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## 3.0 – PROJECT DESCRIPTION

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The following is the Environmental Impact Report (EIR) project description of the proposed City of Rancho Cordova Redevelopment Plan, consistent with the requirements of State CEQA Guidelines Section 15124.

### 3.1 PROJECT BACKGROUND

On December 6, 2004, the Rancho Cordova City Council formed the Community Redevelopment Agency of the City of Rancho Cordova (Agency) (Ordinance No. 55-2004) in order to address issues within the City such as the eradication of blight, the provision of employment and affordable housing, as well as urban renewal and beautification.

On January 18, 2005, the Agency designated a Redevelopment Survey Area to investigate which parcels within the City should be included in the Redevelopment Project Area.

In October 2005, the Agency adopted the Preliminary Plan for the proposed Redevelopment Project Area. As a result of further review and analysis conducted after the adoption of the Preliminary Plan, Agency staff refined the Redevelopment Project Area boundaries in order to focus on the most blighted areas and underutilized properties, and to ensure conformity with the City's General Plan.

#### REDEVELOPMENT PROJECT AREA SELECTION

The proposed Redevelopment Project Area exhibits blighting conditions that impede the area's development and burden the community. The primary reasons for selecting the Redevelopment Project Area are to:

- Achieve the goals of the proposed Redevelopment Plan.
- Implement the Redevelopment Program for the proposed Redevelopment Project Area.
- Alleviate the physical and economic blighting conditions that are present in the proposed Redevelopment Project Area.
- Establish deadlines for redevelopment activities and expenditures in the proposed Redevelopment Project Area consistent with the deadlines authorized by the California Community Redevelopment Law (CRL).
- Establish eminent domain authority for twelve years for nonresidential properties in the proposed Project Area.

In proposing the Redevelopment Project Area boundaries, the Agency considered the following factors:

- Requirements of the CRL.
- Extent of urbanization.
- Presence of physical blighting conditions.
- Presence of economic blighting conditions.
- Public improvement deficiencies.
- Need for redevelopment assistance.

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### 3.2 PROJECT LOCATION

The City of Rancho Cordova is located entirely within the eastern portion of Sacramento County, covering approximately 33.6 square miles (21,505 acres) (see **Figure 3.0-1**). The proposed Redevelopment Project Area is located entirely within the Rancho Cordova City limits (see **Figure 3.0-2**). The Redevelopment Project Area covers approximately 2,578 acres of land within the incorporated city limits of Rancho Cordova. The majority of the Project Area is urbanized, with approximately 50 acres consisting of vacant parcels. This represents approximately 2% of the Project Area. The Project Area includes the following areas:

- i) The Folsom Boulevard commercial corridor between Sunrise Boulevard and Bradshaw Road, including adjacent residential, commercial and industrial areas;
- ii) The Trade Center commercial and industrial area bounded by Sunrise Boulevard on the east, Kilgore Road on the west, and Sun Center Drive on the south, including adjacent parcels;
- iii) The Coloma Boulevard commercial and residential corridor between Sunrise Boulevard and Folsom Boulevard, including adjacent parcels;
- iv) The Zinfandel Drive commercial and residential corridor between Sunrise Boulevard and Folsom Boulevard, including adjacent parcels;
- v) The Lincoln Village residential and commercial area, roughly bounded by Bradshaw Road to the west, Old Placerville Road to the east, Lincoln Village Drive to the south and U.S. 50 to the north, including adjacent parcels; and
- vi) The residential, commercial and industrial area located between Old Placerville Road to the west, International Boulevard to the south, White Rock Road to the east and State Highway 50 to the north, and adjacent parcels.

Immediately adjoining streets within areas (i) through (vi) are also included within the Project Area. Existing land uses within the Project Area are shown on **Figure 3.0-3**.

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#### OVERVIEW

The proposed action addressed in this Draft EIR consists of designation of the Redevelopment Project Area and adoption of the Redevelopment Plan. These actions constitute the "proposed project" addressed in this Draft EIR. There are no specific physical improvements or construction activities proposed at this time in the Redevelopment Plan. The proposed project consists solely of the definition of the Project Area boundary and the adoption of the Redevelopment Plan. The Redevelopment Plan would facilitate tax increment financing options for properties within the Project Area. Future actions and development within the Project Area will be consistent with the City of Rancho Cordova General Plan and will be subject to subsequent project-level environmental review on a project-by-project basis. Buildout under the City's General Plan for the Project Area is further described below.

### PROJECT OBJECTIVES

The intent of the proposed project is to provide a means for the Rancho Cordova Redevelopment Agency to facilitate activities to overcome adverse physical and economic conditions and facilitate revitalization in designated areas of Rancho Cordova. The project objectives include:

#### **Economic Development**

- Retain existing businesses and attract new businesses to Project Area locations designated for business activity; promote economic development of environmentally sound, light industrial and commercial uses.
- Increase employment opportunities and job training.
- Assist neighborhood commercial revitalization, and attract more uses that serve the local community including neighborhood-serving retail.
- Promote historical and cultural programs, improvements, amenities, and other development to revitalize the Project Area.

#### **Building Rehabilitation**

- Stimulate opportunities for adaptive re-use and preservation of existing building stock in the Project Area.
- Facilitate economic development by improving and rehabilitating substandard buildings and targeting infill on vacant lots in commercial corridors within the Project Area.
- Encourage and assist the rehabilitation of historically significant properties to avoid demolition or replacement.
- Provide opportunities for participation by owners and tenants in the revitalization of their properties.

#### **Site Preparation and Development, Transportation, and Circulation**

- Stimulate in-fill development and land assembly opportunities on obsolete, underutilized, incompatible and/or vacant property in the Project Area.
- Redesign and redevelop areas that are stagnant or improperly utilized.
- Improve pedestrian and vehicular circulation in the Project Area through the assembly of land into parcels suitable for modern, integrated development.
- Develop a transportation system integrated with the pattern of residential, commercial and shopping areas to provide safe, convenient and efficient movement within the City to other parts of the region.
- Reduce conflicts between residential and industrial uses in the Project Area.

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### Public Improvements and Facilities

- Provide the framework and infrastructure for restoring economic health to the Project Area.
- Provide streetscape improvements, utility undergrounding, open space, and community facilities to enhance neighborhood quality and foster economic and neighborhood vitality.
- Develop adequate civic, recreational, educational and cultural centers in locations for the best service to the community and in ways that will promote a sense of community and civic pride.
- Improve public safety for people living and working in the Project Area.
- Minimize/eliminate environmental hazards within the Project Area.

