NOTICE OF DETERMINATION MITIGATED NEGATIVE DECLARATION

2006119026

From: City of Rancho Cordova

2729 Prospect Park Drive

Rancho Cordova, CA 95670

To:

Office of Planning and Research

1400 Tenth Street

Sacramento, CA 95814

Sacramento County Clerk-Recorder

600 8th Street Sacramento, CA 95814

SUBJECT:

Filing of Notice of Determination in compliance with Section 21108 or

21152 of the Public Resources Code.

PROJECT TITLE:

The Sunridge East projects include the Douglas 103, Douglas 98, Grantline 208, and Arista Del Sol properties. The proposed projects include a General Plan Amendment, Specific Plan Amendment, Rezone, Development Agreement, and Tentative Subdivision Maps, for the following:

ENDORSED:

MAR 1 3 2006

Aig A. KRAMER CLEAKRECORD

<u>Douglas 98 RC-03-025</u>: The project approval is for a Tentative Tract Map for 693 residential lots in the RD-5, 7 and 10 designations. A total of 14.4 acres of parkland and 7.6 acres of combined parkway and landscape corridors are provided. A Development Agreement is also part of this project approval.

GRANTLINE 208 RC-04-064: The project approval is for a Tentative Tract Map for 724 residential lots in the RD-5, 7 and 10 designations. A 22.0 acre Neighborhood Park and a 12 acre elementary school are provided, along with a 68.1 acre wetland preserve. 11.7 acres of open space is provided in enhanced pedestrian corridors and greenway, along with open space provided by the wetland preserve. A Development Agreement is also part of this project approval.

ARISTA DEL SOL RC-04-077: The project approval is for a Tentative Tract Map for 905 lots in the RD-5, 7 and 10 residential designations. A 5.0 acre commercial site is located at the northeast corner of Americanos Blvd and Chrysanthy Blvd. A 16.6 acre portion of the Neighborhood Park is provided, along with 43.3 acres of wetland preserve, of which 10.7 acres is considered an open space benefit to the project. 5.8 acres of open space is provided in enhanced pedestrian corridors and greenways, for a total of 8.8% open space. A Development Agreement is also part of this project approval.

<u>Douglas 103 RC-05-134</u>: The project approval is for a Tentative Tract Map for 301 residential lots in the RD-5, 10 and 15 designations. A total of 5.2 acres of parkland and 19.5 acres of commercial/mixed use are provided, along with a delineated 43.8 acres wetland preserve. 18.24 acres of combined open space is provided in enhanced pedestrian corridors and greenway, along with open space benefit zone provided by the wetland preserve. A Development Agreement is also part of this project approval.

PROJECT LOCATION:

The Sunridge East project sites are located within the approved Sunrise Douglas Community Plan and SunRidge Specific Plan (SDCP/SRSP) areas on the southeast corner of Douglas Road and the proposed Americanos Boulevard. The project sites are generally bounded by the future Sunridge Park development to the west, the North Douglas development to the north, vacant land to the east, and by the proposed

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Chrysanthy Boulevard to the south.

APPLICANT:

River West Investments,

Woodside Homes of Northern California, and

Pappas Investments

PROJECT DESCRIPTION:

On March 6, 2006 the City of Rancho Cordova City Council adopted the Mitigated Negative Declaration for the Sunridge East Projects, pursuant to the California Environmental Quality Act (CEQA), and approved the entitlement package for the projects, as describe in the project title above. As part of the adoption of the Mitigated Negative Declaration, the City took the following actions:

- Made findings that the Mitigated Negative Declaration had been prepared and completed in compliance with CEQA.
- Made findings that on the basis of the Mitigated Negative Declaration, comments received, and the whole record that there is no substantial evidence that the project will not have a significant adverse impact on the environment.
- Mitigation measures were made a condition of approval of this project.
- This project is not exempt from the Department of Fish and Game fee and will pay the \$1,250.00 at the time of recordation of this Notice.

Availability of the Mitigated Negative Declaration:

The Mitigated Negative Declaration may be reviewed at the following location:

City of Rancho Cordova Planning 2729 Prospect Park Drive Rancho Cordova, CA 95670

Governor's Office of Planning & Research

Jun 11 2020

STATE CLEARINGHOUSE

William Campbell, Principal Planner

(916) 851-8750

Date: March 7, 2006

REC'T # 0004183062 March 13, 2006 --- 11:35:31 AM

Sacramento - TEST County Recorder David Villanueva, Clerk/Recorder

Check Number 36635 REQD BY	
CLERKS	\$21.00
State Fees	\$1,250.00
Total fee	\$1,271.00
Amount Tendered	\$1,271.00
Change	\$0.00