
2.0 PROJECT DESCRIPTION

2.1 PROJECT LOCATION

The Trinity Garden Estates project is located on the northeast corner of Trinity River Drive and Coloma Road in the City of Rancho Cordova. **Figure 1** shows the project location in relation to the region. **Figure 2** shows the project site and vicinity.

2.2 EXISTING CONDITIONS

The project site is surrounded by previously developed residential and commercial properties. A commercial center parking lot borders the project site to the east. South of the project site, across Coloma Road, there is another commercial center. To the west, across Trinity River Drive, is an area of single-family residential housing zoned RD-5. A multifamily residential development is located immediately adjacent to the project to the north. Nearby significant features include Sunrise Boulevard (approximately 500 feet to the east), US-50 (approximately 1/2 mile to the south), the American River (approximately 1/2 mile to the northwest), and the Folsom South Canal (approximately one mile to the southeast).

The project site is located in the northeastern area of the incorporated city limits and is not within any Special Planning Area. However, the site is within the Sunrise Boulevard North Planning Area and is designated for medium density residential development.

2.3 PROJECT CHARACTERISTICS

The proposed project requires a rezone, a tentative subdivision map, design review, a special development permit, and a development agreement. The project will be rezoned from SC (shopping center) to RD-20 (residential). The tentative subdivision map would divide a single parcel into 20 residential lots and one common-area lot to include landscaping and the private driveway. The proposed project site plan is shown in **Figure 3**.

The project site is 2.1 acres in size. Twenty attached single-family residential units are proposed, accessed by one internal private driveway and by pedestrian gates to the east, north, and west limit of the property. Each unit will have a 2-car garage and a 20-foot driveway. There will be no other on-site parking. Since the site will have vehicular access only from adjoining parcels, cross-access agreements will be required. Access to the front of the units will be via pedestrian walkways that circumnavigate the site, but are not located on the subject parcel. There are existing sidewalks along Coloma Road and Trinity River Drive. The project proposes to install 5-foot walkways along the north and east boundaries of the parcel.



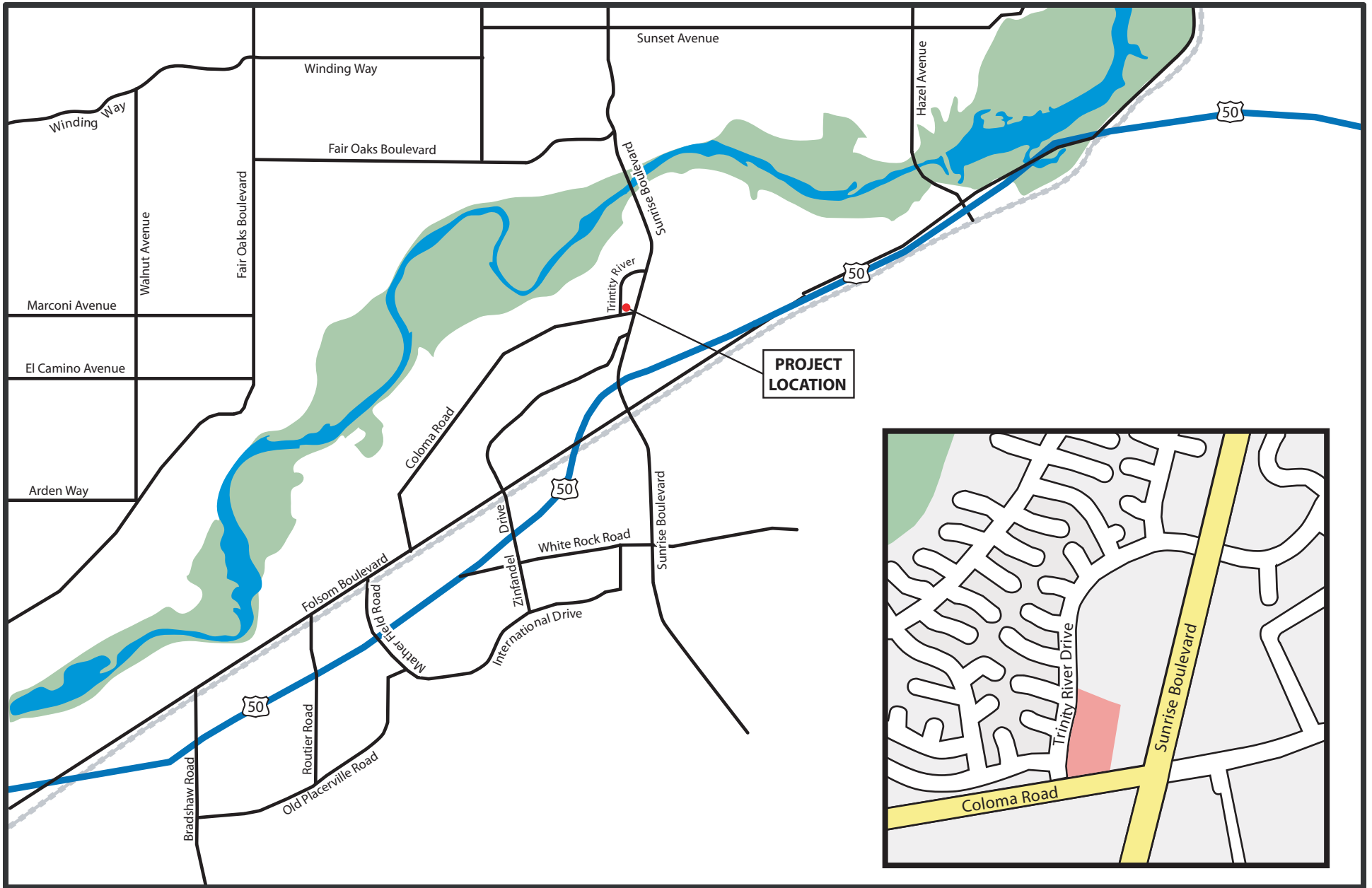
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**FIGURE 1
REGIONAL LOCATION MAP**

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FIGURE 2
PROJECT LOCATION

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Source: ARAS Design and Construction



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FIGURE 3
SITE PLAN