

This chapter provides a comprehensive description of The Ranch Project (Project), including proposed land uses, infrastructure improvements, off-site improvements, requested entitlements, and Project objectives.

Figures referenced throughout this section are located at the end of the chapter.

## 2.1 PROJECT LOCATION AND ENVIRONMENTAL SETTING

### PROJECT LOCATION

The Project site consists of approximately 530 acres located in the City of Rancho Cordova city limits. The Project site is bound by existing single-family residential uses to the north, vacant land to the east, vacant land to the south, and Rancho Cordova Parkway, single family residential, and vacant land on the west. The Project parcel is Sacramento County Assessor's Parcel Number (APN) 067-004-0008. The Project's regional location is shown in Figure 2.0-1 and the Project area and site boundary are shown in Figure 2.0-2.

### PROJECT SITE AND SURROUNDING LAND USES

The Project site is currently vacant and has been previously used for agricultural uses (cattle grazing). The topography of the site exhibits low relief topography with elevations ranging between 170 and 210 feet above mean sea level (MSL). The slopes throughout the site range from approximately zero to eight percent. The site is characterized by moderate rolling hills and areas of extensive flatlands, with wetlands, vernal pools, and seasonal drainage courses scattered throughout the site. A headwater tributary of Morrison Creek traverses the Project site, entering at the northeast corner and flowing generally to the southwest. A total of 21.53 acres of jurisdictional aquatic resources have been mapped with the Project site, including: 2.92 acres of depressional seasonal wetlands, 15.04 acres of vernal pools, 1.66 acres of riverine seasonal wetlands, 0.06 acres of riverine seasonal wet swales, 1.54 acres of intermittent drainages, and 0.30 acres of drainage basin outfalls. An aerial view of the site is shown in Figure 2.0-3.

The property is traversed by a 275-foot-wide utility easement occupied by a 230-kV Pacific Gas and Electric (PG&E) transmission line, one 230-kV Sacramento Municipal Utility District (SMUD) transmission line, and one 69-kV SMUD sub-transmission line. No other public utilities (water, sewer, drainage) are located on site.

The Project site is bound by the Sunridge Specific Plan to the north, east, and west, and by the SunCreek Specific Plan to the south and east. Land uses anticipated to the east and south of the Project site by the Sunridge Specific Plan and the SunCreek Specific Plan include low, medium, and high density residential uses, commercial mixed uses (retail, office, and retail professional), and neighborhood parks. Other land uses located nearby include new elementary, junior and senior high schools.

### 2.2 PROJECT BACKGROUND

The Project site has been the subject of previous environmental review. The Project site is located within the Sunrise Douglas Community Plan and Sunridge Specific Plan areas, which were approved by Sacramento County prior to the incorporation of the City.

In 2006, the City certified the Preserve at Sunridge EIR and subsequently approved entitlements for the Preserve at Sunridge project. The Preserve at Sunridge project was proposed on the same site as the currently proposed The Ranch Project. The Preserve at Sunridge included 2,703 dwelling units (both single family and multi-family residential) commercial and office, neighborhood parks, an elementary school, detention/water quality basins, an open space/wetland preserve, pedestrian facilities, bikeways, and parkways/drainage corridors. This previous project included a 92.4-acre wetland preserve located at the southwest corner of the site. On September 5, 2006 following the City's approval of the Preserve at Sunridge project, the California Native Plant Society (CNPS) filed a petition for writ of mandate in Sacramento County Superior Court seeking to set aside the City's actions. The case was litigated in Superior Court and appealed to the Court of Appeal, Third Appellate District. On March 24, 2009, the Third Appellate District filed an opinion upholding the judgment of the Superior Court with respect to the determination of the Preserve at Sunridge project's inconsistency with the City's General Plan regarding interconnection of preserved habitat areas that support special-status plant and animal species, and regarding mitigation on such species. The case was sent back to the Sacramento County Superior Court, which entered final judgment issuing a peremptory writ of mandate on September 28, 2009. The writ of mandate nullified all of the City's approvals for the Preserve at Sunridge project, including certification of the EIR.

During the course of the court proceedings, ownership of the Project site was transferred to K. Hovnanian Communities. The Preserve at Sunridge project was redesigned and resubmitted as The Ranch at Sunridge to the City in 2010. In 2011, the City issued a Notice of Preparation for an Environmental Impact Report/Environmental Impact Statement. The Environmental Impact Report/Environmental Impact Statement (EIR/EIS) was not completed.

The Project Applicant Team has submitted an application to the U.S. Army Corps of Engineers for a Clean Water Act (CWA) Section 404 permit associated with discharges of fill material into waters of the United States for fill of 6.37 acres of waters of the United States and temporary impacts to approximately 0.01 acres of waters of the United States. The permit is being processed by the U.S. Army Corps of Engineers.

### 2.3 PROJECT GOALS, OBJECTIVES, AND ENTITLEMENT REQUESTS

#### GOALS AND OBJECTIVES

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Consistent with California Environmental Quality Act (CEQA) Guidelines Section 15124(b), a clear statement of objectives and the underlying purpose of the Project shall be discussed. The principal objective of the Project is the approval and subsequent implementation of The Ranch Project. The quantifiable objectives of the Project include development of the approximately 530-acre site

with: 1,725 residential units, including 737 age restricted single-family units, 735 non-age restricted single-family units, and up to 253 multifamily units, 38 of which would be age-restricted multifamily units, with a club house for the age-restricted senior community, and other recreational opportunities; dedication of 5.16 net acres for commercial use for development of a neighborhood-serving shopping center of approximately 32,000 square feet (s.f.); and dedication of 8.43 net acres for multi-family residential uses in accordance with the City of Rancho Cordova's Affordable Housing Plan.

The Project also identifies the following objectives:

- Create a high-quality development that implements the vision of the General Plan, which designates the Project site for development with a local town center, a mix of residential densities, and a natural resources preserve;
- Respect the Project site's existing natural features through preservation of 199.5 acres of wetlands, vernal pools, and open space;
- Provide a residential development that would assist the City in meeting its housing needs, including a range of housing types to serve the senior population;
- Provide a residential development that would assist the City in meeting its affordability goals providing housing at many price points and attract residents from different areas;
- Create a unique age-restricted community that provides a mix of housing types and amenities, including a club house and recreation facility;
- Accommodate neighborhood-serving commercial uses as part of the town center;
- Implement the City's Bicycle and Pedestrian Master Plans through providing an on-site bicycle and pedestrian network that is accessible by the general public and provides opportunities for connectivity with bicycle and pedestrian facilities on adjacent properties; and
- Implement the City's Transit Master Plan through providing a Signature Transit Station and accommodating the Signature Transit Route along Rancho Cordova Parkway.

## ENTITLEMENT REQUESTS AND OTHER APPROVALS

The City of Rancho Cordova is the Lead Agency for the Project, pursuant to the State Guidelines for Implementation of the CEQA, Section 15050.

Implementation of the Project would require the following entitlements and approvals from the City of Rancho Cordova:

- Certification of the EIR;
- Adoption of the Mitigation Monitoring and Reporting Program;
- Approval of the General Plan Amendment from Planning Area to Low Density Residential (LDR), Medium Density Residential (MDR), Residential Mixed Use (RMU), Commercial Mixed Use (CMU), Parks and Open Space (P/OS), and Natural Resources (NR);
- Approval of the Community Plan Amendment from UDA to LDR, MDR, RMU, CMU, P/OS, and NR;

## 2.0 PROJECT DESCRIPTION

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- Approval of the Rezone from Agriculture, 80-Acre Minimum (AG-80) (County) to The Ranch Special Planning Area (SPA) (City);
- Approval of The Ranch Special Planning Area regulatory document;
- Approval of a Large Lot Map;
- Approval of the Tentative Subdivision Map; and
- Approval of design review, improvement plans, and building permits.

