

The determination to prepare an Environmental Impact Report was made by the Community Redevelopment Agency of the City of Rancho Cordova. The attached Initial Study has been prepared pursuant to CEQA Guidelines Section 15063, and identifies the anticipated environmental effects of the project.

As specified by the CEQA Guidelines, the Notice of Preparation will be circulated for a 30-day review period. The Community Redevelopment Agency of the City of Rancho Cordova welcomes agency and public input during this period as to the scope and content of environmental information related to your agency responsibility that must be included in the Draft EIR.

The City is scheduled to hold a **Public Scoping Meeting** on **Tuesday, January 10 2006**, at 6:30 p.m. at Rockingham Station, located at 10361 Rockingham Drive, Rancho Cordova. Copies of the Notice of Preparation and Initial Study are available at City Hall. Comments may be submitted in writing during the review period and addressed to:

Hilary Anderson
City of Rancho Cordova
3121 Gold Canal Drive
Rancho Cordova, CA 95670

Comments may also be submitted by email to: redevelopmentplan@cityofranhocordova.org

The comment period closes at 5:00 p.m. on January 17, 2006

A. PROJECT LOCATION

The Rancho Cordova Redevelopment Plan (Redevelopment Plan) project area is located within City limits (See **Figure 1**, Site and Vicinity Map). The proposed project area includes the following areas: (i) the Folsom Boulevard commercial corridor between Sunrise Boulevard and Bradshaw and adjacent residential, commercial and industrial areas; (ii) the Trade Center commercial and industrial area bounded by Sunrise Boulevard on the east, Kilgore Road on the west, and Sun Center Drive on the south, and adjacent parcels; (iii) the Coloma Boulevard commercial and residential corridor between Sunrise Boulevard and Folsom Boulevard, and adjacent parcels; (iv) the Zinfandel Drive commercial and residential corridor between Sunrise Boulevard and Folsom Boulevard, and adjacent parcels; (v) the Lincoln Village residential and commercial area approximately between Bradshaw Road to the west, Old Placerville Road to the east, Lincoln Village Drive to the south and U.S. 50 to the north, and adjacent parcels, and (vi) the residential, commercial and industrial area located between Old Placerville Road to the west, International Boulevard to the south, White Rock Road to the east and State Highway 50 to the north, and adjacent parcels. Immediately adjoining streets within areas (i) through (vi) are also included within the proposed project area.

B. PROJECT HISTORY

On December 6, 2004, the City Council formed the Community Redevelopment Agency of the City of Rancho Cordova (Redevelopment Agency) (Ordinance No. 55-2004) in order to address areas in the City of Rancho Cordova (City) that appear to exhibit adverse physical and economic conditions. The Redevelopment Agency is currently pursuing the adoption of a Redevelopment Plan for those areas throughout the City. Redevelopment will provide financial resources to the City and its Redevelopment Agency to assist in the revitalization of those areas and improve the image of the City.

Adoption of a Redevelopment Plan Area establishes the Redevelopment Agency's ability to collect tax increment revenue. Tax increment revenue would be used to support this work effort, provide the Redevelopment Agency with funding to improve and redevelop commercial and residential areas, and support the production of affordable housing in the City. Redevelopment will be a financing and implementation tool to help the City realize its vision for the community, including the development of a vibrant downtown.

C. PROJECT DESCRIPTION

The Redevelopment Plan Area is approximately 2,500 acres in size and is highly developed in nature. Approximately 50 acres of the Redevelopment Plan area consists of vacant parcels. The project proposes to adopt a Redevelopment Planning Area and a Redevelopment Plan. All land uses in the proposed project area will be consistent with the City of Rancho Cordova General Plan and will be subject to all review and procedural requirements in effect as redevelopment takes place within the project area (See **Figure 2** for the Redevelopment Plan Area). The following uses and associated activities are proposed by the Redevelopment Plan.

