

Department of  
Community Development  
Lori A. Moss, Director



**Divisions**  
Administrative Services  
Building Permits & Inspection  
Code Enforcement  
County Engineering  
Economic Development & Marketing  
Planning & Environmental Review

**DEPARTMENT OF COMMUNITY DEVELOPMENT**  
**Planning and Environmental Review Division**  
**NOTICE OF PREPARATION**

**NOVEMBER 2, 2015**

**TO: ALL INTERESTED PARTIES**

**SUBJECT: NOTICE OF PREPARATION OF A DRAFT ENVIRONMENTAL IMPACT REPORT FOR RANCHO MURIETA NORTH**

Sacramento County will be the CEQA Lead Agency for preparation of an Environmental Impact Report (EIR) for a project known as RANCHO MURIETA NORTH. This Notice of Preparation has been sent to responsible and trustee agencies and involved federal agencies pursuant to Section 15082 of the CEQA Guidelines. Agencies should comment on the scope and content of the environmental information that is germane to the agencies' statutory responsibilities in connection with the proposed project. Due to the time limits mandated by State law, your response must be sent at the earliest possible date, but not later than 30 days after receipt of this notice.

The project description, location, and the probable environmental effects are contained in the attached materials and may also be viewed online at: <http://www.per.saccounty.net>.

Please send your Agency's response to this Notice to:

Catherine Hack, Environmental Coordinator  
Department of Community Development  
Planning and Environmental Review Division  
827 7<sup>th</sup> Street, Room 225, Sacramento, CA 95814  
or via e-mail at: [CEQA@saccounty.net](mailto:CEQA@saccounty.net).

Your response should include the name of a contact person in your agency.

Agencies with specific questions about the project should contact Shelby Maples, Project Manager, at (916) 874-6323 for further information.

**PROJECT TITLE:**

RANCHO MURIETA NORTH ZONING ORDINANCE AMENDMENT, REZONE, LARGE LOT TENTATIVE SUBDIVISION MAP, SMALL LOT TENTATIVE SUBDIVISION MAP, USE PERMITS, SPECIAL DEVELOPMENT PERMIT, AND DESIGN REVIEW

**CONTROL NUMBER:**

PLNP2014-00206

**PROJECT PROPONENT(S):**

Applicant/Owner:

Rancho Murieta Properties, LLC

Engineer:

Baker-Williams Engineering Group

**PROJECT DESCRIPTION AND LOCATION:**

The project site includes approximately 772.2 acres located in the Rancho Murieta community. This proposal encompasses the majority of the remaining land within the Rancho Murieta Planned Development. The entitlement request includes a Zoning Ordinance Amendment, a Rezone, large and small lot Tentative Subdivision Maps, Use Permits, a Special Development Permit, and a Design Review.

The existing project site is designated by the Sacramento County General Plan for low density residential (LDR) for the majority of the site, and Public/ Quasi Public (PQP) for an approximately 39.8 acre parcel that the applicant proposes for commercial use. The existing General Plan designations are to remain.

Rancho Murieta was approved in 1969 as a Planned Development and is within the Sacramento County Urban Services Boundary. At present, there are 2,517 existing residential units in the Rancho Murieta Planned Development, including mobile home and condominium units. An interim zoning designation of A-2 (PD) has been used for the majority of the property. The proposed zoning for the subdivisions would be Residential Density RD-4 or RD-5, with other areas zoned for General Commercial (GC) or Open Space (O). An approximately three acre parcel at the southeast corner of Murieta Parkway and Camino De Lago (APN 073-080-007) will be rezoned to a RD-4 designation as a part of the PD Ordinance Amendment, but is not proposed for subdivision at this time. The project will include approximately 299.6 acres of residential development, 432.8 acres of Park/Recreation/Open Space, and 39.8 acres of General Commercial. See Plate NOP-1 for existing and proposed zoning.

The project includes the development of 827 single family homes on RD-4 and RD-5 lots throughout the project site. The lots will be separated into eight villages as a part of the proposed large lot tentative subdivision map. The village sizes range from 42 to 167 lots, with open space/park, street, and utility parcels also included in each village. Table NOP-1 accounts for the number of parcels within each village. The plan also includes an approximately 39.8 acre parcel on the south side of Jackson road which is intended for commercial uses, as well as the three acre parcel at the southeast corner of Murieta Parkway and Camino De Lago intended for use as a community nature, recreation and resource area. The resource area could include such additional features as a map kiosk, picnic area, hiking and biking maps, or wildlife information.