Other discretionary approvals that may be required by other governmental agencies may include, but are not limited to, the following:

- Participation in the South Sacramento Habitat Conservation Plan (SSHCP) and issuance of incidental take under the SSHCP;
- Take permits from the U.S. Fish and Wildlife Service (USFWS) and the California Department of Fish and Wildlife (CDFW) under the Federal and State Endangered Species Acts;
- Water quality permitting (NPDES and water quality certifications) under the CWA by the Central Valley Regional Water Quality Control Board;
- Wetland fill permits under Section 404 of the CWA by the U.S. Army Corps of Engineers;
- Approval of infrastructure details for water supply facilities by the Sacramento County Water Agency; and
- Approval of infrastructure details for wastewater collection facilities by Sacramento Area Sanitation District.

## 2.4 PROJECT DESCRIPTION

### PROJECT OVERVIEW

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The Project proposes an approximately 530-acre residential community. Development would include approximately 1,725 residential units, including 737 age restricted single-family units, 735 non-age restricted single-family units, and up to 253 multifamily units (38 of which would be age-restricted), two commercial parcels totaling 5.16 net acres, a community clubhouse, a park and trail system, open space, and supporting infrastructure. Figure 2.0-4 depicts the Project characteristics and Table 2.0-1 summarizes the proposed uses.

TABLE 2.0-1: LAND USE SUMMARY

PROPOSED USE	GROSS ACRES	NET ACRES	DWELLING UNITS	NON-RESIDENTIAL (SQUARE FEET)	GROSS DENSITY (DU/AC)	NET ACREAGE AS % OF TOTAL
<b>Single Family Residential – Non-Age Restricted</b>						
Village 1 (60x105)	19.58	14.10	86	-	4.4	2.7%
Villages 2, 3 (50x105)	22.48	15.99	114	-	5.1	3.0%
Village 4 (45x105)	19.05	14.57	116	-	6.1	2.7%
Villages 5, 6, 7 (45x85)	16.57	10.98	113	-	6.8	2.1%
Village 8 (36x78.5)	14.11	8.47	132	-	9.4	1.6%
Villages 9, 10, 11 (35x78)	23.62	13.76	174	-	7.4	2.6%
<i>Subtotal</i>	<i>115.41</i>	<i>77.87</i>	<i>735</i>	<i>-</i>	<i>6.4</i>	<i>14.7%</i>
<b>Single Family Residential – Age Restricted</b>						
Village 12 (60x105)	31.98	19.27	112	-	3.5	3.6%
Village 13 (varying lot sizes)	11.41	7.32	43	-	3.8	1.4%
Villages 14, 15, 17, 19 (50x105)	43.98	32.2	256	-	5.8	6.1%
Village 16 (40x105)	7.96	6.37	64	-	8.0	1.2%
Villages 18 (40x110)	5.37	4.34	43	-	8.0	0.8%
Village 20 (56x70)	7.80	5.78	55	-	7.1	1.1%
Village 21 (35x110)	7.93	6.25	68	-	8.6	1.2%
Village 22 (56x70)	14.5	9.38	96	-	6.6	1.8%
<i>Subtotal</i>	<i>130.93</i>	<i>90.91</i>	<i>737</i>	<i>-</i>	<i>5.6</i>	<i>17.1%</i>
<b>Multifamily Residential</b>						
Village 23	7.17	7.17	215	-	30.0	1.4%
Lot A (Multifamily)	1.26	1.26	38	-	30.0	0.2%
<i>Subtotal</i>	<i>8.43</i>	<i>8.43</i>	<i>253</i>	<i>-</i>	<i>30.0</i>	<i>1.6%</i>
<b>Commercial</b>						
Villages 24, 25	5.41	5.16	-	32,000	-	1.0%
<i>Subtotal</i>	<i>5.41</i>	<i>5.16</i>	<i>-</i>	<i>32,000</i>	<i>-</i>	<i>1.0%</i>
<b>Parks and Community Facilities</b>						
Park and Recreation Center (Lot A)	5.17	4.19	-	21,000	-	0.8%
Private Park (Lots B-C)	3.30	2.98	-	-	-	0.6%
Public Park (Lot D)	10.96	10.78	-	-	-	2.0%
Passive Park/Open Space (Lot T)	2.10	2.10	-	-	-	0.2%
<i>Subtotal</i>	<i>21.53</i>	<i>20.05</i>	<i>-</i>	<i>21,000</i>	<i>-</i>	<i>3.6%</i>
<b>Open Space</b>						
Protected Areas (Lots E-F)	199.50	199.50	-	-	-	37.6%
Protected Area / Landscape (Lots G-O)	10.70	26.37	-	-	-	5.0%
Water Quality / Detention (Lots P)	6.11	5.98	-	-	-	1.1%
Open Space (Lots Q-S, U)	14.74	14.18	-	-	-	2.8%
Public Landscape Lot (Lots V-GGG)	-	7.75	-	-	-	1.5%
Private Landscape Lot (Lots HHH-XXX)	-	2.57	-	-	-	0.5%
<i>Subtotal</i>	<i>231.05</i>	<i>256.35</i>	<i>-</i>	<i>-</i>	<i>-</i>	<i>48.5%</i>
<b>Roads</b>						
Private Drive (Lots 1-25)	-	1.10	-	-	-	0.2%
Private Right-of-Way (Lots 26-27)	-	32.30	-	-	-	6.1%
Minor Right-of-Way	-	20.59	-	-	-	3.9%
Major Right-of-Way	17.34	17.34	-	-	-	3.3%
<i>Subtotal</i>	<i>17.34</i>	<i>71.33</i>	<i>-</i>	<i>-</i>	<i>-</i>	<i>13.7%</i>
<b>TOTAL</b>	<b>530.10</b>	<b>530.10</b>	<b>1,725 (1,472 SF, 253 MF)</b>	<b>53,000</b>	<b>6.77</b>	<b>100.0%</b>

NOTE: THE GROSS ACREAGES SHOWN HERE EXCLUDE RANCHO CORDOVA PARKWAY AND CHRYSANTHY BOULEVARD ONLY. VILLAGE NET ACREAGE EXCLUDES THE PROTECTED AREA/LANDSCAPE LOTS, PRIVATE AND PUBLIC LANDSCAPE LOTS, PRIVATE DRIVES, AND PRIVATE AND PUBLIC RIGHT-OF-WAYS.

## RESIDENTIAL

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The Project includes three primary residential components: an unrestricted single-family community, an age-restricted community with both single family and multifamily components, and a non-age restricted multifamily parcel.

### **Single Family – Unrestricted**

The single-family community, comprised of Villages 1 through 11, is located in the northwest area of the Project site, abutting residential neighborhoods to the north and Rancho Cordova Parkway to the west. This area would include 735 single family residences within 11 residential neighborhoods. Village 1 would have 86 residential lots with a typical dimension of 60' by 105'. Villages 2 and 3 would have 114 residential lots with a typical dimension of 50' by 105'. Village 4 would have 116 residential lots with a typical dimension of 45' by 105'. Villages 5, 6, and 7 would have 113 residential lots with a typical dimension of 45' by 85'. Village 8 would have 132 residential lots with a typical dimension of 36' by 78.5'. Villages 9, 10, and 11 would have 174 residential lots with a typical dimension of 35' by 78'.

### **Multifamily – Unrestricted**

An 7.17-acre multifamily lot (Village 23) is designated High Density Residential and would accommodate approximately 215 multifamily units.