Residential

Rehabilitation of existing residential structures and the development of new single- and multi-family housing on infill and vacant sites. As required by the Community

Redevelopment Law (CRL), the Redevelopment Agency will use at least twenty percent (20%) of tax increment funds for the purpose of increasing, improving and preserving the supply of low- and moderate-income housing in the community.

Commercial

Revitalization of commercial areas, including the rehabilitation of existing commercial and retail structures, the development of new business and professional offices, restaurant, hotel, and retail buildings, and the improvement of streetscape and public amenities along commercial corridors.

Public, Recreational and Open Space

Construction, installation and rehabilitation of new and existing public facilities and recreational areas, including libraries, parks and open space.

Industrial

Rehabilitation, modernization and new construction of industrial and light manufacturing facilities, including but not limited to, wholesale sales and distribution, technical service business, and research and development companies.

Institutional

Rehabilitation, modernization and new construction of institutional facilities such as medical centers and schools.

Proposed Layout of Principal Streets

The layout of principal streets in the project area is shown in **Figure 2**. The layout of streets within the project area will conform to the City of Rancho Cordova General Plan Circulation Element. Existing streets within the project area may be vacated, widened or otherwise modified, and additional streets may be created as necessary for proper pedestrian and/or vehicular circulation in accordance with the General Plan Circulation Element and the City of Rancho Cordova ordinances and regulations as they now exist or may be revised.

Proposed Population Densities

A range of development will be permitted consistent with the City of Rancho Cordova General Plan land use designations. Residential densities will conform to the levels approved by the City of Rancho Cordova General Plan.

Proposed Building Intensities

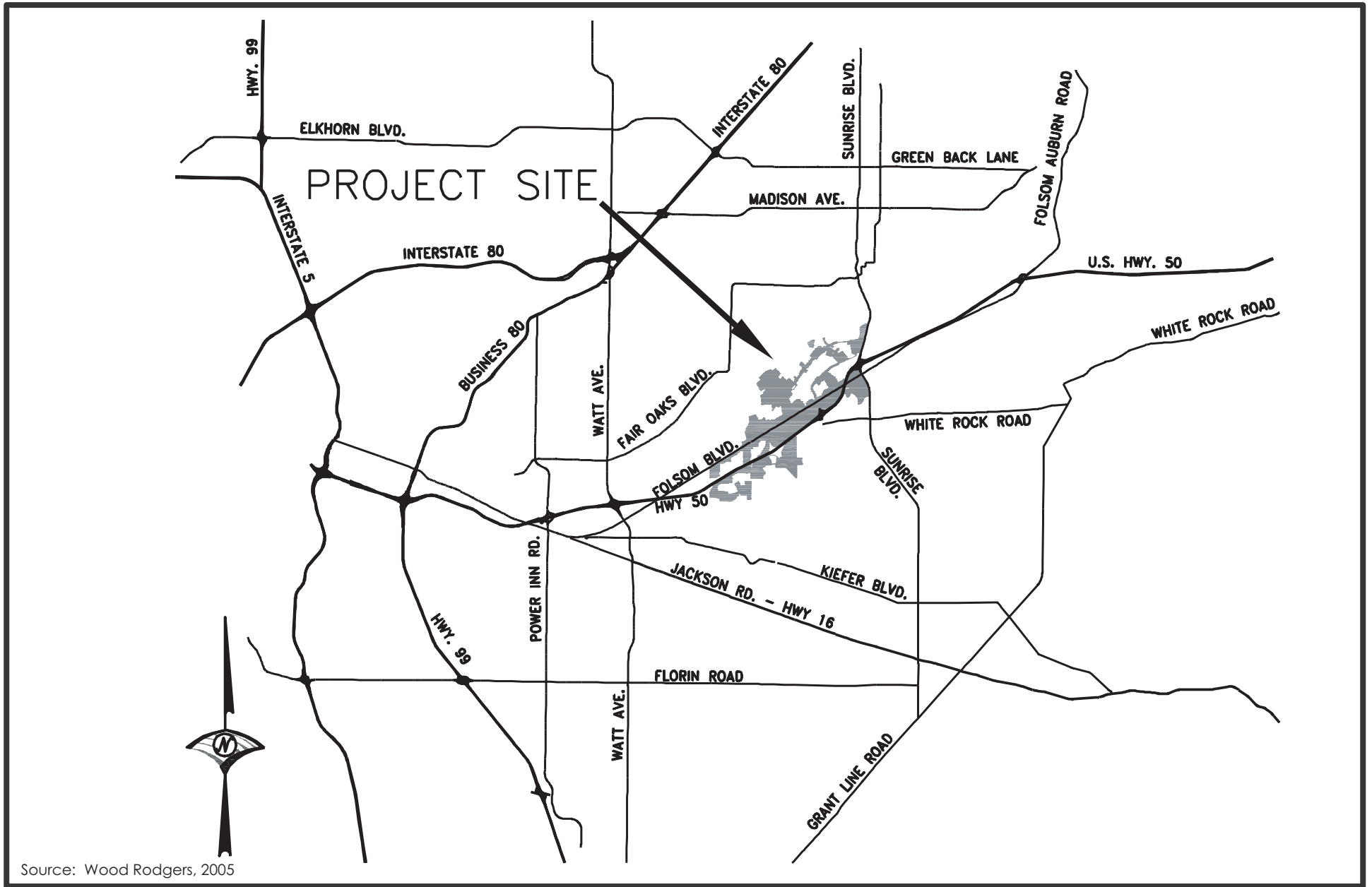
Building intensity will be controlled by the criteria established in the City of Rancho Cordova General Plan, any applicable specific plans, and City of Rancho Cordova ordinances and regulations as they now exist or may be amended. Such criteria include: (i) the percentage of ground area covered by buildings (land coverage); (ii) the ratio of total floor area for all stories of the buildings to the area of the building site (floor area ratio); (iii) the size and location of buildable areas on building sites; and (iv) building height. The land coverage, sizes and locations of buildable areas will be limited as appropriate to provide open space, parking and amenities.