**Table NOP-1: Lot Counts by Village**

<b>Village</b>	<b>No. Residential Lots</b>	<b>Open space/park parcels</b>	<b>Utility Parcels</b>	<b>Street Lots</b>
"A", see Plate NOP-2	167	10	1	1
"B", see Plate NOP-3	167	9	2	1
"C", see Plate NOP-4	130	5	2	1
"D", see Plate NOP-5	42	3	1	1
"E", see Plate NOP-6 and Plate NOP-7	43	3	2	1
"F", see Plate NOP-8	95	5	2	1
<b>"G", see Plate NOP-9 and Plate NOP-10</b>	53	3	1	1
"H", see Plate NOP-11	130	8	2	1
<b>Total</b>	<b>827</b>	<b>46</b>	<b>13</b>	<b>8</b>

## RANCHO MURIETA NORTH

Of the 772.2 acres, approximately 432.8 acres will be used for parks, recreation, open space, and trail uses. The development proposes to connect to the existing trail system and develop a complementary trail system throughout the project site. The proposal also includes designated pedestrian trails adjacent to the sidewalk on the community collector streets.

The streets within Rancho Murieta are privately owned and maintained. The project is accessed from Murieta Parkway, which features a gated entrance at Jackson Highway (Highway 16). The proposed network of streets in the project area will include a community collector for the majority of traffic movement, along with neighborhood collector streets and minor residential streets to the individual neighborhoods. As Rancho Murieta is a golf community, the major community collectors will provide separate Neighborhood Electric Vehicle (NEV) access and connectivity, which will also serve as bike paths. Golf carts are commonly utilized in the community, and are allowed on the internal street sections as well as on the paved bike paths. Emergency vehicle access points will be installed where necessary to service the villages.

### REQUESTED ENTITLEMENTS

The applicant requests the following entitlements from Sacramento County:

1. A **Zoning Ordinance Amendment** to the Rancho Murieta Planned Development (PD) Ordinance (77-PD-10) to allow the proposed large and small lot tentative subdivision map and associated projects and entitlements, including 827 single-family residential lots, 39.8 acres of general commercial, as well as recreation and open space areas including an approximately 3-acre community nature & resource area. Additionally, the proposed Amendment would reconfigure the open space areas as shown on the approved master plan and alter the densities shown on the approved master plan, including an increase in density from three dwelling units per acre to four and five dwelling units per acre in some areas [RD-4 (PD) (Residential) and RD-5 (PD) (Residential)].
2. A **Rezone** of approximately 772.2 ± gross acres from A-2 (PD) to 230.0 acres of RD-4 (PD) (Residential); 67.1 acres of RD-5 (PD) (Residential); 435.3 acres of Recreation/Open Space (PD); and 39.8 acres of GC (PD) (General Commercial).
3. A large lot **Tentative Subdivision Map** to divide the 772.2 ± gross acre site into 11 large lots consisting of eight (8) "Village" lots, and three (3) parcels for recreation, trails, and open space.
4. Small lot **Tentative Subdivision Maps** to divide the eight (8) "Village" large lot maps into 827 single-family residential lots.
5. A **Use Permit** to allow casitas and accessory dwellings per the proposed Rancho Murieta North Design Guidelines, in accordance with the provisions of the Sacramento County Zoning Code (Title III, Chapter 5, Article 6).
6. A **Special Development Permit** to allow for alternative design, including deviations from required setbacks and height limitations, per the proposed Rancho Murieta North Design Guidelines.
7. **Design Review** to comply with the Sacramento County Design Guidelines.

