

NOTICE OF PREPARATION

DATE: November 21, 2025

TO: State Clearinghouse
1400 Tenth Street
Sacramento CA, 95814

TO: Responsible Agencies, Organizations, and Interested Parties

LEAD AGENCY: City of Rancho Cordova
Contact: Lindsay Morrow
2729 Prospect Park Drive
Rancho Cordova, CA 95760

SUBJECT: Environmental Impact Report for the Legado Specific Plan Project

In discharging its duties under Section 15125 of the California Environmental Quality Act (CEQA) Guidelines, the City of Rancho Cordova (as Lead Agency) intends to prepare an Environmental Impact Report (EIR) for the Legado Specific Plan Project. The City will be the lead agency for compliance with the California Environmental Quality Act ("CEQA").

In accordance with Section 15125 of the CEQA Guidelines, the City of Rancho Cordova has prepared this Notice of Preparation (NOP) to provide Responsible Agencies and other interested parties with sufficient information describing the proposal and its potential environmental effects.

The determination to prepare an EIR was made by the City of Rancho Cordova. As specified by the CEQA Guidelines, the NOP will be circulated for a 30-day review period. The City of Rancho Cordova welcomes public input during this review. In the event that no response or request for additional time is received by any Responsible or Trustee Agency by the end of the review period, the Lead Agency may presume that the Responsible or Trustee Agency has no response.

PUBLIC MEETING

**A Public Scoping Meeting will be held on December 10, 2025 at 5:30 p.m.
in the Rancho Cordova City Hall, American River South Room
2729 Prospect Park Drive, Rancho Cordova**

Comments may be submitted during the review period and addressed to

Lindsay Morrow, Senior Environmental Planner
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City of Rancho Cordova
2729 Prospect Park Drive
Rancho Cordova, CA 96670

The comment period closes on December 22, 2025

A. Project Location, Current Use, and Surrounding Use

The project site consists of approximately 1,353.6 acres located within the Grant Line North Planning Area in the City of Rancho Cordova (see Figure 1). The site, identified by the Assessor's Parcel Numbers (APNs) 067-0090-030 through -033, 067-0100-005, -006, -008, and 067-0120-063, -064, is located south of Kiefer Boulevard, west of Grant Line Road, north of Jackson Road (State Route [SR] 16), and east of Sunrise Boulevard. The 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 (AG-80).

The majority of the project site is undeveloped and used for seasonal grazing. Blodgett Reservoir, an impoundment of Laguna Creek, has been operated as a "members only" fishing and hunting club on the northeast portion of the site. Areas leveled along the south side of Laguna Creek and downstream of the reservoir have been used for both irrigated and dry pasture farming, including growing sudangrass, ryegrass, berseem clover and wheat. Along Sunrise Boulevard, the site has been used for vegetable and strawberry crops and includes a small fruit stand.

Surrounding existing uses include the undeveloped Suncreek Specific Plan area, the 879-unit Kavala Ranch residential subdivision, one single-family residence, and agricultural uses to the north; single-family residences and undeveloped land to the east, across Grant Line Road; the Grant Line South Planning Area, which includes undeveloped land and single-family residences to the south; and the undeveloped Newbridge Specific Plan area and the Folsom South Canal to the west, across Sunrise Boulevard (see Figure 2).

B. Project Characteristics

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.

Additionally, Rancho Cordova Parkway would be extended through the project site from Kiefer Boulevard to Grant Line Road. Site access would also be provided by a new public roadway system with access points off Sunrise Boulevard, Jackson Highway (SR 16), Kiefer Boulevard, Rancho Cordova Parkway, and Grant Line Road.

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, as discussed in further detail below.

Annexation

The proposed project would require annexation into the SacSewer service area for sanitary sewer service, subject to approval by the Sacramento Local Agency Formation Commission (LAFCo). The City of Rancho Cordova will be responsible for approving a resolution authorizing the applicant to submit an Annexation application to Sacramento LAFCo.