### **Single Family and Multifamily – Four Seasons Age-Restricted**

The Four Seasons age-restricted single-family community is located in the southeast portion of the Project site, and borders the approved Sunridge Specific Plan to the south and east. The Four Seasons community is separated from the unrestricted single-family community by the wetlands preserve that traverses the Project site from the northeast to the southwest. Village 12 would have 112 residential lots with a typical dimension of 60' by 105'. Village 13 would have 43 residential lots with varying lot sizes. Villages 14, 15, 17, and 19 would have 256 residential lots with a typical dimension of 50' by 105'. Village 16 would have 64 residential lots with a typical dimension of 40' by 105'. Village 18 would have 43 residential lots with a typical dimension of 40' by 110'. Village 20 would have 55 residential lots with a typical dimension of 56' by 70'. Village 21 would have 68 residential lots with a typical dimension of 35' by 110'. Village 22 would have 96 residential lots with a typical dimension of 56' by 70'. Additionally, a 21,000 s.f. community clubhouse would be developed in this area. Lot A near the community clubhouse would also allow for 38 multifamily residential units.

## COMMERCIAL

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Two commercial parcels (Villages 24 and 25) are located in the northwest portion of the site along Rancho Cordova Parkway, near the entrances to the unrestricted single-family community with primary access from from Rancho Cordova Parkway. The parcels are approximately 1.00 and 4.16 net acres and would accommodate approximately 32,000 s.f. of commercial uses.

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## POPULATION AND EMPLOYMENT

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The Project would accommodate a population of approximately 4,319 residents and 106 employees. The Project residents estimate was calculated using the following persons per housing unit rates: 2.84 persons per non-age restricted single-family unit, 2.89 persons per non-age-restricted multifamily unit, 2.08 persons per age-restricted single-family units, and 2.05 persons per age-restricted multifamily units.<sup>1</sup>The Project employees estimate was calculated using a rate of one employee per 500 s.f.<sup>2</sup>

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## OPEN SPACE

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The Project would preserve approximately 199.5 acres as a nature preserve that would be deeded to a third-party conservation entity. The Project includes approximately 14.8 acres of existing aquatic resources, including 1.85 acres of depressional seasonal wetlands, 9.97 acres of vernal pools, 1.15 acres of riverine seasonal wetlands, 1.53 acres of intermittent drainages, and 0.30 acres of drainage basin outfalls. The Project applicant would incorporate protections for the preservation of wetland resources within the preserve, including preserve fencing, long-term funding and management of the preserve in perpetuity, and protection of the preserve from drainage and runoff generated from development areas through the construction of several detention basins throughout the site.

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## RECREATION

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Park and recreation facilities totaling 20.05 acres (7.17 net acres of private facilities provided in Lots A, B, and C and 12.88 net acres of public parks provided in Lots D and T) would be provided by the Project. The Project would use a combination of land dedication and in-lieu fees to comply with the requirements of Chapter 22.40 of the City of Rancho Zoning Ordinance. In addition to the proposed park lots, the Project would provide parks and recreation facilities on approximately 0.2575 acres within Village 23 to serve the proposed multifamily use.

Approximately 2.5 miles of public trails would be developed throughout the Project site, as described below under Pedestrian and Bicycle Connectivity. Trails along the preserve boundaries would be designed in accordance with the South Sacramento Habitat Conservation Plan (SSHCP) standards.

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<sup>1</sup> The persons per housing unit rates are based on the persons per household rates from the 2013-2017 American Community Survey 5-Year Estimates data for the City of Rancho Cordova, California, Table S0102. The American Community Survey includes average household size based on tenure for both the general population and the 60+ year old cohort.

<sup>2</sup> Table LU-6 of the General Plan projects 15,026 employees associated with 7,513,133 s.f. of commercial uses under General Plan buildout conditions; these projections yield a rate of 1 employee per 500 s.f. (15,026 divided by 7,513,133 s.f.).

As part of the public recreational facilities, a public park (10.78 net acres) would be provided within the single family (unrestricted) community. The utility corridor would be located along the eastern boundary of the park and would provide an additional 7.86 net acres of public open space that would include passive uses that would complement the park site. A 2.1-acre passive park (Lot T) would also be developed in the single family (unrestricted) community.

Within the age-restricted portion of the Project, approximately 7.17 acres would be dedicated for recreational purposes. The recreation center (4.19 net acres) would include a clubhouse serving as a recreation, community gathering, activity, and information hub for residents. A separate 1.58-acre community garden (Lot B) and a 1.4-acre linear park (Lot C) would be provided within the age-restricted community. In addition, multiple paseos would be provided throughout the age-restricted community to provide connectivity and off-road walkability.

### CIRCULATION

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The proposed vehicular, pedestrian, and bicycle circulation improvements are discussed in detail below.

#### **Vehicular Circulation**

On-site infrastructure associated with the Project would include the construction of internal and external access roads and a network of bicycle and pedestrian trails. Primary access would be from Rancho Cordova Parkway. The Project would provide for future connections to an extension of Chrysanthy Boulevard east of the Project site.

Rancho Cordova Parkway would be constructed as a minor arterial roadway with an exception along existing and proposed nature preserves. Portions of the roadway along existing and proposed nature preserves would be constructed with an attached sidewalk, as is currently constructed at the western side of the road, and an eight-foot-wide divided median landscaped with trees and shrubs. The primary entrance to the Project site at the intersection of Chrysanthy Boulevard and Rancho Cordova Parkway would be controlled by a four-way stop or traffic signal. A second right-in, right-out entrance from Rancho Cordova Parkway would be located to the south of the primary entrance.

Chrysanthy Boulevard would be constructed as a minor arterial with 74-foot right-of-way, with a 12-foot travel lane, 11-foot travel lane, 4-foot bike lane, and 3-foot gutter in each direction separated by a 14-foot landscaped median, and a 15- to 25-foot landscape corridor for landscaping and sidewalks. At the Preserve crossing, Chrysanthy Boulevard's 14' median would be replaced by a 10' turn pocket and 1- to 3-foot hardscape median, and the landscaping and sidewalks would be reduced to 10 feet on each side of the road, as shown on Figure 2.0-4.

North Campus Road, located along the southern boundary of the age-restricted community, would include one travel lane and frontage improvements along the residential portion of the Project site.



Interior streets serving the residential communities would have attached sidewalks and rolled curbs along residential frontages.

### **Pedestrian and Bicycle Circulation**

A bicycle/pedestrian trail located along the existing utility corridor would connect to an existing trail located north of the site and would provide connections to the two trails located along the preserve. On the northern side of Chrysanthy Boulevard, a preserve trail would extend from the bike/pedestrian trail located within the utility corridor along Chrysanthy Boulevard, then would follow the northern boundary of the age-restricted community to the eastern border of the Project site. A southern preserve trail would extend along Rancho Cordova Parkway, south of the entrances to the Project site, and would cross the Project site south of the unrestricted community, connecting with Chrysanthy Boulevard in two locations, then following the western edge of the age-restricted community to the south.

In addition, the Project will include sidewalks, stop signs, standard pedestrian crossing warning signs, lane striping to provide a bicycle lane along applicable roadways, bicycle parking, signs to identify pedestrian and bicycle paths, pedestrian signal heads, and a tunnel crossing for the Class I trail at Chrysanthy Boulevard. Sidewalks will be constructed as part of the frontage improvements along all new roadway construction for Jaeger Road/Rancho Cordova Parkway and Chrysanthy Boulevard in conformance with applicable design standards.