Project exhibits are located at the end of this Notice of Preparation. Recognizing that it may be difficult to read details on the exhibits at this size, electronic versions of the exhibits are also available for review at the following internet addresses:

<http://www.planningdocuments.saccounty.net/>

(Search the "Planning Projects Viewer" with the Project Name "Murieta North")

### PROJECT OBJECTIVES:

The project applicant has provided the following project objectives:

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- Formulate land use planning documents and regulatory approvals for a 772.2-acre portion of the Rancho Murieta Planned Development area as a means of completing build out of the Rancho Murieta community in an orderly manner.
- Accommodate the County's share of future regional population growth anticipated for Rancho Murieta, compatible with surrounding land uses, complements the pattern and intensity of existing development in the Rancho Murieta community, and provide new benefits to the Rancho Murieta community and the County of Sacramento.
- Design a comprehensively planned, residential-based community with a mix of land uses within the Rancho Murieta Planned Development to create a balanced community with approximately 827 new residential units, commercial uses, parks, trails and open space and supporting public/quasi-public uses.
- Satisfy the County's policies, regulations and expectations as defined in the General Plan, the Rancho Murieta Planned Development Ordinance (as amended) and other applicable plans, documents, and programs adopted by the County.
- Plan for infill residential development in an area already designated by the County for urban uses and consistent with the Blueprint and Sustainable Communities Strategy (SCS) adopted by SACOG.
- Plan for approximately 827 residential units to provide housing choices in varying densities to respond to a range of market segments in the Rancho Murieta community.
- Plan for the reuse of the 39-acre site of the Operating Engineers' Apprentice and Journeymen Training Center with commercial /mixed use development complimenting the residential development in the Rancho Murieta community.
- Plan for development density adequate to support existing public infrastructure and utility systems of the Rancho Murieta Community Services District and planned improvements.
- Shape a physical form and character of development that is functional and creates a sense of place to: (1) Create a land use transition and connection from the existing Rancho Murieta community; (2) Organize neighborhoods to be identifiable and walkable, and to incorporate gathering places such as commercial areas, parks and recreational amenities, and (3) provide additional trails and permanent pathways to enhance the existing trail network in the Rancho Murieta community.
- Provide a safe and efficient circulation system that interconnects uses and promotes pedestrian circulation and alternate transportation options. Create a circulation network which complements north/south and east/west circulation routes to benefit the transportation network in the Rancho Murieta community.
- Provide connections via a system of paseos, trails, golf cart paths and Class IA bikeways. Develop a system of golf cart and bikeway facilities to provide an alternative transportation mode and connect with planned existing and planned bikeway facilities within Rancho Murieta.
- Through implementation of arterial and collector street improvement standards, provide the opportunity to coordinate fixed-route bus stops and transit facilities in support of the County's overall transit planning efforts.
- Design a land use plan where the development footprint avoids impacts to habitat, wetland resources and tree canopy to the extent feasible. In consultation with resource agencies, develop a plan which avoids and preserves the highest quality open space and habitat resources on-site.
- Create open space wildlife corridors which contribute connectivity to existing preserves and create greater regional benefit for habitat, resources and open space amenities.
- Plan for long-term growth to be positioned to react to market demand.

**ENVIRONMENTAL/LAND USE SETTING:**

The project site is located within the Rancho Murieta community planning area. The parcels are located north of State Highway 16 and the Cosumnes River. The existing Rancho Murieta community, which is comprised of approximately 2,517 existing residences, is located primarily to the west and south of the project site. Deer Creek Hills Regional Park bounds the project site to the north. The combined project site totals approximately 772.2 acres, currently zoned A-2(PD).

The project site is largely undeveloped, with a partial trail system throughout. The topography of the project site includes moderately sloped, gently undulating and flat terrain. Elevations range from 130 feet at the Cosumnes River to 305 feet atop Marr Hill, just west of the Clementia Reservoir. Adjacent to the project site are several bodies of water, including the reservoirs Lake Calero, Lake Chesbro, and Lake Clementia; Lake Jean; Bass Lake, and the Cosumnes River.

Undeveloped areas of the project site are vegetated with annual grasses and areas of native oak woodlands. Jurisdictional wetlands are also known to be on site, including vernal pools, wetland swales, seeps, riparian wetlands, and channels. There is high potential for occurrence of several special status species due to presence of habitat in the project site, including but not limited to the known presence of Bald Eagles. Additionally, the project site has been identified as potentially containing cultural resources.

**PROBABLE ENVIRONMENTAL EFFECTS/EIR FOCUS:**

Project development will convert a majority of the project site to urban uses. A preliminary review of the project and the environmental resources in the study area has resulted in the identification of the potential areas of environmental impact, listed below. Other topic areas may be included if further review and research indicates that inclusion is warranted. As the analyses progress and the extent of impacts to the below categories is determined, appropriate CEQA Alternatives will be identified and included for analysis.