**Figure 1
Project Location**

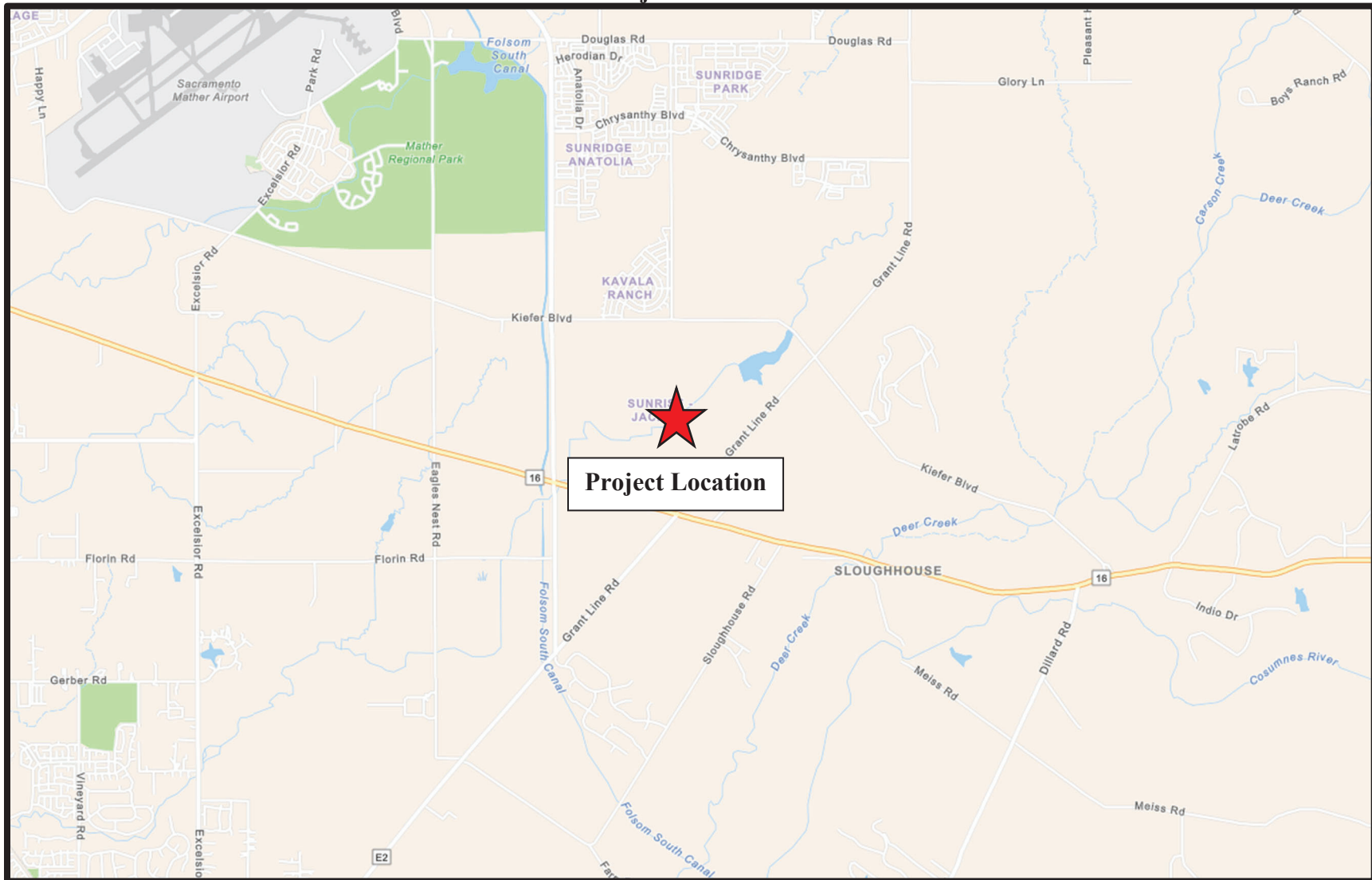


*Figure not OCR compatible

Figure 2
Project Site and Existing Planning Boundaries



*Figure not OCR compatible

General Plan Amendment

Per the City of Rancho Cordova General Plan, the project site is currently designated Grant Line North Planning Area. The Draft Land Use Concept Map for the Grant Line North Planning Area designates the site Village Center, Local Town Center, Natural Resources, Residential-Mixed Density, Residential Estate/Rural and Park and Open Space. The proposed project would require a General Plan Amendment to change the site's land use designations to High Density Residential (HDR), Medium Density Residential (MDR), Low Density Residential (LDR), Executive Low Density Residential (LDR-A), Commercial Mixed Use (CMU), Village Commercial (VC), Public/Quasi Public (PQP), Pocket Park (PP), Neighborhood Park (NP), Community Park (CP), Lake Recreation Park (LP), Nature Park/Open Space (NP/OS), Community Open Space (COS), Open Space (OS), Satellite Preserve (SP), Preserve Buffers/Landscape Corridors (SB), Natural Resources/Storm Water Treatment (NR) and Major Streets.