### Housing

- Improve the quality of housing by assisting new construction, rehabilitation, and conservation of single- and multi-family homes.
- Expand, improve, and preserve the City's supply of housing affordable to persons and families with very low, low- and moderate-incomes.
- Stimulate home ownership opportunities in the Project Area and city-wide.

### TAX INCREMENT FINANCING

As authorized by the CRL, tax increment financing is the primary funding mechanism for redevelopment. Tax increment financing allows a redevelopment agency to receive a portion of future property tax revenue growth (or 'tax increment') that arises from future development and associated increases in property value within the redevelopment area boundaries.<sup>1</sup> A portion of the property tax revenue growth is also forwarded in the form of state-mandated "pass-throughs" to the various other taxing entities, such as local school and fire districts, which continue to accrue property taxes within the Redevelopment Project Area.

After the pass-through revenues are forwarded to these other taxing entities, the remainder of the property tax revenue increment is allocated to the redevelopment agency to support the costs of implementing the redevelopment project. The Agency may use these future tax increments to pay for future redevelopment activity costs directly, or it may borrow funds or issue bonds that are supported by these future tax increment revenues.

### GENERAL RANGE OF REDEVELOPMENT ACTIVITIES

The proposed Redevelopment Plan is intended to encourage and facilitate development, rehabilitation, and improvement in the Project Area consistent with the current and future

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<sup>1</sup> Adoption of a redevelopment plan, and establishment of the tax increment funding mechanism, do not change the property tax rate payable by the Redevelopment Project Area property owners, but instead reallocates to the Agency a portion of the property taxes arising from future growth in Redevelopment Project Area property values.

policies of the City of Rancho Cordova General Plan. The Agency would undertake public improvements and would assist the private sector by using its financial resources and administrative powers to help improve economic conditions and development viability of properties within the Project Area. The Agency activities would be expected to improve the economic base of the Project Area and the community as a whole. To accomplish this, the proposed Redevelopment Plan would authorize the Redevelopment Agency to undertake the following types of activities:

### **Economic Development**

- Enhance and improve existing commercial and residential development.
- Encourage private sector revitalization of underutilized and vacant areas through business and developer incentives.
- Facilitate office, business and industrial park development in conformance with the General Plan.
- Provide assistance to support neighborhood commercial uses.
- Create and carry out a marketing and promotion program in cooperation and coordination with area businesses.
- Encourage the preservation and creation of cultural facilities and amenities as a catalyst for area revitalization.
- Design and implement historic area improvements and install building and sidewalk plaques.
- Preserve and/or enhance the history and character of historic properties.
- Implement General Plan as well as adopted City Design Guidelines to enhance attractiveness/desirability of the area.

### **Building Rehabilitation**

- Encourage building rehabilitation.
- Develop and implement a façade improvement program.
- Promote the renovation or removal of substandard and deteriorated commercial and residential structures.
- Provide incentives for private sector redevelopment of dilapidated and abandoned buildings.
- Create and carry out a program to encourage the seismic strengthening of commercial and residential structures and upgrading of historic and older buildings to meet current earthquake, fire and safety codes.

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#### **Transit, Circulation, Landscaping and Beautification Improvements**

- Improve, construct and reconstruct roadway, streetscape and transportation related improvements to improve circulation and access, including installation of landscaped medians and traffic control systems.
- Assist in the construction of light rail station improvements and connectors to local, regional and national transportation systems consistent with transportation improvements set forth in the City's General Plan.
- Improve grade crossings as necessary.
- Promote pedestrian and bicycle-oriented uses and linkages in the Project Area, including sidewalk widening, sidewalk replacement, construction of bicycle trails and enhanced pedestrian intersections.
- Construct gateway improvements as well as street lighting and landscaping improvements.

#### **Site Preparation and Development**

- Assist in property acquisition and site assembly.
- Provide assistance to relocate incompatible uses.
- Facilitate a hazardous materials assessment and cleanup program.
- Facilitate development projects that could include existing owner and business tenant participation.

#### **Public Facilities and Infrastructure**

- Improve public infrastructure as needed, including water, wastewater, fire hydrant, storm drainage and flood control systems.
- Undertake undergrounding of utilities.
- Assist in the implementation of air quality and noise mitigation measures.
- Develop, as appropriate, public plazas.
- Consider joint development with other public agencies, for recreational, educational, civic and other community facilities.
- Rehabilitate, install, and improve parks, playgrounds, libraries, educational facilities and other public buildings and structures.
- Develop increased municipal parking resources.
- Encourage the development of shared parking facilities for private buildings.

### Affordable Housing

- Assist in meeting the City's and Agency's affordable housing production obligations in a manner consistent with the City's General Plan.
- Assist with the rehabilitation, development and preservation of affordable housing.
- Assist in identifying and designating sites for affordable housing, including obtaining contractual commitments from owners of suitable sites to construct affordable housing.
- Develop infill housing for home ownership opportunities and rental housing including but not limited to property tax assistance, Cal HFA loan assistance and capital improvement funding.
- Encourage mixed-use residential development in appropriate locations.
- Encourage affordable single-family infill development in appropriate locations.
- Provide financial assistance to private and non-profit developers constructing affordable housing and mixed-income housing projects throughout the Project Area.
- Facilitate the construction of affordable housing projects through land acquisition, improvement, and disposal to developers.
- Develop programs to assist qualifying very low, low or moderate-income first-time homebuyers in purchasing homes.
- Facilitate affordable residential development with assisted living options for community elders in rental and ownership units.

### SUBSEQUENT ACTIVITIES AND DEVELOPMENT

After the adoption of the proposed Redevelopment Plan by the Redevelopment Agency, all subsequent activities and development within the Project Area will be subject to the policies set forth in the Redevelopment Plan as well as all policies and land use designations set forth in the City's General Plan. Some of the subsequent activities and development will be subject to discretionary approval by the City and may require additional project-level environmental review.