Traffic calming features incorporated into the Project include street design features, such as narrower streets, limited single-loaded streets, parking on both sides of the street, posted speed limit signs, planter strips with street trees, and horizontal shifts (lane centerline that curves or shifts), and intersection traffic calming features, including marked crosswalks, count-down signal timers where appropriate, curb extensions, channelization islands, median islands, and tight corner radii.

### **Parking and Other Paved Areas**

The Project is anticipated to include approximately 1.0 acres of paved parking areas associated with proposed parks and recreation uses and is anticipated to have approximately 1.0 acres of paved trail surfaces.

## **SUSTAINABILITY FEATURES**

The Project proposes a number of sustainability features to reduce water consumption, reduce energy and natural gas consumption, and reduce greenhouse gas emissions. These features include:

- **Tree Planting:** A minimum of 2,240 new trees would be planted as part of the residential, commercial, multifamily, park, and trail uses.
- **Lighting:** All outdoor lighting will be energy-efficient (i.e., LED or better).
- **Renewable Energy:** Generate 95% of electricity via renewable energy via either on-site energy generation and/or through a contract with SMUD.

- All-Electric. 306 units will be all-electric homes, with no natural gas.
- Energy-efficient Appliances: Install energy-efficient (i.e., Energy Star) appliances.
- Low-Flow Appliances: Install low-flow kitchen and bathroom appliances to reduce water consumption.
- Irrigation: Use water-efficient irrigation systems (automatic rain shut-off, maximum gallon per minute restriction, WiFi connectivity) to reduce water waste.
- Turf: Minimize turf for residential uses to 70% less than the maximum allowed turf area to reduce water use.
- Electric Vehicle: Install EV charging stations throughout the Project site, such that at least 50% of single family residences and 5% of parking spaces within the commercial, park and recreation, and multi-family land uses will have EV charging stations to reduce reliance on gasoline-fueled vehicles.

### UTILITIES INFRASTRUCTURE

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The proposed water, sewer, and drainage improvements are discussed in detail below.

#### **Water System**

The Project is located within the Sacramento County Water Agency (SCWA) Zone 40 water service area. The Project would connect to SCWA existing water supply infrastructure located at the intersection of Rancho Cordova Parkway and Chrysanthy Boulevard. New water distribution pipelines and valves would be provided within the Project site, primarily within the roadway right-of-ways, to serve the proposed development. The Project would use water-efficient irrigation systems.

#### **Sewer System**

The Project is located within the Sacramento Area Sewer District (SASD) and Sacramento Regional County Sanitation District (Regional San) service areas. New sewer conveyance pipelines would be provided within the Project site, primarily within the roadway right-of-ways, to serve the proposed development. Project sewer infrastructure included 8-inch in-tract gravity sewer pipes that will collect Project sewer flows from individual lots and convey the flows to a 12- to 21-inch trunk main sewer pipe in Chrysanthy Boulevard extending from the eastern Project boundary to the western boundary of the Project, and a 24-inch gravity sewer that will connect the trunk main in Chrysanthy Boulevard to the existing trunk main in Rancho Cordova Parkway, located at the intersection of Rancho Cordova Parkway and Chrysanthy Boulevard. Sewer flows from the Project would be conveyed by SASD facilities to Regional San interceptor, collector, and trunk facilities and would then be conveyed to the Sacramento Regional Wastewater Treatment Plant for treatment.

Off-site improvements may include upgrades, such as replacement of pumps, electrical equipment, and the diesel generator, to the existing sewer pump station, SASD S-1114-32, located southwest of Chrysanthy Boulevard and Anatolia Drive, that serves the eastern part of Rancho Cordova.

## Storm Drainage System

The Project would include development of on-site drainage and water quality basins to accommodate post-construction peak stormwater flows and provide for water quality treatment. The on-site system would connect to the City's stormwater drainage system.

## PUBLIC SERVICES

The public services which would serve the Project are described below.

### Electricity, Natural Gas, and Solid Waste

Electricity would be provided by SMUD. The residential portion of the Project's electricity demand would be provided by either on-site renewable energy or supplied via a contract with SMUD for purchase of renewable energy. Additionally, all of the on-site lighting would be LED, high-efficiency lighting. Natural gas would be provided by PG&E. Solid waste collection would be provided by Republic Services.

### Public Services

Police services would be provided by the City of Rancho Cordova. Fire protection would be provided by Sacramento Metropolitan Fire District. Public school services would be provided by Elk Grove Unified School District.

## GENERAL PLAN AMENDMENT

The Project site is currently designated Planning Area by the General Plan Land Use Map and is identified as part of the Suncreek/Preserve Planning Area by the City's General Plan. Table 2.0-2 summarizes the proposed General Plan land use designations:

**TABLE 2.0-2: GENERAL PLAN LAND USE DESIGNATIONS**

<i>LAND USE DESIGNATION</i>	<i>EXISTING</i>	<i>PROPOSED</i>
Planning Area	530.1	--
Low Density Residential (LDR)	--	31.97
Medium Density Residential (MDR)	--	223.85
High Density Residential (HDR)	--	8.81
Commercial (C)	--	10.16
Parks and Open Space (P/OS)	--	38.03
Natural Resources (NR)	--	199.5
Right-of-Way	--	17.8

The existing and proposed land use designations are shown in Figure 2.0-5.

## REZONE

The Project site is currently zoned Agriculture, 80-Acre Minimum (AG-80). The entire Project site would be rezoned from AG-80 to Special Planning Area (SPA). The Ranch SPA zoning will establish development standards and design guidelines to ensure quality and consistency in the design and implementation of the Project. The SPA document is regulatory in nature and will serve as zoning

for the Project site. Development plans, subdivision maps, and site plans for the Project must be consistent with both the SPA and the City of Rancho Cordova General Plan.

### SPECIAL PLANNING AREA HANDBOOK

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The purpose of The Ranch SPA Handbook is to guide future development within The Ranch Project site and allow for a more creative implementation of the General Plan. Chapter 2, Regulatory Framework, describes the Project's relationship to the existing regulatory framework, including the City's General Plan and Zoning Code. Sections 3.1 and 3.2 address land use designations and zoning, respectively. Section 3.3 addresses permitted land uses, density, and establishing design requirements for each neighborhood area (Gateway Neighborhood, Parkview Neighborhood, and Four Seasons Neighborhood). Section 3.4, Architectural Styles, describes architectural styles permitted by the SPA Handbook. Section 3.5, Development Standards, addresses lot size, width, depth, and coverage, coverage, building heights, and setbacks for single family, multifamily, and commercial uses. Section 3.6, Circulation Design Standards, establishes the circulation plan, including street sections, transit, and sections. The Parks + Open Space Design Program, Section 3.7, establishes the overall park and open space plan, as well as addressing requirements and design for public and private parks, landscape standards, and signage and entry monumentation. Section 3.8, Wetland Preserve, establishes standards and requirements related to the open space and wetland area proposed for preservation. Section 3.9, Infrastructure, addresses provision of sanitary sewer, water service, and drainage, and phasing of the SPA.

### PROJECT CONSTRUCTION

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The Project Applicant Team has indicated that the Project will be constructed in a series of five phases, with construction anticipated to commence in January 2020 and conclude in December 2035.

