

Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: _____

Project Title: Legado Specific Plan Project

Lead Agency: City of Rancho Cordova Planning Division

Contact Name: Lindsay Morrow, Senior Environmental Planner

Email: lmorrow@cityofranchocordova.org

Phone Number: (916) 851-8908

Project Location: Rancho Cordova
City

Sacramento
County

Project Description (Proposed actions, location, and/or consequences).

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.

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. 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.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

The EIR will include the following chapters:

- Aesthetics;
- Agricultural Resources;
- Air Quality, Greenhouse Gas 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.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

Significant areas of controversy have not been identified for the proposed project. However, typical concerns related to development projects in the City include:

- Increases in air quality emissions and impacts to climate change;
- Adverse effects on aesthetics;
- Increases in vehicle traffic;
- Impacts on public services and utilities;
- Potential effects on water supply and water quality;
- Biological impacts associated with wildlife and plant habitats; and
- Increases in noise.

Provide a list of the responsible or trustee agencies for the project.

Additional permits and/or approvals from the following agencies may be required for the proposed project:

- California Department of Fish and Wildlife;
- Central Valley Regional Water Quality Control Board;
- Sacramento Metropolitan Air Quality Management District;
- Sacramento Local Agency Formation Commission;
- South Sacramento Conservation Agency;
- United States Army Corps of Engineers; and
- U.S. Fish and Wildlife Service.