## 3.4 RELATIONSHIP WITH THE CITY OF RANCHO CORDOVA GENERAL PLAN

### BACKGROUND

Upon incorporation on July 1, 2003, the City of Rancho Cordova adopted the existing Sacramento County General Plan to guide development in the City until the City could draft and adopt its own General Plan. In May 2004 the City began preparation of its first General Plan. On May 16, 2005 the Rancho Cordova City Council adopted Resolution No. 57-2005, which established that the City's interim policies and diagrams associated with the development of its new General Plan will guide land use and circulation in the City until adoption of its new



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General Plan as provided for under California Government Code Section 65360(b)(1)<sup>2</sup>. Thus, the City's current guide for the physical use of the City's resources, the interim General Plan, consists of the Draft Land Use Map Book, Circulation Plan and draft General Plan elements under consideration and development at the time this EIR was prepared. The Land Use Map Book was amended and approved by the City Council on January 17, 2006. This new version of the Land Use Map Book and the General Plan land use map supersede the May 2005 version. The City's General Plan is currently undergoing its own environmental review under CEQA and is expected to be fully adopted in June 2006.

Throughout this EIR, the term "interim General Plan" refers to the Draft Land Use Map Book, Circulation Plan and draft General Plan elements currently under development. Land use decisions within the City are guided by the interim General Plan. The term "proposed General Plan" refers to the document that is expected to be adopted in June 2006. The interim General Plan and the proposed General Plan are very similar in scope and content.

#### COMPONENTS OF THE PROPOSED GENERAL PLAN

##### **Proposed Land Use Concept for the City**

General Plan workshops identified the following issues that need to be solved through the development of an effective General Plan:

- Existing land use is not balanced – Rancho Cordova is an employment center with a lack of housing stock and housing choices.
- Residential, commercial and office uses are separated physically from one another.
- Mix and distribution of commercial services (retail in particular) is limited.
- U.S. Highway 50 and Folsom South Canal bisect the community.
- Land use patterns do not promote accessibility (transit, vehicle and pedestrian).
- Natural resources need to be integrated into the community through project design.

As a result of evaluating these issues, the land use concept set forth in the General Plan has been developed based on the following two primary development principals:

##### Smart Growth

One of the key tenets of the proposed General Plan is smart growth, addressing such factors as how development occurs, where, when, and how development affects other parts of the City, and the impact development has on the quality of life of all residents, employees, and visitors. Rancho Cordova is striving to change the way development occurs so that it positively improves

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<sup>2</sup> Government Code Section 65360 requires a newly-incorporated city that has not yet prepared a General Plan to make certain findings prior to approving projects, issuing building permits and taking other actions, including a finding that:

"There is a reasonable probability that the land uses or action proposed will be consistent with the general plan proposal being considered or studied or which will be studied within a reasonable time." (Gov. Code Section 65360 (b)(1)).

the image and character of the City. This objective is characterized by the nine Smart Growth Principles identified below:

- Provide a variety of transportation choices.
- Offer housing choices and opportunities.
- Promote compact development.
- Mixed land uses.
- Encourage regeneration/infill in existing developed areas.
- Encourage distinctive, attractive communities with quality design.
- Create walkable neighborhoods.
- Foster distinctive, attractive communities with a strong sense of place.
- Promote integration of natural resources with urban land uses.

#### The Building Blocks Of The City—Neighborhoods, Villages, And Districts

The proposed General Plan also sets forth several basic elements for the buildout of the City. These elements are identified as City “Building Blocks” – a system of neighborhoods, villages, and districts served by a range of “centers” that establish a more walkable, sustainable community. Each building block type is characterized by different levels and intensities of development that contribute to a greater City. These Building Blocks serve as the foundation for all new development/redevelopment and contribute to the overall function and character of the City. Building Blocks are summarized below:

- **Neighborhoods and Neighborhood Centers** - Neighborhoods are the most basic building block of the City. They are the places where residents live. They are predominantly made up of single-family homes, both detached and attached products, but apartment complexes and condominiums are not uncommon. The average density is approximately six to eight units per acre, with both one- and two-story homes and buildings associated with the Neighborhood Centers. Neighborhoods are compact and walkable in design, scaled at approximately 1/3 mile in radius and an average size of about 200 acres. The residential population of the neighborhood building block is approximately 4,000 people. Neighborhoods also include many amenities, such as trails and local parks. Their major feature is the Neighborhood Center, a gathering place for residents. These Centers are usually defined by schools, neighborhood parks, community centers, or small commercial outlets serving local residents (e.g., coffee shops, small markets).
- **Villages and Village Center** - A cluster of three to four neighborhoods comprise a Village of approximately 750 acres in size. Villages include a mix of housing types, with higher density residential areas in proximity to the Village Center. The Neighborhoods within a Village are connected by a series of trails and pedestrian-friendly streets. With a residential population of between 10,000 and 15,000 persons, this cluster of neighborhoods is supported by a Village Center serving the daily shopping needs of Village residents. Village Centers typically include small and medium size grocery stores, drug stores, restaurants, banks, and other uses that serve the daily shopping needs of local residents. It is the City's intent that Village Centers are sized and distributed to encourage local markets and support services in proximity to every home within the City. Village Centers are smaller, pedestrian-oriented developments, with smaller parking fields and buildings located in proximity to the street. Site visitors can easily move between the different uses and the surrounding residential areas. Village Centers range between five and 15 acres in size with buildings ranging from one to three stories in height.

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- **Districts and Town Centers** - Districts are made up of three or four Villages, with a corresponding residential population of approximately 45,000 people and are served by a Town Center. Three distinct types of Town Centers are proposed.
  - *Local Town Centers* - Local Town Centers are the most prevalent and fundamental type of Town Center. They provide most of the retail needs of the District and are designed to supplement Village Centers with more significant retail, service, and entertainment needs for a larger population. Local Town Centers would include general retail uses (e.g., basic clothing stores, book/music stores, dry cleaners) and restaurants. This center type also includes residential uses at densities ranging from 8 to 18 dwelling units per acre target density with most of these residential units above commercial activities. The majority of the buildings would be two to four stories in height and would have their main entrance opening onto a street or square with the provision of pedestrian circulation a key aspect of the Local Town Center design. Local Town Centers are typically between 15 and 30 acres in size.
  - *Regional Town Centers* - Regional Town Centers are designed as much larger developments intended to meet a regional need for shopping, entertainment, and other large destination uses (e.g., sports arena, conference center). These are strategically located for accessibility, include residential uses at a target density of 20 dwelling units per acre, building heights of two to four stories and range in size from 30 to 80 acres.
  - *Transit-Oriented Town Centers* - Transit-Oriented Centers are sited along existing or potential Light Rail or Bus Rapid Transit (BRT) alignments at stations for those services. They are three to six stories, mixed-use developments that provide new housing opportunities and practical alternatives to vehicle mobility. The highest residential densities in the City are usually located here, with target density of 40 dwelling units per acre. Office uses may also be located at these sites, attracting people to the center from other areas of the City and region. Structured parking is common for this development type.

