

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: Legado Specific Plan Project

Lead Agency: City of Rancho Cordova, Community Development Department Contact Person: Lindsay Morrow
Street Address: 2729 Prospect Park Drive Phone: (916) 851-8908
City: Rancho Cordova Zip: 95760 County: Sacramento

Project Location: County: Sacramento City/Nearest Community: Rancho Cordova
Cross Streets: Jackson Road (Highway 16), Grant Line Road, Sunrise Boulevard, Kiefer Boulevard, and Rancho Cordova Parkway Zip code: 95742
Lat/Long/: 38 ° 30 ' 49.34 " N -121 ° 13 ' 19.87 " W Total Acres: 1,353.6
Assessor's Parcel No: 067-0090-030 through -033, 067-0100-005, -006, -008, and 067-0120-063, -064 Section: 28/29 Twp: 8N Range: 7E Base: MDBM
Within 2 miles: State Hwy#: State Route 16 Waterways: Folsom South Canal, Deer Creek, Consumnes River, Laguna Creek
Airports: N/A Railways: N/A Schools: Robert J McGarvey Elementary School and Sunrise Elementary School

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 ☒ Other: Annexation into the Sacramento Area
(Subdivision, etc.) Sewer District service area, Development Agreement

Development Type:

☒ Residential: Units 5,245 Acres 678.6 ☐ Water Facilities: Type _____ MGD _____
☐ Office: Sq.ft. _____ Acres _____ Employees _____ ☒ Transportation: Type Major Streets: 59.3 acres
☒ Commercial: Sq.ft. _____ Acres 27.9 Employees _____ ☐ Mining: Mineral _____
☐ Industrial: Sq.ft. _____ Acres _____ Employees _____ ☐ Power: Type _____ MW _____
☒ Educational Public/Quasi-Public: 24.8 acres ☐ Waste Treatment: Type _____ MGD _____
☒ Recreational Park: 110.8 acres ☐ Hazardous Waste: Type _____
☒ Other: Open Space: 12.8 acres, Satellite Preserve: 234.7 acres, Preserve Buffers/Landscape Corridors: 52.8 acres, Natural Resources/Stormwater Treatment: 140.6 acres

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

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

Present Land Use/Zoning/General Plan Designation: The approximately 1,353.6-acre project site is comprised of undeveloped land used for seasonal grazing as well as irrigated and dry pasture farming. The project site is located within the Grant Line North Planning Area and includes Blodgett Reservoir. The City of Rancho Cordova General Plan designates the project site as Grant Line North Planning Area. The site is designated Village Center, Local Town Center, Natural Resources, Residential-Mixed Density, Residential Estate/Rural, and Park and Open Space by the Grant Line North Planning Area Conceptual Land Plan. The site is zoned Agricultural Zoning District 80-Acre Minimum.

Project Description: The Legado Specific Plan Project (proposed project) would establish a framework and strategy for development of a large-scale, mixed-use, mixed-density master planned community in the City of Rancho Cordova. The Specific Plan document will include proposed land use designations, policies to guide the development, and plans for infrastructure and public services. The proposed land uses include a mix of residential densities, commercial/employment uses, two elementary school sites, an underlying secondary high school/middle school site, parks and open space, a lake recreation area, and a system of trails. The Specific Plan would include over 234 acres of wetland preserve areas and over 140 acres of Laguna Creek corridor and open space. The proposed project would require approval of Annexation into the Sacramento Area Sewer District (SacSewer) service area, General Plan Amendment, Specific Plan, Rezone, Large and Small Lot Tentative Maps, and a Development Agreement.

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".

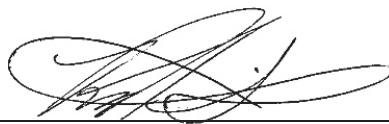
☒ Air Resources Board	☒ Office of Historic Preservation
☐ Boating & Waterways, Department of	☐ Office of Public School Construction
☐ California Emergency Management Agency	☒ Parks & Recreation, Department of
☒ California Highway Patrol	☐ Pesticide Regulation, Department of
☒ Caltrans District # <u>3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

Local Public Review Period

Starting Date 11/21/2025 Ending Date 12/22/2025

Lead Agency: City of Rancho Cordova Applicant: Katherine Bardis-Miry, KRM Investors, LLC
Consulting Firm: Raney Planning & Management, Inc. Address: 350 University Avenue, Suite 180
Address: 1501 Sports Drive, Suite A City/State/Zip: Sacramento, CA 95825
City/State/Zip: Sacramento, CA 95834 Phone: (916) 313-3120
Contact: Rod Stinson
Phone: (916) 372-6100

Signature of Lead Agency Representative:



Date: 11/21/2025

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