Specific Plan

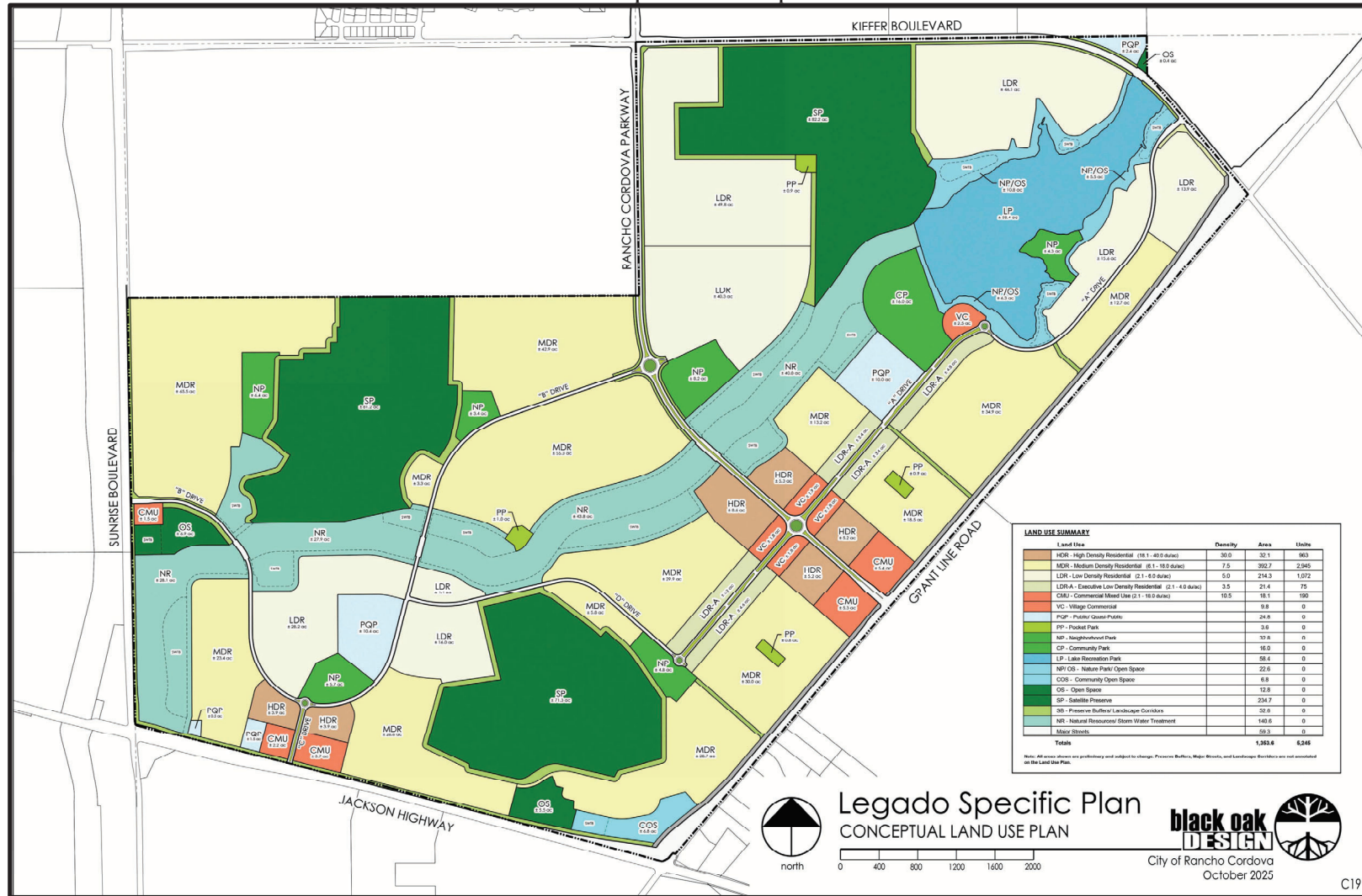
Rancho Cordova General Plan Policy LU.6.2 requires preparation and approval of a Specific Plan or Special Planning Area in the Grant Line North Planning Area. The proposed Legado Specific Plan document would cover approximately 1,353.6 acres of the 1,846 acre Grant Line North Planning Area. The Legado Specific Plan will include proposed land use designations, as well as policies, development standards, and guidelines to guide development within the plan area. A summary of the proposed land uses is provided in **Error! Reference source not found.** and shown in Figure 3.