#### Land Use Map

The proposed City of Rancho Cordova General Plan includes a Land Use Map that combines specific land use designations in some areas of the City and more general descriptions of land uses in special areas planned for future growth referred to as "Planning Areas", which are described in more detail below. **Figure 3.0-4** shows the General Plan Land Use Map.

#### General Plan Planning Areas

Within the General Plan Planning Area are sixteen individual Planning Areas, proposed as part of the General Plan. Land uses within these Planning Areas are described in the General Plan and are mapped with either land use plans or conceptual land use plans. The five Planning Areas that fall within portions of the Redevelopment Project Area are listed below. The reader is referred to **Section 4.1** for a detailed description of these Planning Areas:

- Downtown Planning Area.
- Countryside/Lincoln Village Planning Area.
- Sunrise Boulevard North Planning Area.
- Sunrise Boulevard South Planning Area.
- Folsom Boulevard Planning Area.

### City of Rancho Cordova General Plan Elements

The proposed City of Rancho Cordova General Plan consists of 12 “policy” elements and one implementation element. Each of 12 policy elements identify goals and associated policies with the general intent to assist and promote the development of the ideas and desires established in the Rancho Cordova Vision Book for the City. A brief description of each element and goals for each element are provided below.

#### Land Use Element

The purpose of the Land Use Element is to describe existing and future land use activity in the City. The Element identifies the distribution, location, and intensity of all land use types throughout the City and the General Plan Planning Area, which includes the City limits, Sphere of Influence and portions of Sacramento County.

#### Urban Design Element

The Urban Design Element provides policies and design concepts regarding the form and character of new private development and public improvements along with focused plans for areas of the City in need of special design attention.

#### Economic Development Element

This Element is an optional element included in the General Plan for the purpose of fostering and supporting efforts to improve the City’s prosperity, maintain competitiveness, ensure accessibility to its assets, make sure the market is aware of the City’s opportunities, and set fair and equitable rules for development.

#### Housing Element

The Housing Element is a comprehensive statement by the City of Rancho Cordova of its current and future housing needs at all income levels. The element provides policies related to the provision of housing for all income levels as well as provisions that are state-mandated.

#### Circulation Element

The Circulation Element identifies the components of the Planning Area circulation system and their general location and role within the community. This includes policies for all types of transportation in the City and Planning Area: vehicles, transit (light rail and other forms of transit opportunities), bicycles and pedestrians. The element also includes level of service standards.

#### Open Space, Parks and Trails Element

This Element provides goals, policies, and actions intended to achieve the City’s vision for open spaces that are accessible to the community. The Element also considers the relationship of open space lands adjacent to urban lands.

#### Infrastructure, Services, and Finance Element

The Infrastructure, Services, and Finance Element works in combination with the Land Use Element to identify feasible funding options to ensure the provision of infrastructure and public

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services in a timely manner to accommodate the development and associated land uses proposed under the General Plan.

#### Natural Resources Element

The management and protection of the many biological resources, creek corridors, storm drainage, hydrology, water supply and quality, geology and mineral resources, agriculture, and the consumption of energy are the focus of the Natural Resources Element.

#### Cultural and Historic Resources Element

This Element seeks to identify and protect areas, sites, and buildings having architectural, historical or cultural significance. The Element provides goals, policies and actions designed to foster preservation of historic resources in the City and Planning Area.

#### Safety Element

The Safety Element discusses the human and natural safety concerns in the City and Planning Area. The Safety Element works in conjunction with the Infrastructure, Services and Finance Element and the Land Use Element.

#### Air Quality Element

This Element provides goals, policies, and actions to improve air quality in the region. This Element emphasizes the effects that land use patterns and resulting transportation behavior have on air quality.

#### Noise Element

This Element defines acceptable noise levels in different areas of the City and Planning Area (residential, office, industrial, etc.) and how those levels will be achieved.

#### **Relationship between the Redevelopment Plan and the General Plan**

The purpose of the Redevelopment Plan is to provide a vehicle to assist in the alleviation of detrimental physical, social and economic conditions in the Project Area that limit the ability of the private sector acting alone to revitalize the Project Area. These detrimental conditions include characteristics of economic and physical blight as documented in the Preliminary Report to the City Council. Current blighting conditions in the Project Area limit the Project Area's development potential, and thereby the long-term potential for achieving the Rancho Cordova General Plan's land use, circulation and other applicable policies. In this sense, the Redevelopment Plan will act as an implementation tool for the General Plan because it will provide certain legal and financial tools for reducing those blighting conditions that otherwise limit the physical and economic growth potential of the Project Area.

Pursuant to California Redevelopment Law, Health and Safety Code Section 33331, redevelopment plans must be consistent with the general plan of the community. The Redevelopment Plan, therefore, proposes only actions and land uses that would otherwise be permitted under the Rancho Cordova General Plan. Environmental impacts resulting from implementation of the Redevelopment Plan in the Project Area will be no greater than those anticipated under the General Plan. However, since an EIR for the Rancho Cordova General Plan has not yet been completed, the potential environmental impacts associated with General

Plan implementation have yet to be disclosed. This EIR addresses the potential impacts associated with build-out of the General Plan within the Redevelopment Project Area, including the impacts of new development or redevelopment with the Project Area resulting from the implementation of the Redevelopment Plan.

#### GENERAL PLAN BUILD-OUT OF THE REDEVELOPMENT PROJECT AREA

The proposed Redevelopment Plan establishes financial and time limits for the Project Area. Pursuant to the CRL, the limits will be a certain number of years after the effective date of the ordinance adopting the Redevelopment Plan: 20 years for debt issuance, 30 years for redevelopment activities and 45 years for receipt of tax increment and repayment of debt. The analysis in this EIR assumes build-out under the General Plan will occur by 2030.

Implementation of the Redevelopment Plan will be guided by market demand, Agency priorities, property and business owner participation, and availability of funding. No specific projects are known or have been identified by the Agency at this time, hence, there is no way for the Agency to forecast or predict with great detail what degree of impact individual projects under the proposed project will have upon the Project Area specifically, and the City generally. The Agency can only predict, based upon the success of other redevelopment projects within the State of California, that the Plan will be the catalyst for positive, long-term economic and physical growth within the Redevelopment Project Area consistent with planned development under the City's General Plan.

