2.1   PROJECT LOCATION

The proposed Target project (hereafter referred to as the "proposed project") is located at 10881 Olson Drive within the City of Rancho Cordova, approximately 0.15 miles northeast of the intersection of Zinfandel Drive and Olson Drive. The site is bounded to the north by Southern Pacific Railroad and Sacramento Light Rail tracks, as well as Folsom Boulevard. Existing retail development borders the project site to the east, south, and west. The project location is shown in **Figures 1** and **2**.

2.2   EXISTING CONDITIONS

The project area is located within an area of Rancho Cordova characterized by existing urban development. The parcel is zoned General Commercial (GC). Nearby significant features include US-50 (approximately 0.08 miles to the southeast), Folsom Boulevard (approximately 0.02 miles to the north), the American River (approximately 1.60 miles to the north), and Mather Airport (approximately 2 miles to the south).

The project site is currently occupied by an 111,766 square foot Target building, a 15,062 square foot adjacent retail building, and a parking lot. The General Plan designates this parcel as CMU (Commercial Mixed Use) within the Downtown Planning Area.

2.3   SPECIAL PLANNING AREA

DOWNTOWN PLANNING AREA

The proposed project is within the Downtown Planning Area as identified in the City of Rancho Cordova General Plan. It is the City's intent that the Downtown becomes a location of transition between residences to the north and employment and residences to the south. This location in the core of the City is ideal for an area to include pedestrian-friendly gathering places, shopping opportunities, places of employment, and entertainment venues. It is anticipated that a Downtown Specific Plan or other similar planning document will be prepared for this area to lay out a path toward achieving the developmental goals of the Downtown. Preparations have not yet begun on a Specific Plan for the Downtown Planning Area. As the Downtown is already developed, much of the future planning activities will include revitalization of existing development and improvements to traffic circulation, especially in the area of Olson Drive.

2.4   PROJECT CHARACTERISTICS

The proposed project would involve the demolition of the existing 111,766 square foot Target and the adjacent 15,062 square foot strip mall structure. The proposed project requires City Design Review in order to construct a new 133,256 square foot Target building in the location of the original Target building. The reconstructed building would result in an increase of 6,428 square feet, a total floor area increase of 5.1%. The project site is 9.86 acres. Site improvements would include upgraded Americans with Disabilities Act (ADA)-compliant parking stalls, parking lot revisions, and a one-way ingress and egress at Olson Drive. The proposed project site plan is shown in **Figure 3**. The proposed landscape plan is shown in **Figure 4**.