Aesthetics

The EIR will evaluate potential impacts of the proposed project on visual quality and overall aesthetics of the environment. The evaluation will review project impacts to any potential scenic vistas, scenic resources, and the existing visual character and quality of the project site and surrounding environment. The evaluation will be based on field observations, review of local topography, and a select number of visual simulations from selected points of view. .

Air Quality

The EIR will quantify and evaluate potential impacts related to emissions resulting from construction activities and emissions from operational activities of the completed project. These potential short-term and long-term air quality impacts will be quantified using the California Emissions Estimator Model (CalEEMod) and/or other appropriate models.

Biological Resources

The project will be analyzed to identify impacts to biological resources. The analysis will focus on special-status animal and plant species, an evaluation of potential impacts to wetlands and associated wetland species, and an evaluation of impacts to native and non-native trees and oak woodland habitat on the project site. Technical studies will include a special-status species survey that will identify special status species that are observed on the project site or those that are known to exist in the project area. A wetland delineation will identify on-site wetland resources and the EIR will evaluate direct and indirect impacts of the proposed project on those resources. Finally, an arborist report has been requested to evaluate impacts to native and non-native tree resources on the project site. Mitigation measures will address the loss of any native and non-native trees, as appropriate, as well as measures to protect and preserve any protected trees during and after construction.

Climate Change

This chapter will describe and quantify the potential of the Project to result in the emission of greenhouse gases (GHG), both during construction and operation, and compare those emissions to County thresholds. Project GHG emissions will be quantified using CalEEMod.

Cultural Resources

The project site will be examined to determine whether it is sensitive for the presence of cultural resources, including subsurface archeological resources, those of ethnographic importance, and built-environment historical resources. A cultural resource survey has been submitted and will be reviewed by PER staff to determine areas of sensitivity throughout the project site. Additionally, consultation with Native American tribes per AB52 will be conducted. .

Geology, Soils, and Mineral Resources

The proposed project will be evaluated for its potential effects to geologic and soil resources as well as the potential impacts of any geologic and soil hazards to the project and surrounding environment. Underlying soil types and suitability for development will be examined using the Natural Resources Conservation Service Soil Survey for Sacramento County, as well as United States Geological Survey data on the County. A geotechnical engineering study has been prepared for the project site to evaluate the soils found within the project site, and specifically examines the potential for expansive soils within the region.

Hazards and Hazardous Materials

Hazardous materials sites, if any, will be identified in the project vicinity. Data sources may include Envirostor and Geotracker. Project compatibility with any existing hazardous materials sites will be examined, as well as the potential for the project to use, store, or transport hazardous materials. Naturally occurring asbestos (NOA) is known to occur in the project area, and a study to evaluate the presence of asbestos has been requested. Impacts associated with NOA will be evaluated in the Air Quality chapter.

Land Use

The project proposal will be examined to determine consistency with land use policies/ordinances/plans that have been adopted in order to avoid land-use-related environmental effects. The project impact relative to the planned and existing land use environment will also be evaluated. Potential impacts to farmland will be analyzed, as the site is also designated as Grazing Land on the Sacramento County Map of Important Farmland.

Noise

This chapter will analyze whether the project will generate noise in excess of standards or will result in exposure of persons to noise levels in excess of standards established in the Sacramento County General Plan.

Public Services and Utilities

The proposal will be analyzed for its impacts to public services and to determine what will be required to extend service to the project. Services analyzed may include but are not limited to: schools, (Elk Grove Unified School District), water service, solid waste collection service, parks, and sewer service (Rancho Murieta Community Services District), and electric service (Sacramento Municipal Utility District). The proposal's impact on the water supply (Rancho Murieta Community Services District) will also be evaluated. A Water Supply Assessment pursuant to Senate Bill 610 has been requested, to be prepared by the Rancho Murieta Community Services District.

Transportation

This chapter will analyze potential traffic and circulation impacts of the proposed project. A Traffic Impact Study (TIS) will be prepared to examine the effects of proposed project development on area roadways and

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roadway connections. The TIS will indicate whether or not the project will result in any significant traffic impacts, and will be reviewed by the Sacramento County Department of Transportation and Caltrans for technical adequacy. .