The Agency has determined that, because the Plan is a tool that can be used by the City to effect implementation of its General Plan, the appropriate measure of project impact is best evaluated in terms of General Plan build-out of the Project Area. As such, the Agency has based all anticipated redevelopment activities within this EIR upon a General Plan build-out scenario. This approach allows the Agency to quantify, within parameters established by proposed General Plan policy guidelines, potential long-term project related impacts. The growth assumptions relative to 2030 General Plan build-out conditions used within this EIR to evaluate environmental impacts are presented in **Table 3.0-1** below.

The phrase "General Plan build-out" refers to the condition in which every parcel in the Project Area is developed to the maximum intensity permitted under the City's General Plan. This condition would include no vacant sites, no sites developed at less than maximum intensity, and no legal non-conforming uses developed at greater intensity, or for different uses, than permitted by the General Plan. The complete elimination of legal non-conforming uses, such as residential structures located on parcels designated for a commercial or an industrial land use, within the life of the Redevelopment Plan is unlikely. Similarly, the complete elimination of vacant or otherwise undeveloped land is unlikely, as public resources will not be adequate for that task and private property owners may choose to leave property in an undeveloped state for personal or economic reasons. Accordingly, analysis of the environmental consequences of General Plan build-out necessarily overstates the likely consequences of the proposed project and of the implementation of the City's General Plan. Thus, the analysis that follows is appropriately conservative and likely overstates, rather than understates, the environmental consequences of the proposed project.

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TABLE 3.0-1  
REDEVELOPMENT PROJECT AREA UNDER 2030 GENERAL PLAN BUILD-OUT CONDITIONS

	Existing Conditions	2030 Build-Out Conditions	Total Change	Percent Change
Residents	24,345	30,432	6,087	25.0%
Dwelling Units	10,374	13,149	2,775	26.7%
Employees	12,419	16,263	3,844	31.0%
Retail Square footage	1,701,029	1,851,029	150,000	8.8%
Office Square footage	1,198,787	3,306,659	2,107,872	175.8%
Industrial Square Footage	1,278,119	483,117	-795,002	-62.2%

Source: Rancho Cordova General Plan PLACE'S Model.

Note: The PLACE'S Model used to generate the predictions in the table above assumes that build-out in the Project Area will occur consistent with the proposed General Plan Land Use designations. Many of the properties within the Project Area were developed under previous, and now obsolete, General Plan designations. The rather large changes in the amount of office and industrial square footage reflected in the table above are a result of the inconsistencies between the actual uses and the designated uses for properties within the Project Area.

#### CURRENT PLANNING AND IMPROVEMENT ACTIVITIES WITHIN THE PROJECT AREA

##### Folsom Boulevard Streetscape Enhancements

The Folsom Boulevard and Mather Field Road Streetscape Master Plan project is a major planning effort currently underway in the City of Rancho Cordova. In collaboration with the local community, a Master Plan has been developed as a guideline for the 3.5-mile section of Folsom Boulevard from Rod Beaudry Drive to Sunrise Boulevard, and the 1.3-mile section of Mather Field Road from Folsom Boulevard to Peter A. McCuen Boulevard.

##### The Folsom Boulevard Specific Plan

Folsom Boulevard's revitalization has been a priority for the City of Rancho Cordova since incorporation. The Folsom Boulevard Specific Plan is currently being prepared in order to synthesize past planning efforts, incorporate a refined community vision and generate action steps for change on the Boulevard.

The Specific Plan will establish:

- A clear vision for the future Folsom Boulevard.
- A single avenue for communicating City desires for developing and revitalizing the corridor.
- A comprehensive land use plan for the entire corridor based on market analysis, solid planning principles and community interests.
- Identification of specific opportunity sites ("pulse points") and concepts for development.
- A clear action plan focused on change over the next five years.

- A single tool for zoning, design, redevelopment strategy, streetscape improvements and implementation.
- Focused community involvement and outreach via an advisory task force, public workshops, information on the City's Web site and e-mail advisories.

### 3.5 OVERVIEW OF THE REDEVELOPMENT PLAN ADOPTION PROCESS

Adopting a redevelopment plan involves complex, statutorily mandated procedures and documentation designed to provide a community's legislative body with the necessary analysis and input to make informed decisions about the purpose, scope and content of a proposed redevelopment plan and, ultimately, about whether to adopt the plan.

The following briefly describes the reports and steps in the Redevelopment Plan adoption process:

#### SURVEY AREA DESIGNATION

On January 18, 2005, the Agency designated a Redevelopment Survey Area to investigate which parcels within the City should be included in the Redevelopment Project Area.

#### PRELIMINARY PLAN

In October 2005, the Agency adopted the Preliminary Plan for the proposed Redevelopment Project Area. As a result of further review and analysis conducted after the adoption of the Preliminary Plan, Agency staff refined the Redevelopment Project Area boundaries in order to focus on the most blighted areas and underutilized properties.

#### REDEVELOPMENT PLAN

The Redevelopment Plan is the legal document setting forth the basic goals, powers and limitations within which the Agency must conduct its activities over the life of the Rancho Cordova Redevelopment Project.

#### PROJECT AREA COMMITTEE OR CITIZENS ADVISORY COMMITTEE

The CRL requires the formation of a Project Area Committee (PAC) to make recommendations on any proposed redevelopment plan that allows the use of eminent domain over residential property in a project area with a substantial number of low and moderate-income residents, or that contains one or more public projects that will displace a substantial number of low income persons or moderate-income persons or both. The Agency's Redevelopment Plan is not providing for the power of eminent domain over residential property and the Plan does not propose public projects that will cause substantial displacement. Thus, a PAC is not required for the proposed Rancho Cordova Redevelopment Project.

#### ENVIRONMENTAL REVIEW

The adoption of the proposed Redevelopment Plan requires the preparation of an EIR in accordance with CEQA. The environmental review process is presented in greater detail in Section 1.6 of this document.



### 3.0 PROJECT DESCRIPTION

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#### PRELIMINARY REPORT

The Preliminary Report describes the purpose and justification for the proposed Redevelopment Plan. It is the first major background document in the process to approve the Redevelopment Plan. The Preliminary Report is designed to provide members of the City Council, other governmental bodies, affected taxing entities, community leaders, and interested citizens with an early statement of comprehensive background information on the proposed Redevelopment Plan.

#### TAXING ENTITY CONSULTATION

Agency staff consults with affected taxing entities.

#### REPORT TO COUNCIL OR REPORT ON THE REDEVELOPMENT PLAN

The Report to Council or Report on the Redevelopment Plan is a report to the legislative body that describes the proposed Redevelopment Plan and presents the updated information from the Preliminary Report, and includes a Five Year Implementation Plan and additional chapters addressing specific requirements of the CRL.