The new Target building proposed by the project applicant would face Olson Drive and would be constructed in roughly the same location as the original store and retail building. The loading dock for the new Target store would be located on the northeastern side of the building, which is the left side of the new structure. The loading dock would face the rear of the shops on the
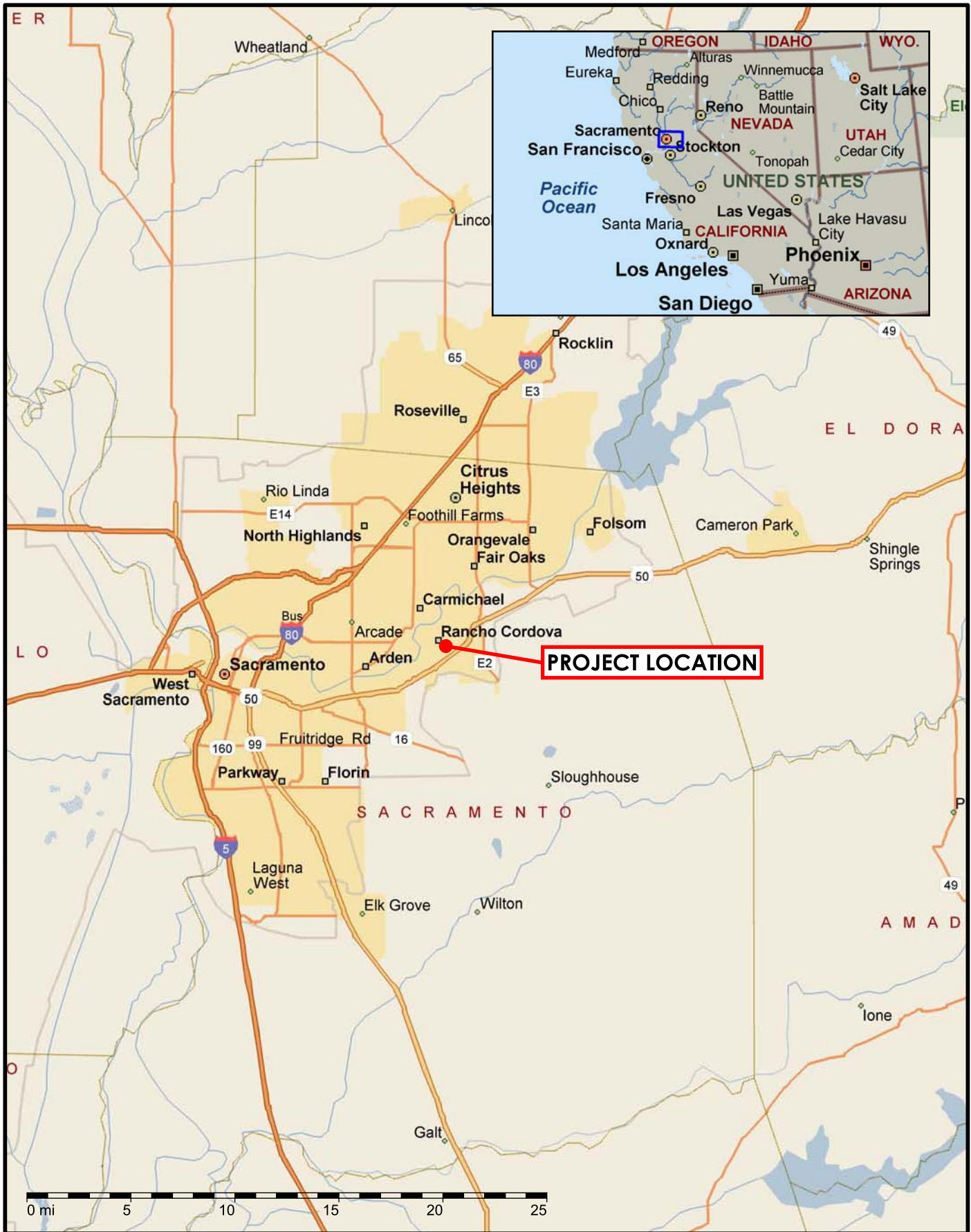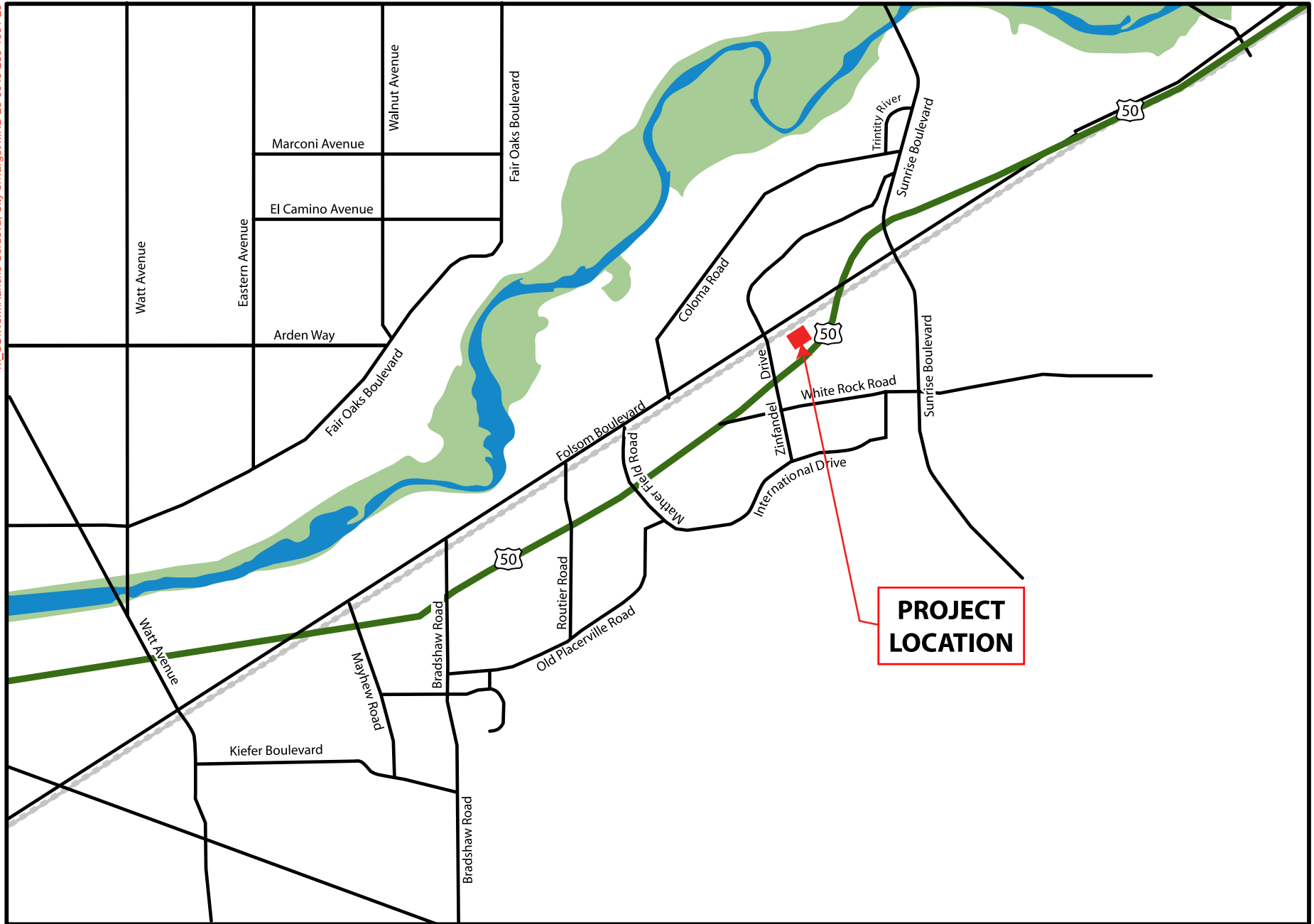
adjacent parcel to the east. Improvements to Olson Drive would involve the conversion of one full-access driveway into a one-way ingress and egress.

