

2.1 PROJECT LOCATION

The proposed Heritage Falls project (hereafter referred to as the “proposed project”) is located west of Grant Line Road approximately 0.75 miles south of White Rock Road and approximately 0.80 miles north of Douglas Road within the City of Rancho Cordova. The site is directly north of the North Douglas I and North Douglas II projects. The project is located within the Sunrise Douglas Community Plan. The project location is shown in **Figures 1 and 2**.

2.2 EXISTING CONDITIONS

The project area is surrounded by previously undeveloped land containing pasture and grazing land and some rural estate residential homes. The proposed project is located in an area of generally flat terrain characterized by grasslands and an ephemeral creek (Morrison Creek). Located immediately adjacent to the south of the proposed project is the North Douglas I project, currently under construction, which has City approval to construct approximately 666 units of low density housing. Also located immediately adjacent to the south of the western edge of the proposed project site is the North Douglas II project, currently under consideration by the City, which proposes to construct approximately 153 units of low density housing. Located immediately adjacent to the west of the proposed project site is the proposed Rio del Oro Specific Plan project which will include development of residential, commercial, and industrial land uses. Immediately adjacent to the north is an existing aggregate mining operation. To the southeast is an abandoned orchard and pasture land slated for development in the future. No specific application for development has been received for the properties to the east of the proposed project.

2.3 GENERAL PLAN AND COMMUNITY PLAN BACKGROUND

GENERAL PLAN

According to the City’s General Plan, the project site is located within the Grant Line West Planning Area and is generally expected to include mixed density development. However, zoning within the Planning Areas is not identified. The General Plan provides Conceptual Land Use Plans for each of the Planning Areas, including the Grant Line West Planning Area. Conceptual Land Use Plans include general land use categories that reflect the City’s Building Blocks Concept of neighborhoods, villages, and districts, taking into consideration known site opportunities and constraints (e.g., geographic location, environmental conditions, and retail strategy). The proposed project is located within the R-MD land use designation, which allows for a mix of densities generally resulting in an average of medium density residential development. A depiction of the project area and the Conceptual Land Use Plan are shown in **Figure 3**.

SUNRISE DOUGLAS COMMUNITY PLAN

The Sunrise Douglas Community Plan (Community Plan) was adopted by the Sacramento County Board of Supervisors in July, 2002 – prior to incorporation of the City of Rancho Cordova. Upon incorporation in 2003, the City of Rancho Cordova became responsible for the Community Plan. The Community Plan established the policy framework and conceptual development plan for an area of approximately 6,015.3 acres of what is now the southeastern portion of the City. The Community Plan identified the following nine goals for this portion of the City:

2.0 PROJECT DESCRIPTION

- Goal 1: Provide housing to accommodate the employees in the major employment centers along the Highway 50 corridor in east Sacramento County.*
- Goal 2: Provide diversity in housing types and styles.*
- Goal 3: Provide a strong sense of community place and human scale.*
- Goal 4: Provide adequate public facilities and infrastructure in a timely manner.*
- Goal 5: Encourage high quality urban design.*
- Goal 6: Facilitate resource efficiency.*
- Goal 7: Facilitate environmental resource preservation and enhancement.*
- Goal 8: Provide access to alternatives to exclusive use of private automobiles.*
- Goal 9: Respond to changes in the economic, social, and technologic context of the Sacramento region.*

The proposed project is located near the northeastern limit of the Community Plan Area. The proposed project's location within the Community Plan is shown in **Figure 2**. The proposed project is located within Village D which was identified as potentially containing 2,309 low density residential units and 420 medium density residential units. The proposed project makes up approximately 29.2 percent of the total area of Village D.

2.4 PROJECT CHARACTERISTICS

The project applicant has requested a rezone to change the project site's zoning designation from AG-80 (Agricultural) and IR (Industrial Reserve) to Residential and Public/Open Space designations (see **Table 1** below). The applicant has also requested approval of a tentative subdivision map (TSM). Additionally, the proposed project requires City approval of a special development permit, a design review, and a development agreement. The entire project site is approximately 237.8 acres in size, the entirety of which would be developed by the proposed project. Morrison Creek, which traverses the project site from northeast to west, would be realigned to flow within a channelized creek parkway throughout the project site. The proposed rezone would result in 177.9 acres of residential zoning and 52.9 acres of public/open space. The residential portion of the proposed project would include 206 conventional single-family dwellings, 622 active adult (age restricted) single-family dwellings, 132 active adult (age restricted) multi-family units, a 5.5-acre elementary school site, and pedestrian paseos. The public/open space portion of the site would include five private parks, a recreation center for the residents of the active adult area, a public park, a detention basin, and a creek parkway crossing the project site from the northeast to the southwest. The land uses of the proposed project are shown in **Figure 5**. The approximate acreage and zoning of the various land uses within the project are shown in **Table 1** below.

**TABLE 1
LAND USE SUMMARY – PROPOSED PROJECT**

Land Use	Zoning	Acres (Net)	Acres (Gross)	Units
Single Family Residential (SFR)	RD-5	1.1	1.3	-
Single Family Residential (SFR)	RD-7	36.0	36.8	206
Active Adult Single Family Residential	RD-5	71.3	72.2	303
Active Adult Single Family Residential	RD-7	32.7	33.0	187
Active Adult Single Family Residential	RD-10	22.2	22.3	132
Active Adult Multi Family Residential	RD-20	6.6	6.8	132
Elementary School	P/QP/RD-5	5.1	5.5	-
Private Park	P-OS/O	7.1	7.1	-
Recreation Center	P-OS/O	4.2	4.2	-
Detention Basin	P-OS/O	16.8	17.4	-
Creek Parkway	P-OS/O	15.1	15.3	-
Public Park	P-OS/O	8.1	8.1	-
Open Space	P-OS/O	0.4	0.8	-
Landscape Corridor	-	2.7	-	-
Pedestrian Paseo	-	2.0	-	-
Remainder	-	0.1	0.1	-
Major Roads	-	6.9	6.9	-
Total	-	39.51	237.8	960

Source: Wood Rodgers, 2007.

The proposed project is located immediately adjacent to the North Douglas I and North Douglas II developments. Access to the proposed project is provided by Edington Drive in North Douglas I and the as yet unnamed roadway identified in the Tentative Subdivision Map as Street A. Street A connects to Grant Line Road east of the project site.

2.5 REQUIRED PROJECT APPROVALS

In addition to the approval of the proposed project by the City Council of the City of Rancho Cordova, the following agency approvals may be required (depending on the final project design):

1. California Department of Fish and Game (CDFG)
2. Central Valley Regional Water Quality Control Board (CVRWQB)
3. County Sanitation District (CSD-1)
4. Sacramento County Water Agency (SCWA) Zone 40
5. Sacramento Metropolitan Air Quality Management District (SMAQMD)
6. Sacramento Metropolitan Fire District (SMFD)
7. Sacramento Municipal Utility District (SMUD)
8. Sacramento Resource Conservation District (SRCD)
9. U.S. Army Corps of Engineers (USACE)
10. U.S. Fish and Wildlife Service (USFWS)

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