#### JOINT PUBLIC HEARING AND ADOPTION OF REDEVELOPMENT PLAN

The City Council and Agency Board consider public input at a publicly noticed joint public hearing regarding the adoption of the Redevelopment Plan. After the public hearing has been held, the City Council can consider adoption of the Redevelopment Plan, and the Agency will consider certification of the environmental documents.

Subsequent actions that will be taken by the City of Rancho Cordova regarding the project include, but are not limited to, the following:

- Implementation of financing programs or fee programs for public facilities.
- Approval of subsequent development applications.
- Approval of subsequent public facility and roadway improvement projects.
- Additional land use studies and/or planning.

#### OTHER GOVERNMENTAL AGENCY APPROVALS

Additional subsequent approvals and permits that may be required from local, regional, state and federal agencies include, but are not limited to, the following:

- Sacramento Metropolitan Air Quality Management District approval of dust control plans, air quality mitigation plans, and other permits for subsequent projects.
- Caltrans approval of improvements and/or funding for future improvements on U.S. Highway 50.
- Extension of service and/or expansion of infrastructure facilities by area service districts (Sacramento County Water Agency, Sacramento Metropolitan Utility District, Pacific Gas & Electric, County Sanitation District-1, Sacramento Metropolitan Fire District, Folsom Cordova Unified School District).

- California Department of Fish and Game approval of potential future streambed alteration agreements pursuant to the Fish and Game Code. Approval of any future potential take of State listed wildlife and plant species covered under the California Endangered Species Act.
- Central Valley Regional Water Quality Control Board (RWQCB) and State Water Resources Control Board (SWRCB) review and/or approval of any activity impacting Project Area water features, pursuant to the Clean Water Act and RWQCB standards.
- U.S Army Corps of Engineers approval of any future wetland fill activities, pursuant to the Clean Water Act.
- U.S. Fish and Wildlife Service approvals involving any future potential take of federally listed wildlife and plant species and their habitats covered under the Federal Endangered Species Act.

#### INCORPORATION BY REFERENCE

This Program EIR incorporates by reference all of the following documents per Section 15150(b) of the State CEQA Guidelines:

- Preliminary Report prepared for the Rancho Cordova Redevelopment Project. The Preliminary Report includes analysis of blight in the proposed Project Area, analysis of financial feasibility of the Redevelopment Plan and a description of the Redevelopment Program.

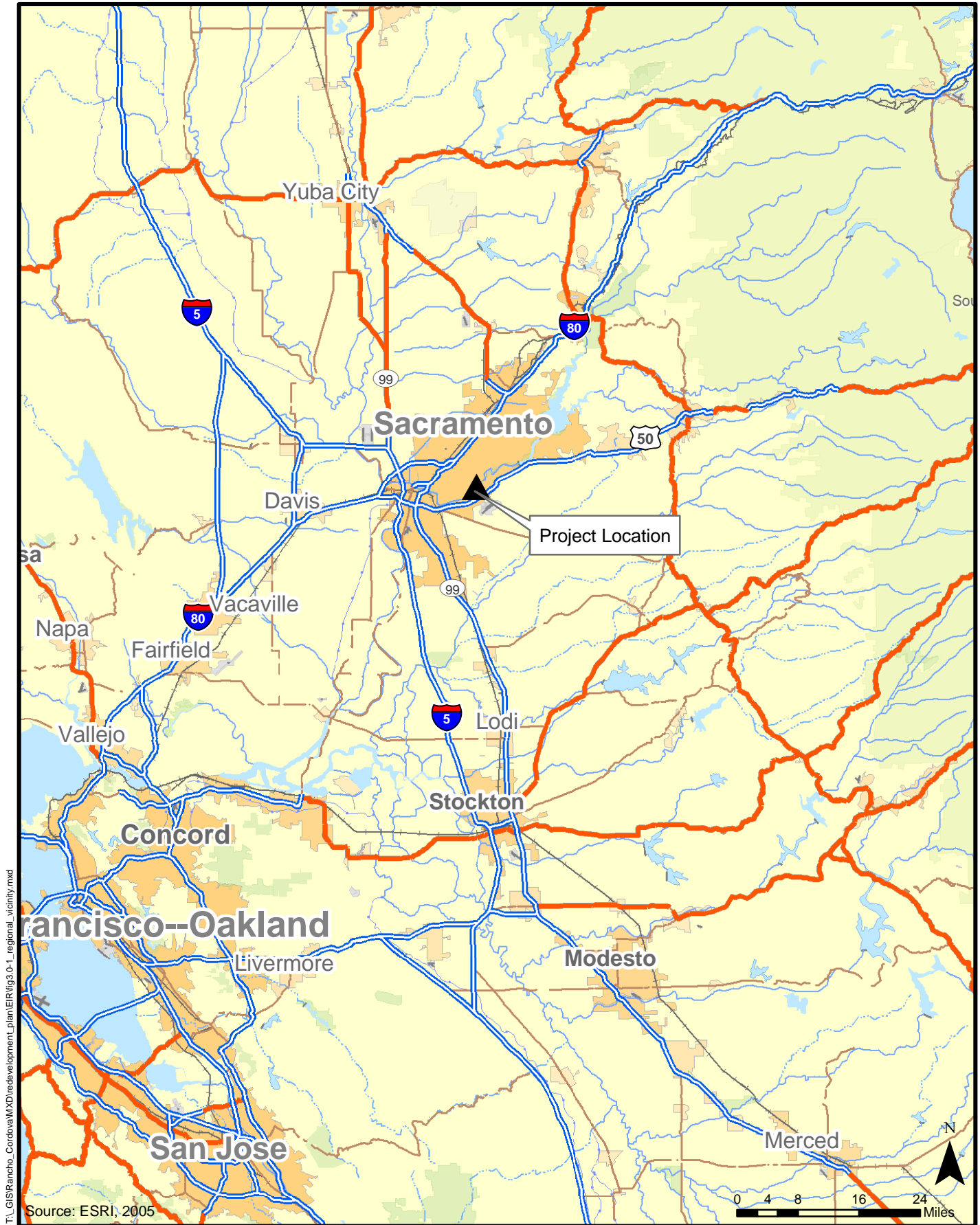
#### REDEVELOPMENT PLAN ADOPTION

As part of the Redevelopment Plan adoption process, the Agency will consult with effecting taxing entities. A summary of these consultations will be included in the Final Report to Council