Table 1 Legado Specific Plan Land Uses			
Land Use	Density	Area (acres)	Units
High Density Residential (HDR) (18.1-40.0 du/ac)	30.0	32.1	963
Medium Density Residential (MDR) (6.1-18 du/ac)	7.5	392.7	2,945
Low Density Residential (LDR) (2.1-6.0 du/ac)	5.0	214.3	1,072
Executive Low Density Residential (LDR-A) (2.1-6.0 du/ac)	3.5	21.4	75
Commercial Mixed Use (CMU) (2.1-18.0 du/ac)	10.5	18.1	190
Village Commercial (VC)	--	9.8	--
Public/Quasi-Public (PQP)	--	24.8	--
Pocket Park (PP)	--	3.6	--
Neighborhood Park (NP)	--	32.8	--
Community Park (CP)	--	16.0	--
Lake Recreation Park (LP)	--	58.4	--
Nature Park/Open Space (NP/OS)	--	22.6	--
Community Open Space (COS)	--	6.8	--
Open Space (OS)	--	12.8	--
Satellite Preserve (SP)	--	234.7	--
Preserve Buffers/Landscape Corridors (SB)	--	52.8	--
Natural Resources/Storm Water Treatment (NR)	--	140.6	--
Major Streets	--	59.3	--
Total		1,353.6	5,245

Access and Circulation

As discussed previously, the proposed project would include the extension of Rancho Cordova Parkway through the project site from Kiefer Boulevard to Grant Line Road. Site access would also be provided by a new public roadway system with multiple new access points off of the surrounding roadways.

Figure 3
Conceptual Land Use Map



The proposed project would include four main streets within the project site, labeled as A, B, C, and D Drive in Figure 3. A Drive would extend southwest through the eastern portion of the site. Rancho Cordova Parkway would be extended southeastward through the site, intersecting with A Drive and B Drive, and connecting to Grant Line Boulevard. B Drive would begin at the southernmost access point and would intersect with C Drive, D Drive, and Rancho Cordova Parkway. C Drive would extend north to south and intersect with B Drive. D Drive would cross the southern part of the project site, intersecting both A Drive and B Drive.

South Sacramento Habitat Conservation Plan

The proposed project is located within the South Sacramento Habitat Conservation Plan (SSHCP) boundary. The SSHCP is a regional effort to provide a streamlined permitting process for development, while creating a Preserve System to protect habitat, open space, and agricultural land. The Legado Specific Plan is within the SSHCP boundary and contains the Laguna Creek Corridor, which is an existing preserve, as well as three satellite preserves that connect to the Laguna Creek Corridor. One of the major components of the SSHCP Conservation Strategy is to protect the entirety of the Laguna Creek Corridor.

Open Space/Recreation

As part of the project, approximately 234 acres of wetland preserve areas and over 140 acres of Laguna Creek corridor and open space areas are proposed. The project would include four pocket parks, nine neighborhood parks, a community park, a public lake recreation area (Blodgett Lake) and surrounding nature park, as well as a system of trails and open space throughout the project (see Figure 3). The Blodgett Lake recreation area would create open space preserves and protect the Laguna Creek wildlife corridor, consistent with the SSHCP. The portions of the site designated as Satellite Preserve would consist of three preserve areas, the Suncreek, Five Trees, and Kiefer Preserves.

The area designated for preserve buffers would serve as landscape corridors that would link open spaces through an interconnected system of trails surrounding parks and landscaped areas.

Utilities

Treated water service for the project would be provided by the Sacramento County Water Agency through connections to existing water mains within the project vicinity. Specifically, water transmission mains currently exist in Sunrise Boulevard and Rancho Cordova Parkway at their intersections with Kiefer Boulevard. The existing transmission main in Rancho Cordova Parkway then extends west within Kiefer Boulevard. The proposed project would include the extension of the existing water mains to the project site.

If annexation of the project site into the SacSewer service area is approved, sewer services would be provided by the SacSewer. As part of the project, it is anticipated that new sewer force main infrastructure would be constructed to provide connection from existing infrastructure in the project vicinity to the project site, as well as a new on-site sewer pump station.

Stormwater throughout the site would be directed to the 140.6-acre natural resources/stormwater treatment area and would ultimately drain to the Blodgett Reservoir through a drainage corridor.

Off-Site Improvements

With respect to off-site improvements associated with the proposed project, the project is anticipated to create the need for signalized intersection locations along Sunrise Boulevard, Jackson Road, and Grant Line Road. The traffic report will inform the off-site improvements needed as a result of the project. Generally, intersection improvements may include traffic signals, curb returns, sidewalks, and lane striping.

In addition, the proposed project is anticipated to require off-site utilities improvements. Such improvements could include the construction of new sewer force mains, a trunk storm drain line, water transmission mains, and relocation of power poles.

Rezone

The project site is currently zoned AG-80. The project would include a Rezone to change the site's current zoning designation from AG-80 to the applicable zoning designations associated with the Legado Specific Plan. The zones will include HDR, MDR, LDR, LDR-A, CMU, VC, PQP, PP, NP, CP, LP, NP/OS, COS, OS, SP, SB, and NR (see Table 1 and Figure 3).