### Hydrology and Water Quality

This chapter will describe the existing Rancho Murieta stormwater control system and assess the potential impacts of the Project on that stormwater system. This chapter will also describe the existing watershed and assess the potential for the Project to impact water quality, either as a result of construction (grading and erosion) or operation. Any potential impacts of the Project to the 100-year floodplain will also be discussed. A drainage study has been requested to identify stormwater quality treatment, on-site drainage facilities configuration, and any necessary flood detention as required by the Sacramento County Department of Water Resources.

### **INTENDED USES OF THE EIR:**

The Sacramento County Planning Commission and the Board of Supervisors will use the information contained in the EIR as one of the informational tools necessary to evaluate the proposed project and render a decision to approve or deny the requested entitlements. The EIR will serve as an information document for the general public as well. Responsible agencies may also use the EIR, as needed, for any subsequent discretionary or permitting actions. Based on the potential effects known at this time, responsible agencies may include (but may not be limited to) the United States Army Corps of Engineers, the United States Fish and Wildlife Service, the California Department of Fish and Wildlife, the Rancho Murieta Community Services District, and the California Regional Water Quality Control Board.

### **ADDITIONAL PERMIT REQUIREMENTS**

Additional permitting requirements for the Rancho Murieta North may include but are not limited to Section 401 permitting (Army Corps of Engineers), Section 404 Certification (Regional Water Quality Control Board), and Stream Bed Alteration Permit Section 1600 (California Department of Fish and Wildlife). Each Village ("A" through "H") will be permitted separately.