### 3.0 PROJECT DESCRIPTION

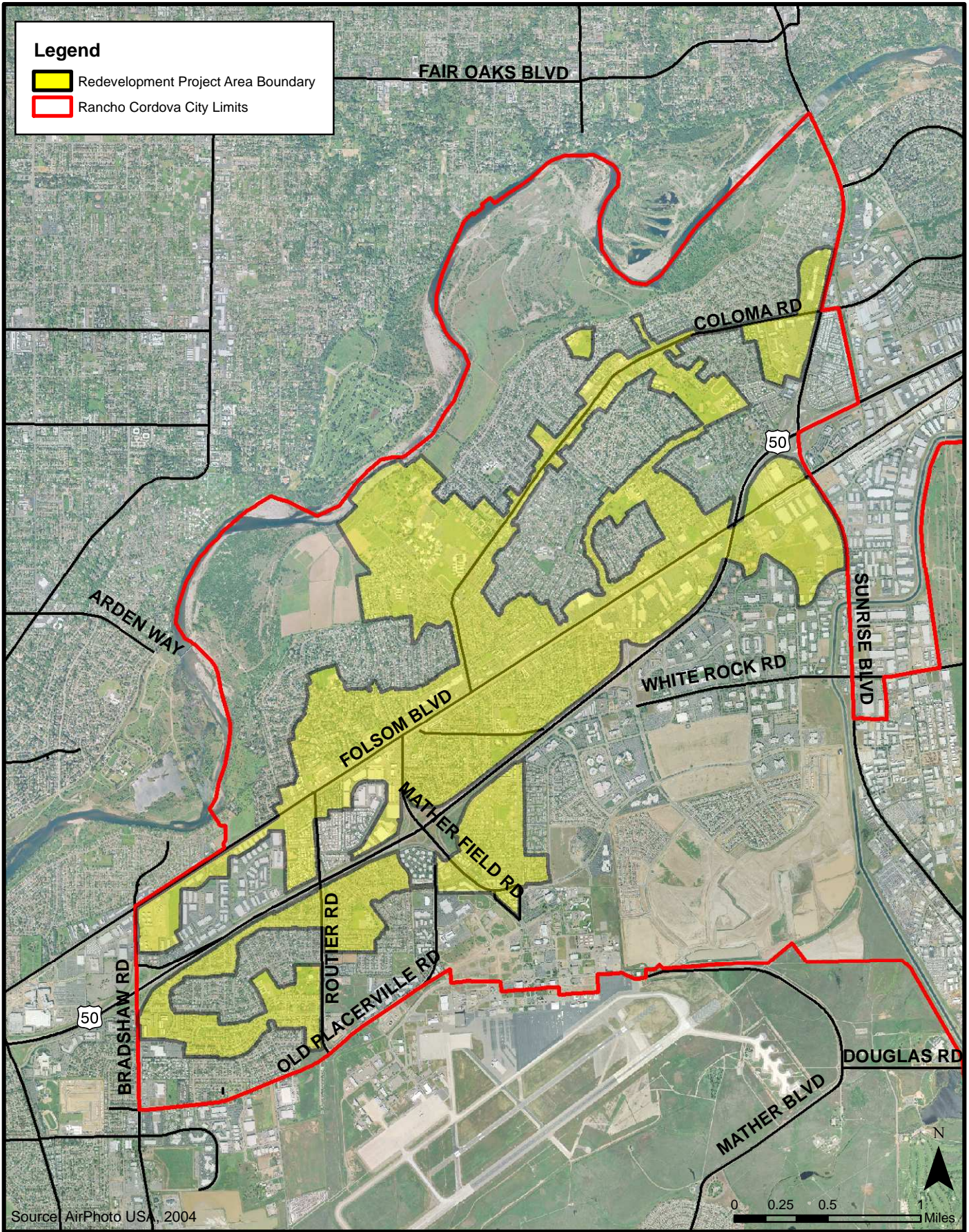
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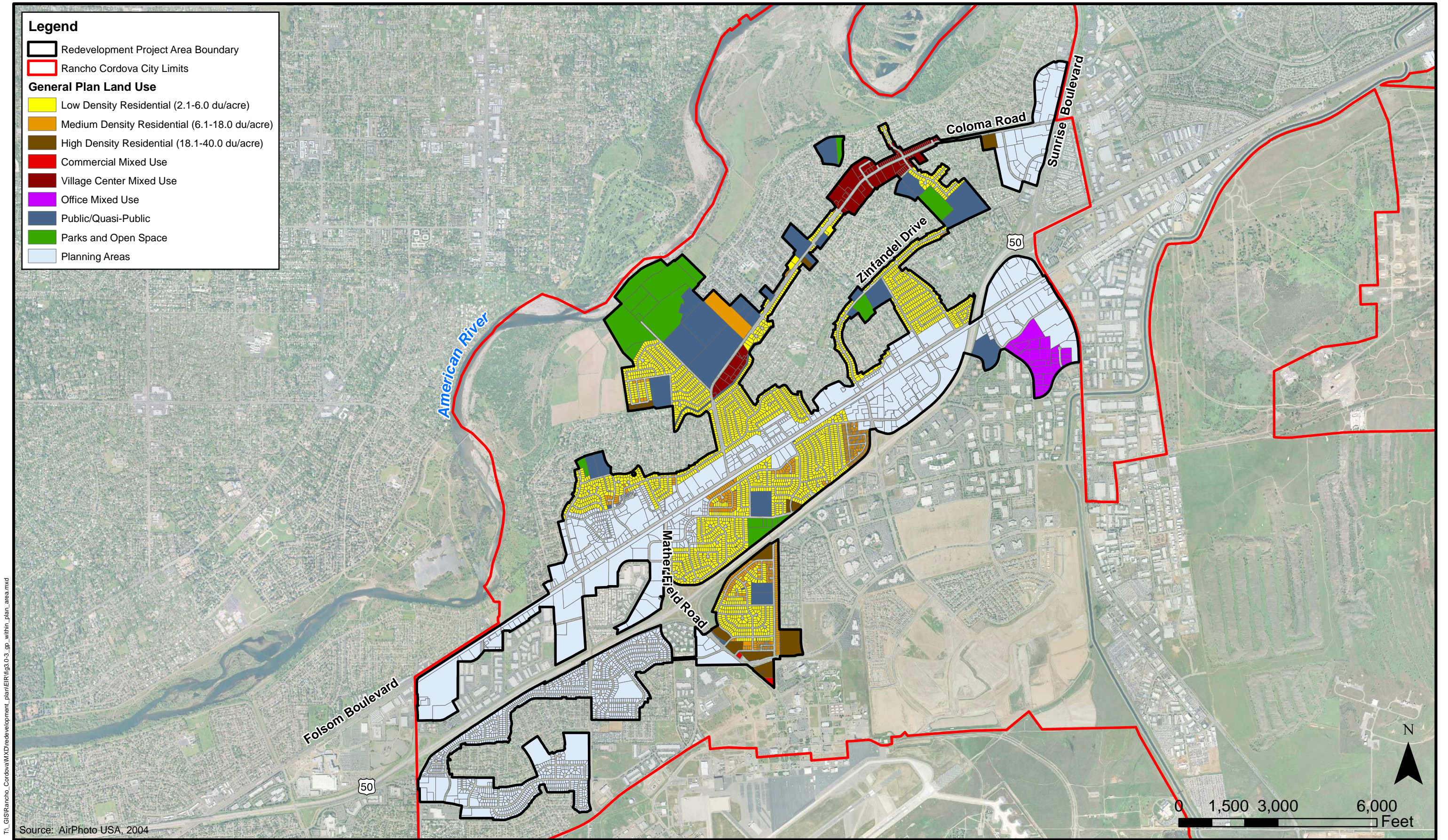
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Source: AirPhoto USA, 2004