Large Lot and Small Lot Tentative Subdivision Maps

Large Lot and Small Lot tentative subdivision maps would be required for the entire project area and will be processed concurrently with the project's primary entitlements. Figure 4 presents the preliminary layout of the project site.

Development Agreement

The proposed project would include approval of a Development Agreement for the entirety of the project site. The Development Agreement would include comprehensive development processes consisting of infrastructure and funding requirements, exactions, development fees, and timelines.

C. Required Approvals

The proposed project requires approval of the following discretionary entitlements.

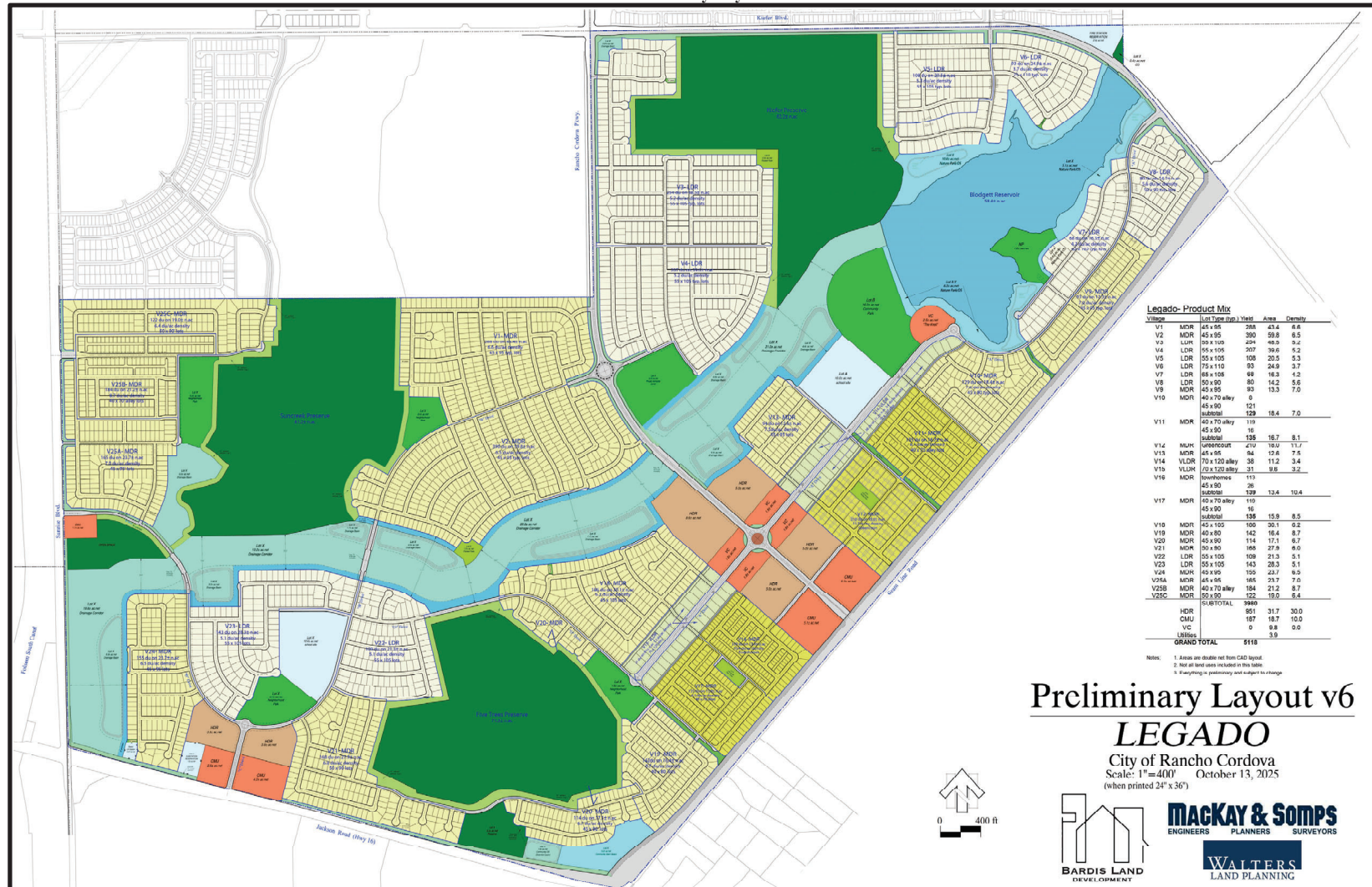
The proposed project would require City approval of the following:

- Certification of the EIR;
- Authorization resolution for the Annexation application;
- General Plan Amendment to re-designate the existing land use designations to applicable land uses associated with the Legado Specific Plan;
- Specific Plan to cover the approximately 1,352.6-acre Legado Specific Plan Area;
- Rezone the site from AG-80 to the applicable zoning designations associated with the Legado Specific Plan;
- Small and Large Lot Tentative Subdivision Maps; and
- Development Agreement.