#### Phase 1 (January 2020 – August 2023)

- Site preparation for Phase 1 and 2 components: January 1, 2020 – March 30, 2020
- Grading for Phase 1 and 2 and improvements for Chrysanthy Boulevard and Phase 1: April 1, 2020 – November 1, 2020.
- Paving backbone infrastructure and Phase 1: November 1, 2020 – January 30, 2020
- Building construction: February 1, 2021 – May 1, 2023
- Architectural coating: May 1, 2021 – August 1, 2023
- This phase includes the following:
  - Phase 1 Clubhouse and associated landscaping (Lot A) – 7,000 s.f. of the clubhouse complex and approximately 1/3 of lot improvements
  - 270 single family residential units
  - 232 single family residential units – age restricted

#### Phase 2 (April 2022 – November 2025):

- Improvements for Phase 2: April 2021 – September 2022

- Paving: October 2022 – December 2022
- Building Construction: April 2023 – July 2025
- Architectural Coating: August 2023 – November 2025
- This phase includes the following:
  - 197 single family residential units
  - 210 single family residential units – age restricted
  - Phase 2 Clubhouse and associated landscaping (Lot A) – 7,000 s.f. of the clubhouse complex and approximately 1/3 of lot improvements
  - Park (Lot C) – 1.4 acres
  - Open Space (Lot Q) – 2.1 acres

Phase 3 (March 2025 – April 2029):

- Site Preparation for Phase 3: February 2025 – April 2025
- Grading: April 2025 – October 1, 2025
- Paving: October 1, 2025 – December 31, 2025
- Building Construction: January 2026 – September 2028
- Architectural Coating: April 2026 – December 2028
- Site Preparation for Rancho Cordova widening: January 2027-October 2027
- Paving for Rancho Cordova widening: October 2027-January 2028
- This phase includes the following:
  - 2656 single family residential units
  - 298 single family residential units – age restricted
  - 16 senior multifamily residential units
  - Phase 3 Clubhouse and associated landscaping (Lot A) – 7,000 s.f. of the clubhouse complex and approximately 1/3 of lot improvements
  - Park (Lot D) - 10.78 acres
  - Park (Lot B) – 1.9 acres
  - Passive Park (Lot T) – 1.2 acres

Phase 4 (March 2030 – June 2033):

- Site preparation for multifamily residential (7.2 acres): March 2030 – April 2030
- Grading and improvements: April 2030 – August 2030
- Paving: August 2030 –October 2030
- Building Construction: April 2031 – January 2033
- Architectural Coating: January 2033 – May 2033
- This phase includes the following:
  - 215 multifamily residential units
  - 22 senior multifamily residential units

## 2.0 PROJECT DESCRIPTION

Phase 5 (March 2034 – December 2035):

- Site preparation for commercial (5.2 acres): March 2034 – April 2034
- Grading and improvements: April 2034 – July 2034
- Paving: August 2034 –September 2034
- Building Construction: April 2034 – August 2035
- Architectural Coating: September 2035 – December 2035
- This phase includes the following:
  - Commercial center

Project construction would export approximately 152,708 net cubic yards of soil (The Ranch Preliminary Grading & Drainage Plan, cta Engineering & Surveying, 2019). Table 2.0-3 identifies the off-road construction equipment anticipated for each phase of Project construction.

**TABLE 2.0-3: PROPOSED OFF-ROAD CONSTRUCTION EQUIPMENT**

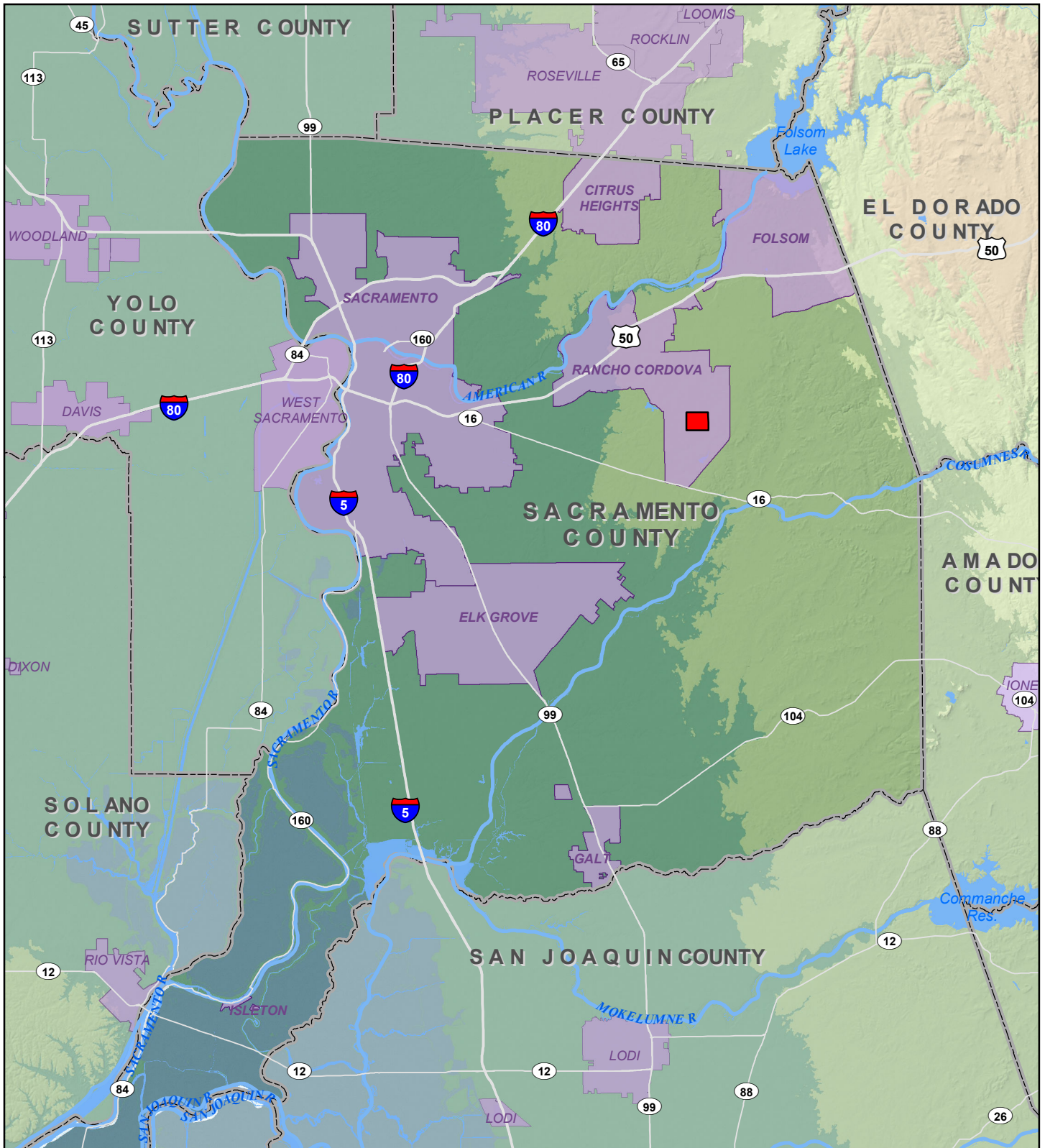
<i>PHASE</i>	<i>OFFROAD EQUIPMENT TYPE</i>	<i>AMOUNT</i>	<i>USAGE HOURS PER DAY (5 DAYS PER WEEK)</i>
<i>PHASE 1</i>			
Site Preparation	Rubber Tired Dozers	3	8
Site Preparation	Tractors/Loaders/Backhoes	4	8
Grading	Excavators	2	8
Grading	Graders	1	8
Grading	Rubber Tired Dozers	1	8
Grading	Scrapers	2	8
Grading	Tractors/Loaders/Backhoes	2	8
Building Construction	Cranes	1	7
Building Construction	Forklifts	2	8
Building Construction	Generator Sets	1	8
Building Construction	Tractors/Loaders/Backhoes	1	7
Building Construction	Welders	1	8
Paving	Pavers	2	8
Paving	Paving Equipment	2	8
Paving	Rollers	2	8
Architectural Coating	Air Compressors	1	6
<i>PHASE 2</i>			
Building Construction	Cranes	1	7
Building Construction	Forklifts	3	8
Building Construction	Generator Sets	1	8
Building Construction	Tractors/Loaders/Backhoes	3	7
Building Construction	Welders	1	8
Paving	Pavers	2	8
Paving	Paving Equipment	2	8
Paving	Rollers	2	8
Architectural Coating	Air Compressors	1	6