Plate NOP-1: Rezone Exhibit

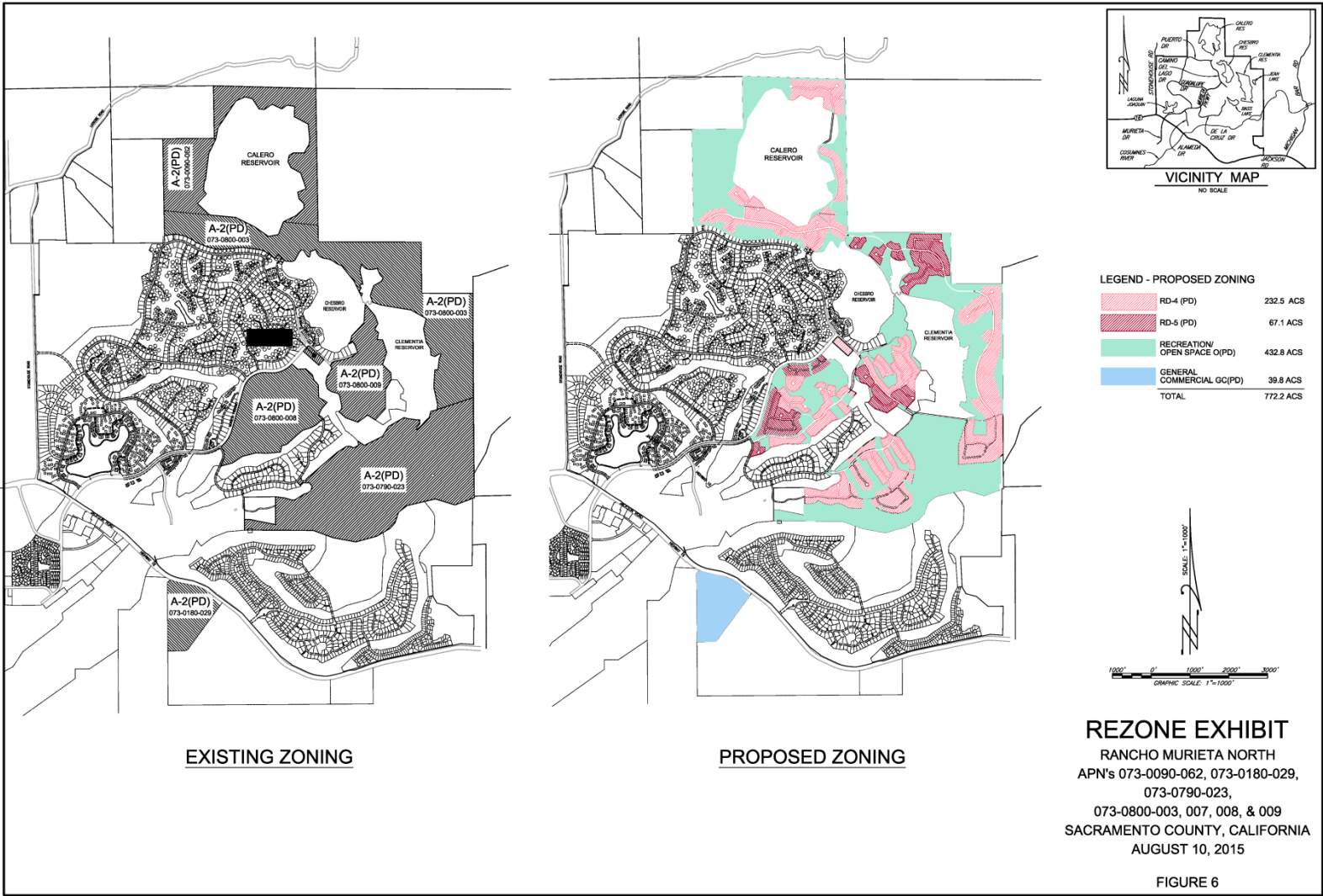




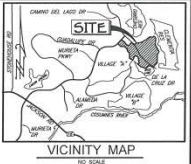








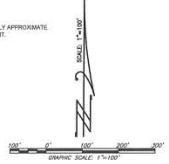
Plate NOP-4: Village "C" Tentative Subdivision Map



TENTATIVE SUBDIVISION  
MAP  
VILLAGE "C"  
A.P.N. 073-0800-009  
RANCHO MURIETA  
SACRAMENTO COUNTY, CALIFORNIA  
JULY, 2015

- PROJECT DATA:**
- OWNER/DEVELOPER:** BAKER WILLIAMS ENGINEERING GROUP, 800 RITA AND ORANGE BLVD #18, SACRAMENTO, CA 95833, ASSessor'S PARCEL NUMBER: 073-0800-009
  - ENGINEER:** BAKER WILLIAMS ENGINEERING GROUP, 800 RITA AND ORANGE BLVD #18, SACRAMENTO, CA 95833, ASSessor'S PARCEL NUMBER: 073-0800-009
  - AREA:** 107.86 ACRES
  - EXISTING ZONING:** A-1 PFD
  - PROPOSED ZONING:** R24, R28, PARK RECREATION/TRAILS/OPEN SPACE
  - DENSITY:** 2.0 UNITS/ACRE
  - EXISTING USE:** 2.0 UNITS/ACRE
  - PROPOSED USE:** RESIDENTIAL DEVELOPMENT, 150 Single Family LOTS, 2 Community Park Parcels, 2 Utility Parks (LWS and GS), 1 Street Light
  - SANITARY SEWER:** RANCHO MURIETA COMMUNITY SERVICES DISTRICT
  - STORM DRAIN:** RANCHO MURIETA COMMUNITY SERVICES DISTRICT
  - WATER SUPPLY:** RANCHO MURIETA COMMUNITY SERVICES DISTRICT
  - FIRE PROTECTION:** RANCHO MURIETA METRO FIRE DISTRICT
  - ELECTRICAL SERVICE:** S.M.U.D.
  - TELEPHONE SERVICE:** AT&T
  - GAS SUPPLY:** PROPANE (NATURAL GAS NOT AVAILABLE)
  - SCHOOL DISTRICT:** S.E.A. GRADE PARK
  - PARK DISTRICT:** RANCHO MURIETA COMMUNITY SERVICES DISTRICT
  - OFF-STREET PARKING:** 37 SPACES

- NOTES:
1. PHOTOGRAPHIC SCALING IS ONLY APPROXIMATE AND IS SUBJECT TO ADJUSTMENT.
  2. CONTOUR INTERVAL IS 2.