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. Central Valley Regional Water Quality Control Board (CVRWQCB)
2. County Sanitation District (CSD-1)
3. Golden State Water Company
4. Sacramento Metropolitan Air Quality Management District (SMAQMD)
5. Sacramento Metropolitan Fire District (SMFD)
6. Sacramento Municipal Utility District (SMUD)
7. Pacific Gas and Electric (PG&E)

PROJECT LOCATION

City of Rancho Cordova
Planning Department

Figure 1
Regional Location Map

PROJECT LOCATION

Watt Avenue
Eastern Avenue
Marconi Avenue
Walnut Avenue
El Camino Avenue
Arden Way
Fair Oaks Boulevard
Fair Oaks Boulevard
Trinity River
Sunrise Boulevard
Coloma Road
Sunrise Boulevard
White Rock Road
Zinfandel Drive
International Drive
Folsom Boulevard
Mather Field Road
Routier Road
Old Placerville Road
Bradshaw Road
Mayhew Road
Bradshaw Road
Kiefer Boulevard
Watt Avenue

50

PROJECT AREA

SITE SUMMARY

<u>TARGET PARCEL AREA:</u>   (429,842 SF), 9.86 AC
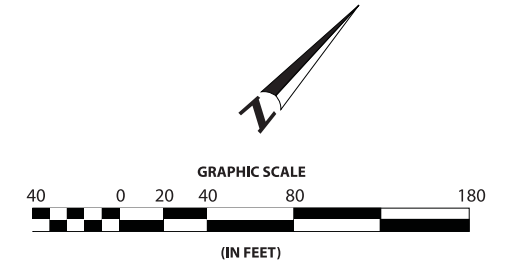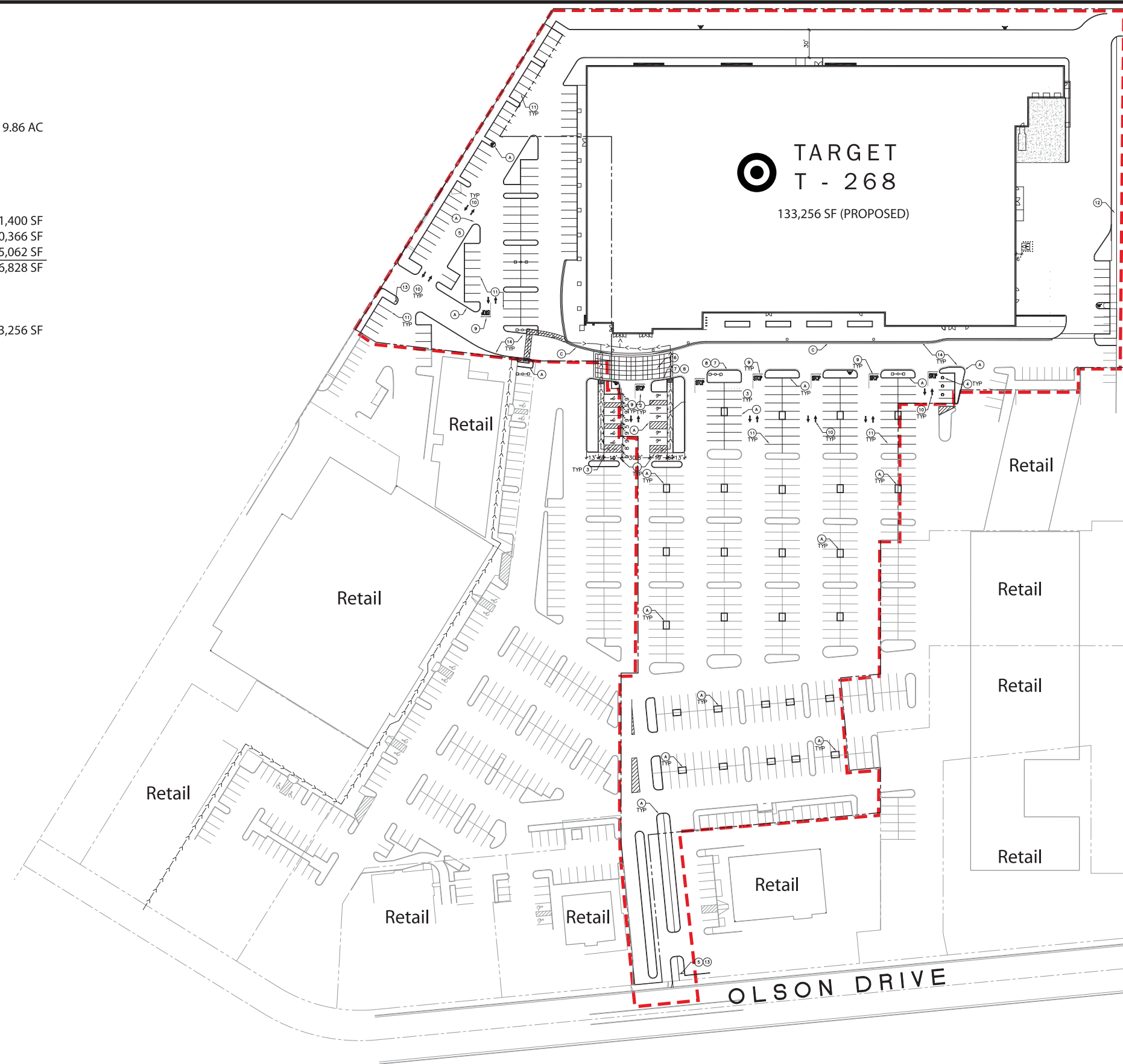
<u>ZONING:</u>
CR (COMMERCIAL)

<u>EXISTING TARGET BUILDING AREA:</u>
TARGET: 101,400 SF
GARDEN CENTER: 10,366 SF
SHOPS BLDG: 15,062 SF
TOTAL: 126,828 SF

PROPOSED TARGET BUILDING AREA:
TARGET: 133,256 SF

TARGET
T - 268

133,256 SF (PROPOSED)

GRAPHIC SCALE

40   0   20   40   80   180

(IN FEET)

Retail

Retail

Retail

Retail

Retail

Retail

Retail

Retail

Retail

Retail

Retail

O L S O N   D R I V E

City of Rancho Cordova
Planning Department

Figure 3
Proposed Site Plan

Existing Sign to Remain

Vines Trained to Trellis Structure

TARGET
T - 268

133,256 SF (PROPOSED)

