

### 2.1 PROJECT LOCATION

The proposed Old Placerville Road Residential and Office project (hereafter referred to as the “proposed project”) is located within the City of Rancho Cordova approximately 0.15 miles from the intersection of Bradshaw Road and Old Placerville Road. The site is currently bounded by Old Placerville Road to the south, a retail center to the west, a mobile home park to the north, and an apartment complex to the east. The project location is shown in **Figures 1 and 2**.

### 2.2 EXISTING CONDITIONS

The project area is surrounded by previously developed land including both residential and commercial properties. Nearby significant features include US-50 (approximately 0.5 miles to the north of the project area), the American River (approximately 1.5 miles to the north), Mather Airport (approximately one mile to the east), and SR-16 (approximately two miles to the south). The project is located within the City of Rancho Cordova, just north and east of the incorporated limits of the City. The project area currently consists of undeveloped, flat land with a few trees and grasses located on-site. The project area is not within any Special Planning Areas or other overriding planning documents or areas. More information on the existing conditions of the project area is included in Section 3.0 of this MND.

### 2.3 PROJECT CHARACTERISTICS

The proposed project requires a rezone, a tentative subdivision map, a special development permit, a development agreement, and a design review. The proposed project includes two major portions – a residential portion on approximately two-thirds of the property and an office portion on one-third of the property. These two portions may be constructed separately or together. However, as both portions of the project occur on the same parcel and both would be constructed by the same proponent, they are analyzed together in this document. Any reference to “the proposed project” in this document refers to both portions of the project. The proposed rezone for both portions of the project is shown in **Figure 3**.

The residential portion of the project proposes to construct eight duplex units (four buildings, eight dwelling units) and 27 detached single-family homes for a total of 35 dwelling units. No other features commonly found in residential developments, such as parks, are included in the project. Each dwelling unit has a garage and an approximately 20 foot driveway. On-street parking will not be allowed on streets within the residential portion of the project due to the narrowness of the streets and fire department access requirements. Four visitor parking spaces will be provided in addition to garage and driveway parking for residents. The site plan for the residential portion is shown in **Figure 4**.

The office portion of the proposed project includes four separate one-story office buildings. The square footage of these buildings is shown in **Table 1**. Included in the office portion of the proposed project are 86 parking spaces for employees and visitors. The site plan for the office portion is shown in **Figure 4**.

## 2.0 PROJECT DESCRIPTION

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**TABLE 1**  
**OFFICE BUILDING SQUARE FOOTAGE**

<b>Building Number</b>	<b>Square Footage</b>
Office 1	4,256
Office 2	5,074
Office 3	5,212
Office 4	4,169
Total Floor Area	18,711

*Source: Loving & Campos Architects Inc.*

A small public use space is included in the proposed project located between the office uses and the residential uses on the western side of the project. This public use space includes landscaping and picnic benches and is approximately 4,200 square feet in size. The proposed project also includes frontage improvements along Old Placerville Road (sidewalks, landscaping, etc.) and two driveways onto Old Placerville Road (see **Figure 4**). A thirteen-foot, four-inch utility easement is included along the frontage on Old Placerville Road.

### 2.4 REQUIRED PROJECT APPROVALS

In addition to the approval of the proposed project by the Rancho Cordova City Council, the following agency approvals may be required (depending on the final project design):

1. California American Water Company (Cal-Am)
2. County Sanitation District 1 (CSD-1)
3. Central Valley Regional Water Quality Control Board (CVRWQB)
4. Sacramento Metropolitan Air Quality Management District (SMAQMD)
5. Sacramento Metropolitan Fire District (SMFD)
6. Sacramento Municipal Utility District (SMUD)