<i>PHASE</i>	<i>OFFROAD EQUIPMENT TYPE</i>	<i>AMOUNT</i>	<i>USAGE HOURS PER DAY (5 DAYS PER WEEK)</i>
<i>PHASE 3</i>			
Site Preparation	Rubber Tired Dozers	3	8
Site Preparation	Tractors/Loaders/Backhoes	4	8
Grading	Excavators	2	8
Grading	Graders	1	8
Grading	Rubber Tired Dozers	1	8
Grading	Scrapers	2	8
Grading	Tractors/Loaders/Backhoes	2	8
Building Construction	Cranes	1	7
Building Construction	Forklifts	3	8
Building Construction	Generator Sets	1	8
Building Construction	Tractors/Loaders/Backhoes	3	7
Building Construction	Welders	1	8
Paving	Pavers	2	8
Paving	Paving Equipment	2	8
Paving	Rollers	2	8
Architectural Coating	Air Compressors	1	6
<i>PHASE 4</i>			
Building Construction	Cranes	1	7
Building Construction	Forklifts	3	8
Building Construction	Generator Sets	1	8
Building Construction	Tractors/Loaders/Backhoes	3	7
Building Construction	Welders	1	8
Paving	Pavers	2	8
Paving	Paving Equipment	2	8
Paving	Rollers	2	8
Architectural Coating	Air Compressors	1	6

*SOURCE: K. HOVNANIAN, 2019*

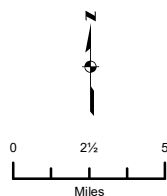
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**Legend**

- Project Location
- City Areas
- County Boundary

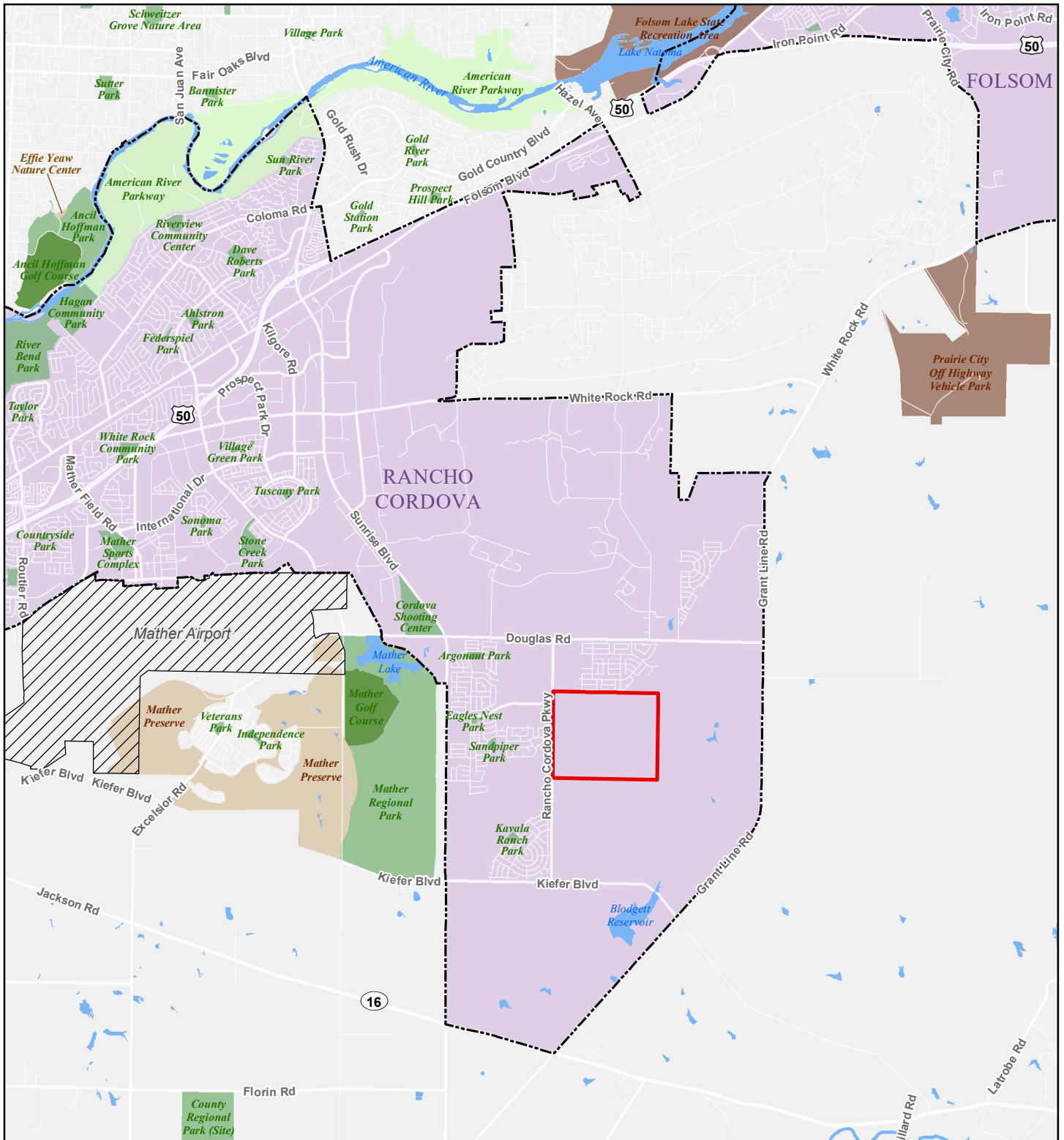


THE RANCH

Figure 2.0-1. Regional Location Map

Sources: CalAtlas; Yolo County; Sacramento County; Solano County; Placer County; San Joaquin County. Map date: April 23, 2018.

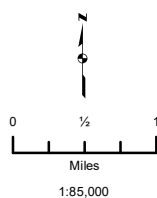
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**Legend**

- Project Location (APN 067-004-0008)
- City Area
- Airport
- Park
- Parkway
- Golf Course
- Ecological Preserve/Nature Area
- State Recreation Area

Data sources: Sacramento County GIS; Map date: April 25, 2018.



**THE RANCH**

Figure 2.0-2. Project Vicinity Map

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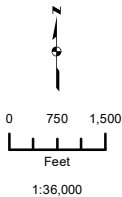


**THE RANCH**

Figure 2.0-3. Aerial View of Project Site

**Legend**

- Project Location (APN 067-004-0008)
- Rancho Cordova City Boundary




Data sources: Sacramento County GIS; ArcGIS Online  
World Imagery Map Service. Map date: April 25, 2018.