Other discretionary approvals that may be required by other governmental agencies may include, but are not limited to, the following:

- California Department of Fish and Wildlife (CDFW);
- Central Valley Regional Water Quality Control Board (CVRWQCB);
- Sacramento Metropolitan Air Quality Management District (SMAQMD);
- Sacramento LAFCo; and
- United States Army Corps of Engineers (ACOE)

Figure 4
Preliminary Layout



D. Project Background

The purpose of the EIR is to provide information about potential significant physical environmental impacts of the Legado Specific Plan Project, to identify possible ways to minimize those significant impacts, and to describe and analyze possible alternatives to the proposed project if potential significant impacts are identified.

Preparation of an NOP and EIR does not indicate a decision by the City to approve or disapprove the project. However, prior to making any such decision, the City Council must review and consider the information contained in the EIR.

E. Potential Environmental Effects

The environmental analysis for the proposed project will focus on the following areas: Aesthetics; Agricultural Resources; Air Quality, Greenhouse Gas (GHG) Emissions, and Energy; Biological Resources; Cultural Resources; Geology and Soils/Mineral Resources; Hazards and Hazardous Materials; Hydrology and Water Quality; Land Use and Planning/Population and Housing; Noise; Public Services and Recreation; Transportation; Tribal Cultural Resources; and Utilities and Service Systems. In addition, effects not found to be significant, statutorily required sections and discussion of project alternatives will be included. Some refinement to the aforementioned issues may be required based on comments received during the NOP scoping process. The following section describes each of the technical Chapters of the EIR in further detail.

Aesthetics

The Aesthetics chapter of the EIR will summarize existing regional and project area aesthetics and visual setting. To the extent applicable, the aesthetics chapter will cover project-specific impacts on scenic vistas, trees, scenic highways, existing visual character or quality of the project area, as well as light and glare. The analysis will rely on a Landscape Report, as well as the City of Rancho Cordova General Plan and associated EIR to determine whether the proposed project could result in the substantial degradation of the existing visual character or quality of the site and its surroundings. If the content is relevant to the aesthetics discussion, the Monuments/Entryway Study will also be referenced.

Agricultural Resources

The Agricultural Resources chapter will provide information regarding the existing setting relative to agricultural resources on the project site. Based on California Department of Conservation (DOC) Farmland Mapping and Monitoring Program maps, portions of the project site are designated as Prime Farmland and Farmland of Statewide Importance. The chapter will discuss potential impacts associated with converting Prime Farmland and Farmland of Statewide Importance to non-agricultural use. The setting section will also identify the types of on-site soils. Following the setting discussion, the chapter will identify thresholds of significance applicable to the proposed project. The thresholds of significance and appropriate mitigation measures and monitoring strategies will be identified which are consistent with the policies of the City of Rancho Cordova.

Air Quality, Greenhouse Gas Emissions, and Energy

The Air Quality, GHG Emissions, and Energy chapter of the EIR will summarize the regional air quality setting, including climate and topography, existing ambient air quality, regulatory setting, and presence of any sensitive receptors near the project site. The chapter will include an air quality impact analysis, consisting of a quantitative assessment of short-term (i.e., construction) and long-term (i.e., operational) increases of criteria air pollutant emissions of primary concern (i.e., reactive organic gases [ROG], nitrogen oxides [NO_x], and particulate matter [PM], including PM_{2.5} and PM₁₀). The air quality and GHG emissions analysis for the proposed project will be performed using the California Emissions Estimator Model (CalEEMod) software program and following SMAQMD guidelines. The analysis will also address any

potential odor impacts that may occur, as well as toxic air contaminant (TAC) emissions and potential impacts to human health.

The GHG emissions analysis will use CalEEMod to produce an estimate of GHG emissions resulting from operational and construction activities for disclosure purposes. The chapter will include a discussion of the proposed project in comparison to the City's Climate Action and Adaptation Plan (CAAP). Mitigation measures will be identified, as appropriate.

This chapter will also conduct an analysis with respect to Energy, in which Raney will analyze whether the proposed project could result in a potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation. This discussion will also evaluate whether the project would conflict with or obstruct a state or local plan for renewable energy.