City of Rancho Cordova  
 Planning Department

Figure 3.0-2  
 Project Location Map



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City of Rancho Cordova  
Planning Department

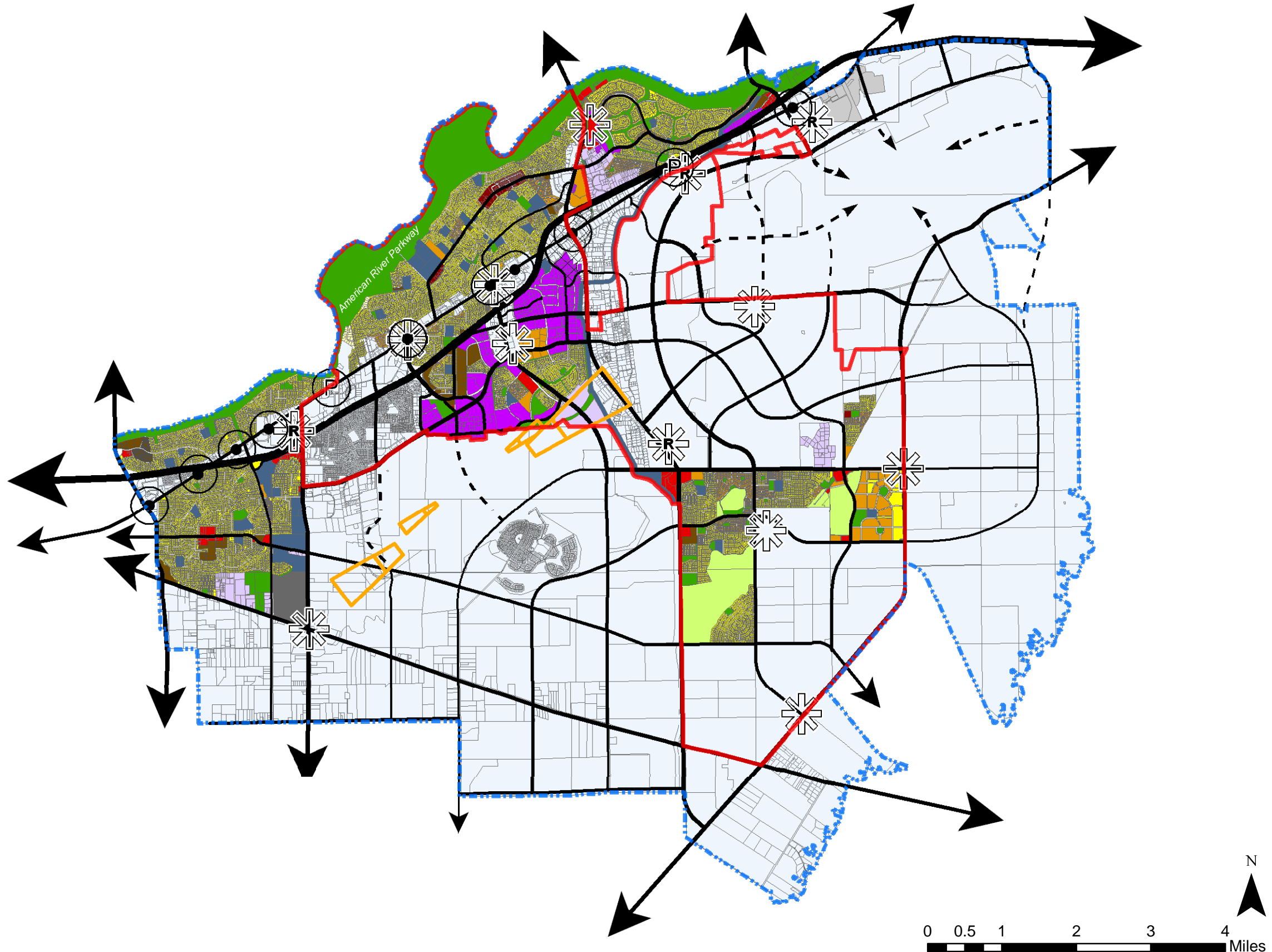
Figure 3.0-3  
General Plan Land Use Designations  
Within the Redevelopment Project Area

**Legend**

- Estate Residential (0.51-2.0 du/acre = minimum half-acre to 2-acre lots)
- Low Density Residential (2.1-6.0 du/acre)
- Medium Density Residential (6.1-18.0 du/acre)
- High Density Residential (18.1-40.0 du/acre)
- Commercial Mixed Use
- Village Center Mixed Use
- Office Mixed Use
- Light Industry
- Heavy Industry
- Mining
- Public/Quasi-Public
- Parks and Open Space
- Natural Resources

- ✳ Local Town Center
- ✳ Regional Town Center
- ✳ Transit Oriented Town Center
- Light Rail Stations
- P Proposed/Potential Light Rail Stations
- Rancho Cordova City Limits
- General Plan Planning Area Boundary
- Mather Airport Safety Zones
- Convention Overlay
- Planning Areas (see Figure LU-2)
- Roads
- Roads Foreseeable After 2030



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Source: City of Rancho Cordova Planning Department, 2006

Figure 3.0-4  
Draft General Plan Land Use Map