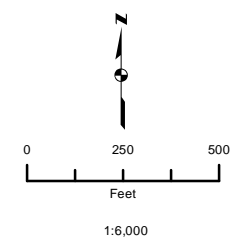
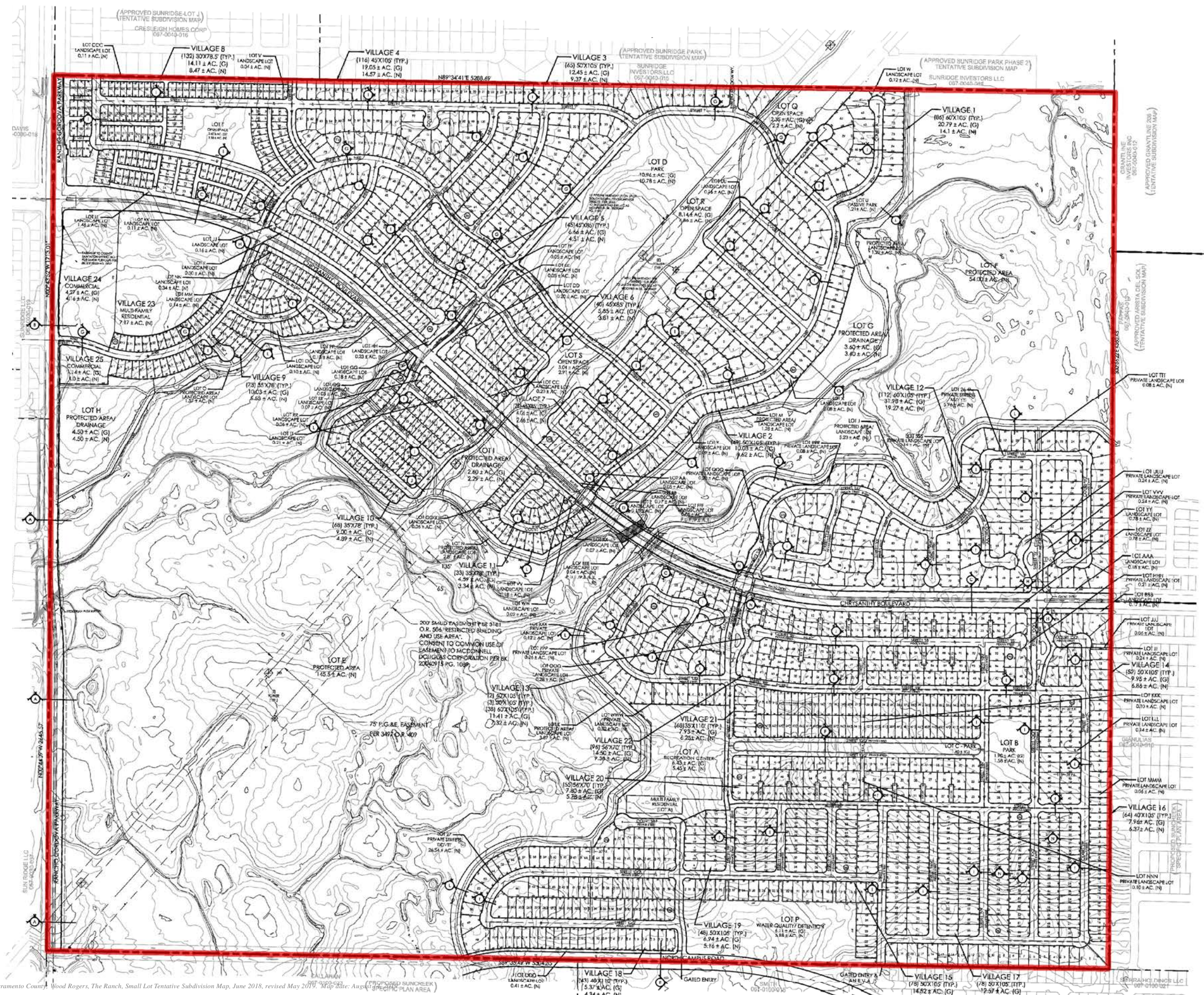
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THE RANCH  
SACRAMENTO COUNTY,  
CALIFORNIA

Figure 2.0-4.  
Tentative Subdivision Map

Legend

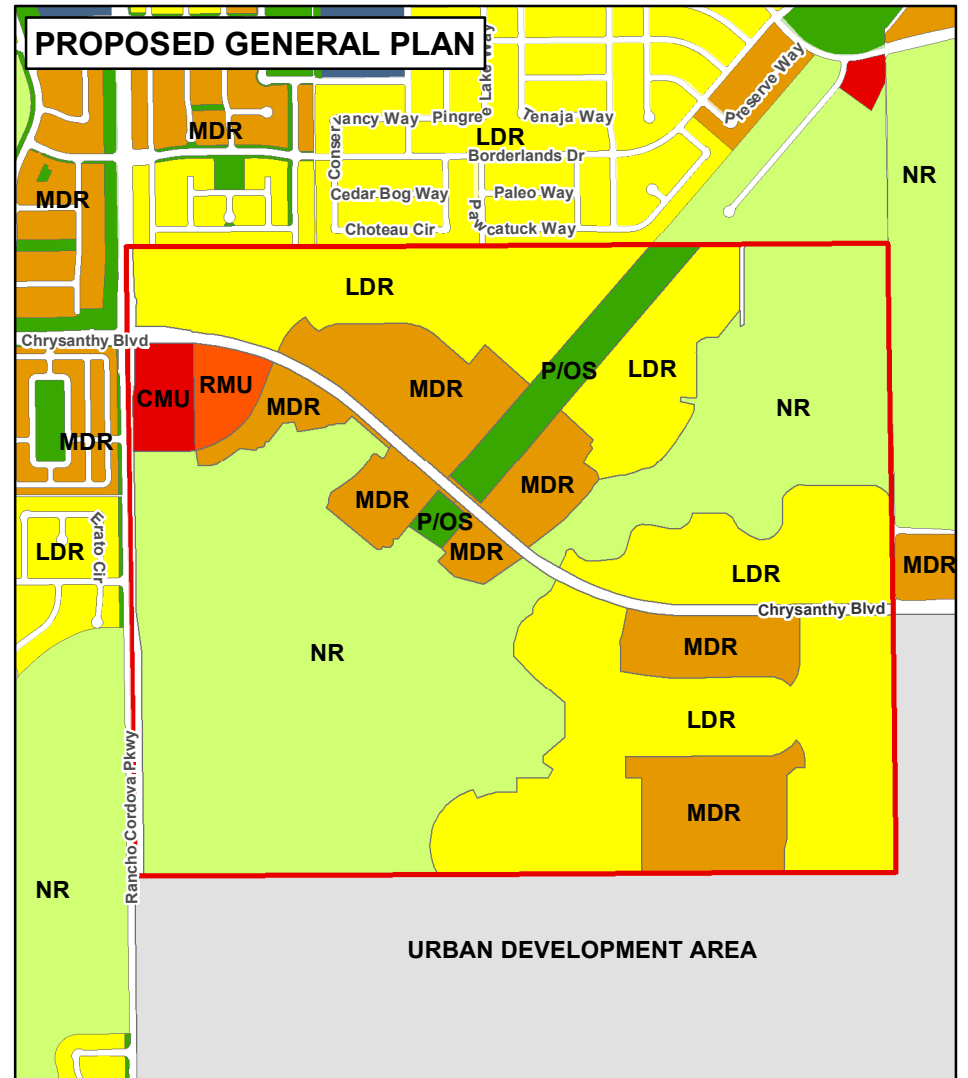
 Project Location (APN 067-004-0008)



Data sources: Sacramento County Wood Rogers, The Ranch, Small Lot Tentative Subdivision Map, June 2018, revised May 2019. Map date: August 2019. (TYPICAL) SPECIFIC PLAN AREA

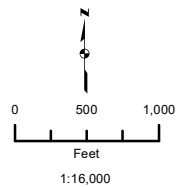
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**Legend**

	Project Location (APN 067-004-0008)
	LDR Low Density Residential (2.1-6.0 du/acre)
	MDR Medium Density Residential (6.1-18.0 du/acre)
	RMU Residential Mixed Use
	CMU Commercial Mixed Use
	P/QP Public/Quasi-Public
	P/QS Parks and Open Space
	NR Natural Resources
	Urban Development Area