Screen Planting to Hide Cart Storage

GRAPHIC SCALE

40   0   20   40   80   180

(IN FEET)
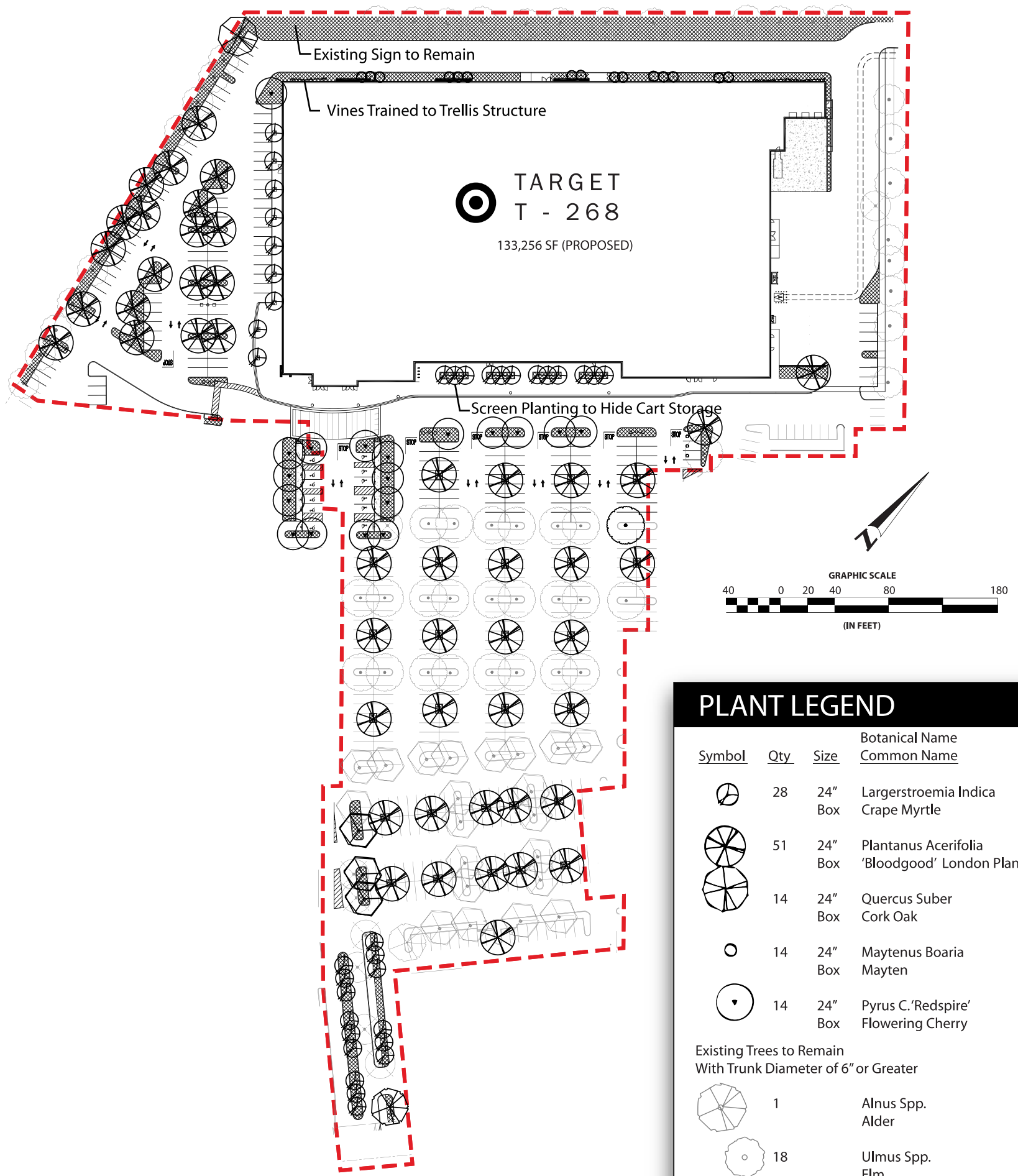
PLANT LEGEND

Symbol	Qty	Size	Botanical Name / Common Name
	28	24" Box	Largerstroemia Indica / Crape Myrtle
	51	24" Box	Plantanus Acerifolia 'Bloodgood' London Plane Tree
	14	24" Box	Quercus Suber / Cork Oak
	14	24" Box	Maytenus Boaria / Mayten
	14	24" Box	Pyrus C. 'Redspire' / Flowering Cherry

Existing Trees to Remain
With Trunk Diameter of 6" or Greater

Symbol	Qty	Name
	1	Alnus Spp. / Alder
	18	Ulmus Spp. / Elm
	26	Unknown Species
	21	Fraxinus Spp. / Ash

Existing Trees to be Removed
With Trunk Diameter of 6" or Greater

Symbol	Qty	Name
	20	Various Non-Native Species

Schrubs and Groundcover

Low groundcover and small to medium flowering shrubs ie:
Raphiolepis, Escallonia Dietes, Agapanthus, Baccharis, Trachelopspermum'.

Vines to be trained on trellis structures ie:
Clematis, Gelsemium, Wisteria

City of Rancho Cordova
Planning Department

Figure 4
Proposed Landscape Plan

CITY OF RANCHO CORDOVA CALIFORNIA