Proposed Redevelopment Standards

Minimum standards for redevelopment will conform to the building requirements of all applicable State and local statutes, codes, ordinances and regulations.

C. POTENTIAL ENVIRONMENTAL EFFECTS

See attached Initial Study.



Source: Wood Rodgers, 2005



City of Rancho Cordova

Figure 1
Vicinity Map

GEO REFERENCE SHEET 1
 A PORTION OF RANCHO RIO DE LOS AMERICANOS
 AND SITUATE WITHIN PORTIONS OF TOWNSHIPS 8
 AND 9 NORTH, RANGE 6 EAST, MOUNT DIABLO BASE
 & MERIDIAN.

LEGEND
 [REDEVELOPMENT PLAN AREA]

NOTE:
 1. REDEVELOPMENT DISTRICT BOUNDARY GENERATED
 FROM SACRAMENTO COUNTY ASSESSOR'S DATA BASE.
 2. ASSESSOR'S PARCEL NUMBERS ARE GENERATED
 FROM THE ABOVE DATA BASE, DATED OCTOBER 10,
 2005
 3. THE 2005 SACRAMENTO THOMAS GUIDE WAS USED
 TO DETERMINE THE STREET NAMES SHOWN HEREON.



| REVISIONS | |
|--------------|--------------|
| REVISION NO. | DATE REVISED |
| 5 | 11/14/2005 |
| 4 | 10/28/2005 |
| 3 | 10/25/2005 |
| 2 | 10/10/2005 |
| 1 | 09/30/2005 |
| | 09/26/2005 |

Source: Wood Rodgers, 2005

T:\Rancho Cordova\Redevelopment Plan



City of Rancho Cordova

Figure 2
 Redevelopment Plan Area