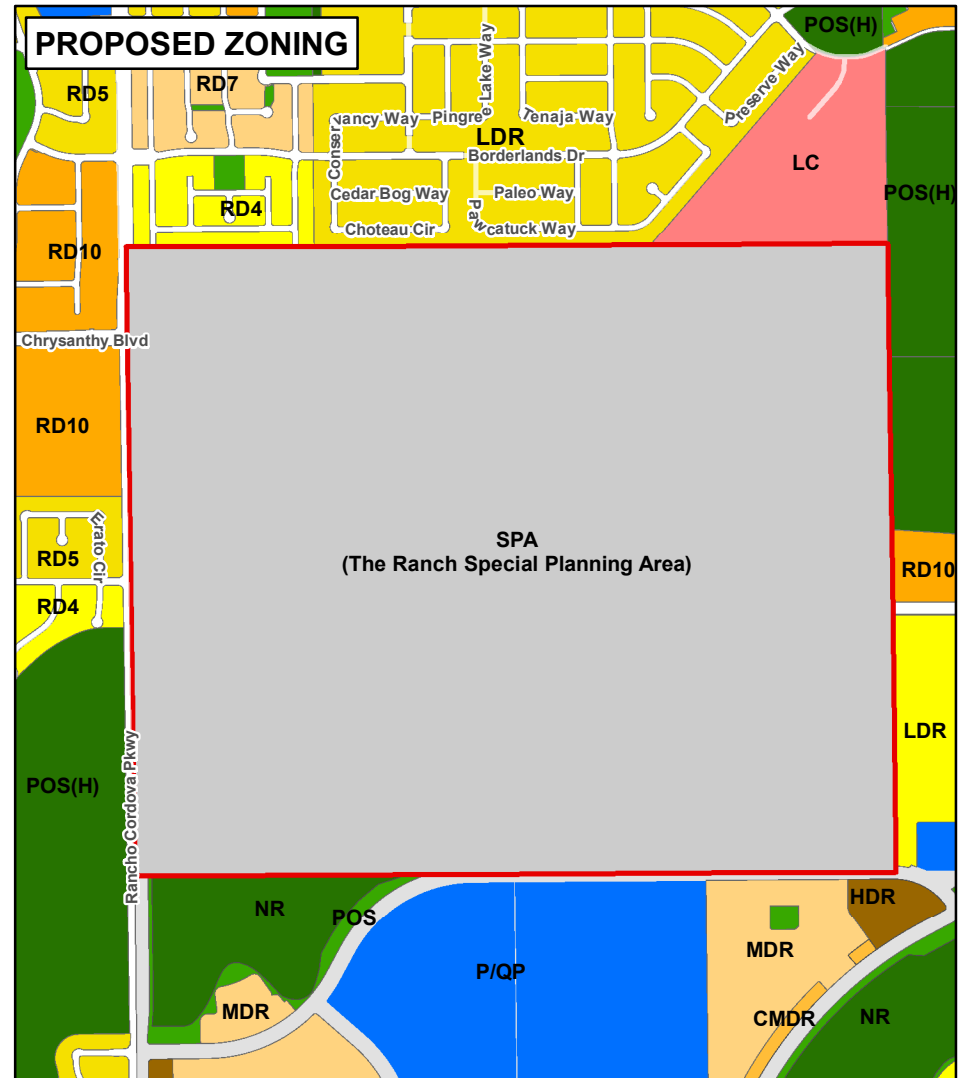
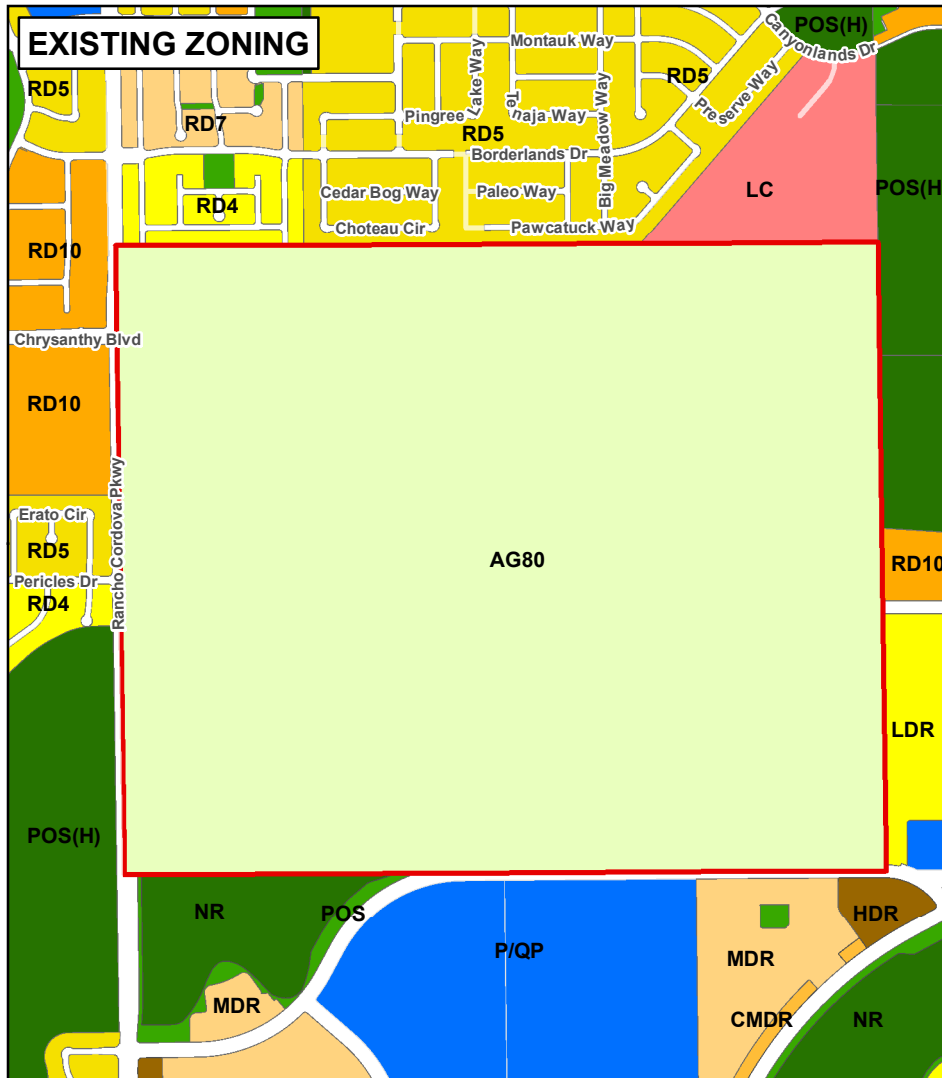


















THE RANCH

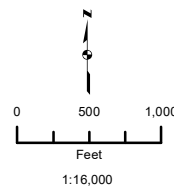
Figure 2.0-5. Existing and Proposed General Plan

Sources: Sacramento County; City of Rancho Cordova; Wood Rogers. Date: April 23, 2018.

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Legend	
	AG-80 (Agricultural 80)
	RD-4 (Residential 4)
	LDR (SCSP)
	RD-5 (Residential 5)
	RD-7 (Residential 7)
	CMDR (SCSP)
	RD-10 (Residential 10)
	HDR (SCSP)
	LC (SDSP) (Limited Commercial)
	P/QP (SCSP)
	POS (Parks and Open Space)
	POS (SCSP)
	NR (SCSP)
	POS (Habitat)
	SPA (See SPA for designations)
	Project Boundary



THE RANCH

Figure 2.0-6. Existing and Proposed Zoning

Sources: Sacramento County; City of Rancho Cordova; Wood Rogers. Date: April 23, 2018.

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