

2.1 PROJECT LOCATION

The proposed North Douglas II project (hereafter referred to as the proposed project) is located immediately adjacent to the northern border of the North Douglas I project, approximately 0.8 miles north of Douglas Road and 0.6 miles west of Grant Line Road in the eastern part of the City of Rancho Cordova. The project is located within the Sunrise Douglas Community Plan. The project location is shown in **Figure 1** and **Figure 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 non-native grasslands and a nearby ephemeral creek (Morrison Creek). Located immediately adjacent to the south of the proposed project is the North Douglas I project, currently under construction, which will build approximately 666 units of low density housing. Located immediately adjacent to the west of the proposed project 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 the proposed Heritage Falls development, which is in the initial planning stages and proposes low-density housing. To the east 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 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 provided 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 land use designations in the Conceptual Land Use Plans are consistent with the General Plan land use designations, with the exception of the Residential – Mixed Density (R-MD) and Residential – Estate/Rural (R-E/R) categories. Areas identified as R-MD and R-E/R are intended to represent a mix of residential densities with target average densities in the medium density for R-MD and very low density for the R-E/R designation. The proposed project is located within the R-MD designation, which allows for a mix of densities generally resulting in an average of medium density residential. A depiction of the project area and the Conceptual Land Use Plan are shown in **Figure 3**.

Also identified in the Conceptual Land Use Map are specific locations of natural resources and other environmental constraints within each Planning Area. The Conceptual Land Use Map for the Grant Line West Planning Area identifies a natural resources corridor along the alignment of Morrison Creek within the project area. For a discussion of the project's impact on this corridor, see Section 3.0, checklist VIII, Hydrology and Water Quality, for more information and the resulting impacts of the proposed project.

2.0 PROJECT DESCRIPTION

The General Plan was analyzed pursuant to CEQA and the State CEQA Guidelines in an Environmental Impact Report (EIR) that was certified by the City Council on June 26, 2006 (State Clearinghouse Number 2005022137). The proposed project was assumed in the General Plan EIR and the environmental impacts of the development of the proposed project area were generally analyzed in the EIR. However, some details of the proposed project were not known and not all project-specific impacts were adequately addressed. Therefore, additional analysis is necessary. This MND constitutes that additional environmental analysis. See Section 1.1 of this MND for more information on this document's relationship with the General Plan EIR.

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:

- 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 5.1 percent of the total area of Village D.

The environmental impacts of the Sunrise Douglas Community Plan as well as the Sunridge Specific Plan were analyzed in a Master EIR. The proposed project lies outside the Sunridge Specific Plan so the specific plan will not be discussed in this document. The Sunrise Douglas Community Plan/Sunridge Specific Plan project (SDCP/SRSP) received final approval from the

Sacramento County Board of Supervisors on July 17, 2002. The Board of Supervisors certified the SDCP/SRSP Master EIR as adequate and complete on June 19, 2002.

The Sunrise Douglas Community Plan provided the policy framework and land development concepts for the Community Plan area, but the Community Plan did not provide any land use entitlements. The SDCP/SRSP EIR addressed the environmental impacts of the Community Plan but only discussed impacts from the Community Plan in general. Specific information as to the physical characteristics of development within the Community Plan area was not included. Therefore, this MND is “tiered” from the General Plan EIR and not the SDCP/SRSP EIR. See Section 1.0 of this MND for more information.

2.4 PROJECT CHARACTERISTICS

The proposed project requires a rezone, a tentative subdivision map, a special development permit, a design review, and a development agreement. The entire project site is approximately 41.5 acres in size, all of which is currently zoned AG-80 (Agricultural). The proposed project would rezone the project area to include 15.8 acres of RD-10 (low density residential) and 25.7 acres of O (open space) (see **Figure 4**). The RD-10 portion of the project includes 153 single-family detached homes and pedestrian paseos. The open space portion of the site includes a wetland preserve in the north, a neighborhood park adjacent to the residential zone in the south, and a detention basin between the preserve and the park. Morrison Creek transverses the site within the wetland preserve and will remain undisturbed by the proposed project. 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	RD-10	17.7	17.7	153
Pedestrian Paseo	RD-10	0.71	-	-
Neighborhood Park	O	3.2	4.0	-
Open Space (Neighborhood Green)	O	0.5	-	-
Wetland Preserve	O	14.9	19.8	-
Stormwater Detention Basin	O	2.5	-	-
Total	-	39.51	41.5	153

Source: Wood Rodgers, 2005.

The proposed project is located immediately adjacent to the North Douglas I development. Access to the proposed project is provided by Evanston Way, the northernmost road in North Douglas I, and the as yet unnamed roadway identified in the Tentative Subdivision Map as Street 4. Street 4 connects to Thornberg Way in the northwest portion of the North Douglas I project.

2.0 PROJECT DESCRIPTION

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)