Biological Resources

The Biological Resources analysis will discuss potential impacts to plant communities, wetlands, and wildlife. The analysis will take an in-depth look at potential effects on rare, endangered, candidate sensitive, and special-status species from the buildout of the proposed project, and well as the project's consistency with the SSHCP. The analysis will be based on an Arborist Survey Report and Biological Resources Report (BRA) prepared for the project. In addition, the biological resource analysis will discuss the effects of the proposed project on the Laguna Creek-Corridor and freshwater ponds located on-site. Recommended mitigation measures will be incorporated, if necessary, to reduce significant impacts to biological resources and ensure compliance with SSHCP.

Cultural Resources

The Cultural Resources chapter of the EIR will discuss the potential impacts to historical, archaeological resources, including human remains and historical buildings, from implementation of the proposed project. Typical historical resources often include, but are not limited to, buildings, farmsteads, rail lines, bridges, and trash scatters containing objects such as colored glass and ceramics. The chapter will rely on the Cultural Resource Studies prepared for the proposed project. Recommended mitigation measures will be incorporated, if necessary, to reduce significant cultural resource impacts.

Geology and Soils/Mineral Resources

The Geology and Soils/Mineral Resources chapter of the EIR will summarize the setting and describe the potential effects from soil erosion, earthquakes, liquefaction, and expansive soils, as well as identify any paleontological resources or unique geologic features within the project vicinity. This chapter will utilize a Geotechnical Report prepared for the project site and discuss the present conditions. The Geology and Soils/Mineral Resources chapter will reflect the results of the Geotechnical Report and will provide analysis of the project in the context of the various features in the area. Recommended mitigation measures will be incorporated, if necessary, to reduce significant geologic and mineral resource impacts.

Hazards and Hazardous Materials

The Hazards and Hazardous Materials chapter of the EIR will summarize the existing setting of the site and describe any potential for existing or possible hazardous materials within the project area, including but not limited to overhead/underground utility lines, or soil contamination associated with past pesticide use. The chapter will rely on the project specific Phase I Environmental Site Assessment (ESA), and the analysis will identify any potential recognized environmental conditions (RECs) associated with the site, including the presence or likely presence of any hazardous substances or potential presence for hazardous substances on the site, as well as include an evaluation of whether the proposed project would potentially expose people or structures, either directly or indirectly, to a significant risk of loss or injury involving flooding or wildfire.

Recommended mitigation measures will be incorporated, if necessary, to reduce significant impacts related to hazards and hazardous materials.

Hydrology and Water Quality

The Hydrology and Water Quality chapter will summarize the setting of the project site and identify potential effects on drainage, flooding, groundwater, and water quality. This chapter will include analysis of drainage from impervious surfaces associated with the proposed project and analyze impacts to groundwater and surface water. In addition, this chapter will discuss potential impacts to the Blodgett Reservoir and three freshwater ponds located within the project site. The chapter will rely on the Drainage Studies and Water Supply Assessment/Hydrology Report prepared for the project, and will include evaluation of whether the proposed project would substantially alter the existing drainage pattern of the site area, and whether the proposed project would result in substantial erosion or siltation on- or off-site; substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site, create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems, or impede or redirect flood flows. The City of Rancho Cordova General Plan, General Plan EIR, and additional ordinances will be referenced in the analysis. Recommended mitigation measures will be incorporated, if necessary, to reduce significant hydrology and water quality impacts.

Land Use and Planning/Population and Housing

The Land Use and Planning portion of the chapter will evaluate the consistency of the proposed project with City of Rancho Cordova's adopted plans and policies, LAFCo policies, as well as the project compatibility with surrounding land uses. The analysis will discuss amendments needed to the General Plan and the required changes to the zoning designations. The Rancho Cordova General Plan, Zoning Ordinances, and other documents will be examined to determine the potential effects of the proposed project. The chapter will identify land use impacts and note any inconsistencies or incompatibilities with adopted plans and policies created by the approval of the proposed project.

The Population and Housing portion of the chapter will discuss if the proposed project would directly or indirectly induce substantial unplanned population growth or if the project would result in the displacement of substantial numbers of existing people or housing. Recommended mitigation measures will be incorporated, if necessary, to reduce significant land use and planning, as well as population and housing impacts and will rely on the City of Rancho Cordova General Plan and EIR.

Noise

The Noise chapter of the EIR will be based on a project specific Noise Study. The chapter will include evaluation of the existing noise environment, prediction of project-generated noise, and development of noise control mitigation measures, as appropriate. Analysis of the proposed project's potential impact on surrounding sensitive receptors due to construction noise and vibration will be included. Potential noise associated with traffic effects will be evaluated in relation to the Noise Element of the City's General Plan and relevant ordinances. Recommended mitigation measures will be incorporated, if necessary, to reduce significant noise impacts.