**IDW** BAKER WILLIAMS ENGINEERING GROUP  
Baker Williams Engineering Group, Inc. 800 RITA AND ORANGE BLVD #18 SACRAMENTO, CA 95833  
TEL: 916.486.1100 FAX: 916.486.1101 www.bakerwilliams.com



Plate NOP-5: Village "D" Tentative Subdivision Map





Plate NOP-6: Village "E" Tentative Subdivision Map, Sheet 1

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Plate NOP-7: Village "E" Tentative Subdivision Map, Sheet 2





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**Plate NOP-8: Village "F" Tentative Subdivision Map**





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**Plate NOP-9: Village "G" Tentative Subdivision Map, Sheet 1**





**RANCHO MURIETA NORTH**  
**Plate NOP-10: Village "G" Tentative Subdivision Map, Sheet 2**

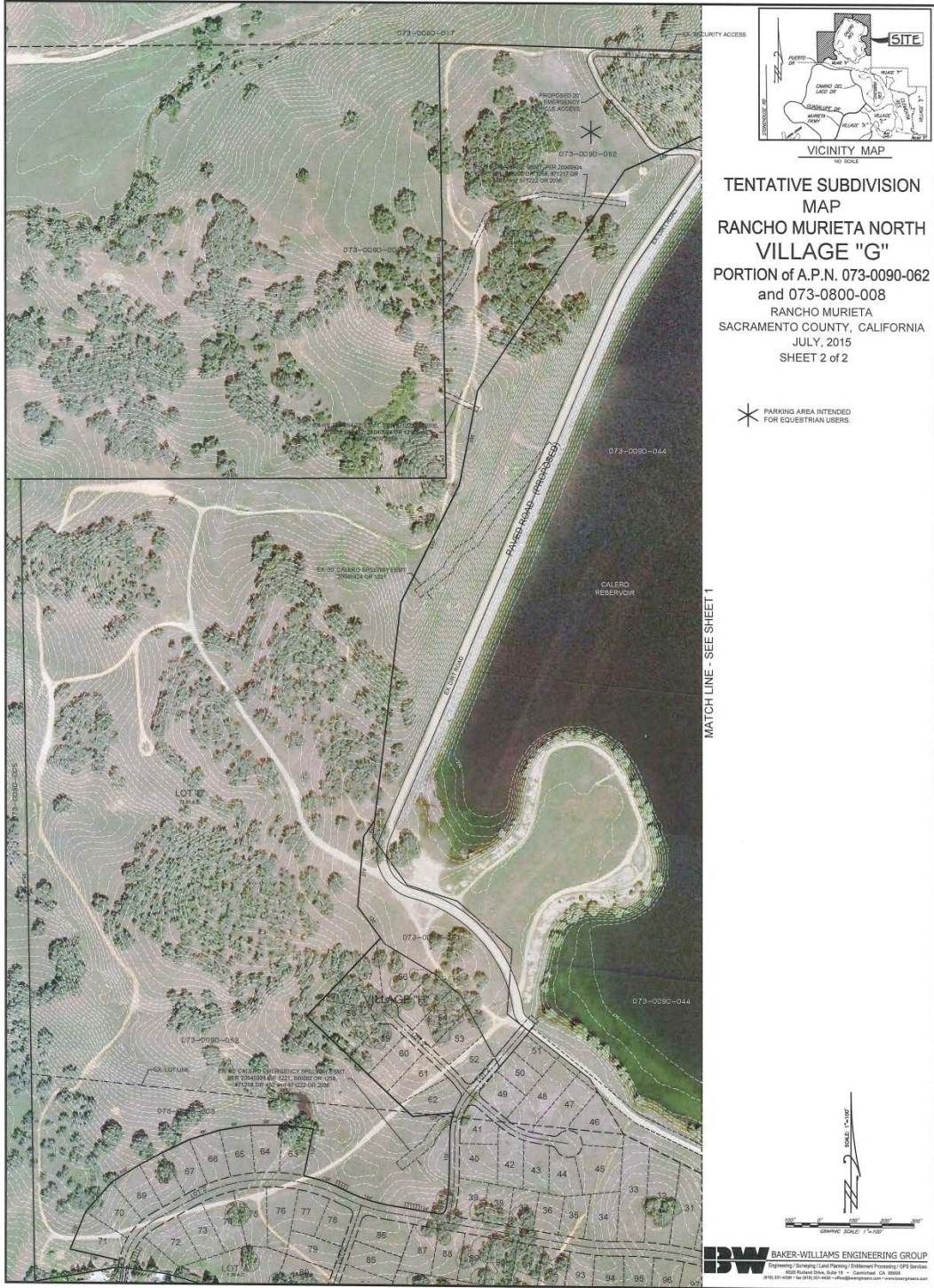




Plate NOP-11: Village "H" Tentative Subdivision Map