Public Services and Recreation

The Public Services and Recreation chapter will describe the current setting and potential demands the proposed project may have on services, including fire, police, schools, parks, and recreation. Consultation with the Rancho Cordova General Plan, General Plan EIR, and other agencies will be used to evaluate the potential impacts on public services. The Recreation portion of the chapter will include a summary of the setting information and identify recreational facilities included within the proposed project that would require construction and might have an adverse physical effect on the environment. In addition, the Recreation portion of the chapter will note if the proposed project meets the City's park requirement. The project includes preservation of the Blodgett Reservoir and surrounding area as Lake Recreation Park, and

the project also includes seven Neighborhood Parks. Recommended mitigation measures will be incorporated, if necessary, to reduce public services and recreation impacts.

Transportation

The Transportation chapter of the EIR will be based on a Traffic Study prepared for the proposed project. Impact determination for CEQA purposes will be based on vehicle miles traveled (VMT), consistent with CEQA Guidelines Section 15064.3. The VMT analysis will be prepared consistent with current guidance regarding analysis of VMT.

The chapter will also include an analysis of the proposed project's potential impacts to alternative transportation modes such as pedestrian, bicycle and transit facilities, as well as the proposed project's potential impacts related to conflicting with applicable programs, policies, and ordinances addressing the circulation system, vehicle safety hazards, and emergency access. Feasible and appropriate mitigation measures to avoid or reduce adverse impacts will be identified, as needed.

Tribal Cultural Resources

The Tribal Cultural Resources chapter of the EIR will include a summary of the site setting and describe the potential effects to any on-site tribal cultural resources induced by the proposed project, using provided Cultural Resources Studies and the results of the Assembly Bill (AB) 52/Senate Bill (SB) 18 consultation carried out by the City, the latter of which is required for the proposed project due to the proposed General Plan Amendment. Input from tribes will be incorporated into the Tribal Cultural chapter, as applicable. Recommended mitigation measures will be incorporated, if necessary, to reduce significant impacts related to Tribal Cultural Resources.

Utilities and Service Systems

The Utilities and Service Systems chapter will evaluate the project's increase in water supply demand and wastewater generation, and analyze whether upgrades to the systems would be required, using the utility information provided by the applicant, including the proposed water, sewer, and drainage plans. The Utilities and Service Systems chapter will also estimate the amount of solid waste generated by the project and the receiving landfill's capacity to accommodate the increase in solid waste. Other utility systems that would be considered in this chapter include electricity and natural gas. Because the proposed project includes a request for annexation into the SacSewer service area, the Utilities and Service Systems chapter will also address LAFCo policies related to sewer services.

Effects Not Found

Section 15128 of the CEQA Guidelines states that an EIR shall contain a brief statement indicating the reasons that various possible significant effects of a project were determined not to be significant and were, therefore, not discussed in detail in the EIR. Accordingly, the Effects Not Found to be Significant chapter of the EIR will include abbreviated discussions of impacts determined not to be significant.

Statutorily Required Sections

Pursuant to CEQA Guidelines Section 21100(b)(5), the Statutorily Required Sections chapter of the EIR will address the potential for growth-inducing impacts of the proposed project, focusing on whether removal of any impediments to growth would occur with the proposed project. A summary of any significant and unavoidable impacts identified within the EIR will be included in this chapter, as well as a discussion of significant irreversible impacts. The chapter will generally describe the cumulative setting for the proposed project; however, a detailed description of the subject-specific cumulative setting, as well as analysis of the cumulative impacts, will be included in each technical chapter of the EIR.

Alternatives Analysis

In accordance with Section 15126.6(a) of the CEQA Guidelines, the EIR will include an analysis of a range of alternatives, including a No Project Alternative. Consideration will be given to potential off-site locations consistent with CEQA Guidelines, Section 15126.6(f)(2), and such locations will be determined in consultation with County staff. If it is determined that an off-site alternative is not feasible or is unnecessary, the EIR will include a discussion describing why such a conclusion was reached. The project alternatives will be selected when more information related to project impacts is available in order to be designed to reduce significant project impacts. The chapter will also include a section of alternatives considered but dismissed, if necessary. The Alternatives Analysis chapter will describe the alternatives and identify the environmentally superior alternative. The alternatives will be analyzed at a level of detail less than that of the proposed project; however, the analyses will include sufficient detail to allow a meaningful comparison of the impacts. Such detail may include conceptual site plans for each alternative, basic quantitative traffic information (e.g., trip generation), as well as a table that will compare the features and the impacts of each alternative in comparison to the proposed project.