

2.1 PROJECT LOCATION

The proposed Arboretum project (hereafter referred to as the “proposed project”) is located on 1,349 acres within the Grant Line North Planning Area of the City of Rancho Cordova, California. The project area is bounded by Highway 16 to the south, Grant Line Road to the east, Kiefer Boulevard to the north and Sunrise Boulevard to the west. The project location is shown in **Figures 1 and 2**.

2.2 EXISTING CONDITIONS

The project site and vicinity is primarily characterized by undeveloped grazing land and open space. Land to the northwest, north, and northeast are within a transitional area that is becoming increasingly urban in character including residential development north of the project site. Surrounding land to the west, south, and east is primarily undeveloped. Non-residential uses within 0.5 miles of the project site include Kiefer Landfill east of the project site, Triangle Rock Products Aggregate Plant southwest of the project site, and Sacramento Rendering Company northwest of the project site.

The majority of the project site is undeveloped and utilized for seasonal grazing. Blodgett Reservoir, an impoundment on Laguna Creek, has been operated as a “members only” fishing and hunting club on the northeast portion of the site. Areas leveled along the south side of Laguna Creek and downstream of the reservoir have been utilized for growing sudangrass (seed crop), ryegrass for pasture, berseem clover and wheat. Along Sunrise Boulevard, the site has been utilized for vegetable and strawberry crops and includes a small farm stand. A model airplane club leases an area near the northwest corner and bee keepers use a small parcel along Jackson Highway.

2.3 PROJECT DESCRIPTION

The project applicant has proposed the development of master-planned village community on the project site to fulfill a portion of the City’s future housing needs. The project includes approval of the Arboretum Specific Plan which will guide land uses within the project site. The proposed project includes the development of a walkable community of approximately 5,000 new residential units, 80 acres of public and private use parks and related facilities, two 10-acre

elementary school sites, one 75-acre joint use middle/high school site and 465,000 square feet of commercial development. The commercial development includes 125,000 square feet of neighborhood shopping center, two community shopping centers totaling 45,000 square feet, and a 290,000 square foot sub-regional center. The conceptual land use plan is shown as **Figure 3**. Proposed housing densities for the project are greater than average for the Sacramento area as residential uses would primarily consist of non-traditional housing types including small-lot alley loaded housing, cluster housing, and attached six and eight “plex” cluster homes. Approximately 30% of the project will be devoted to open space uses including preservation and enhancement of the Laguna Creek stream corridor and associated jurisdictional features, conservation, recreation and stormwater treatment and conveyance.

2.4 GENERAL PLAN AND PLANNING AREA BACKGROUND

The project site is located within the Grant Line North Planning Area of the City’s General Plan. The General Plan anticipates residential and commercial development for this Planning Area with a development potential of 6,916 residential units, supporting a population of 16,601

2.0 PROJECT DESCRIPTION

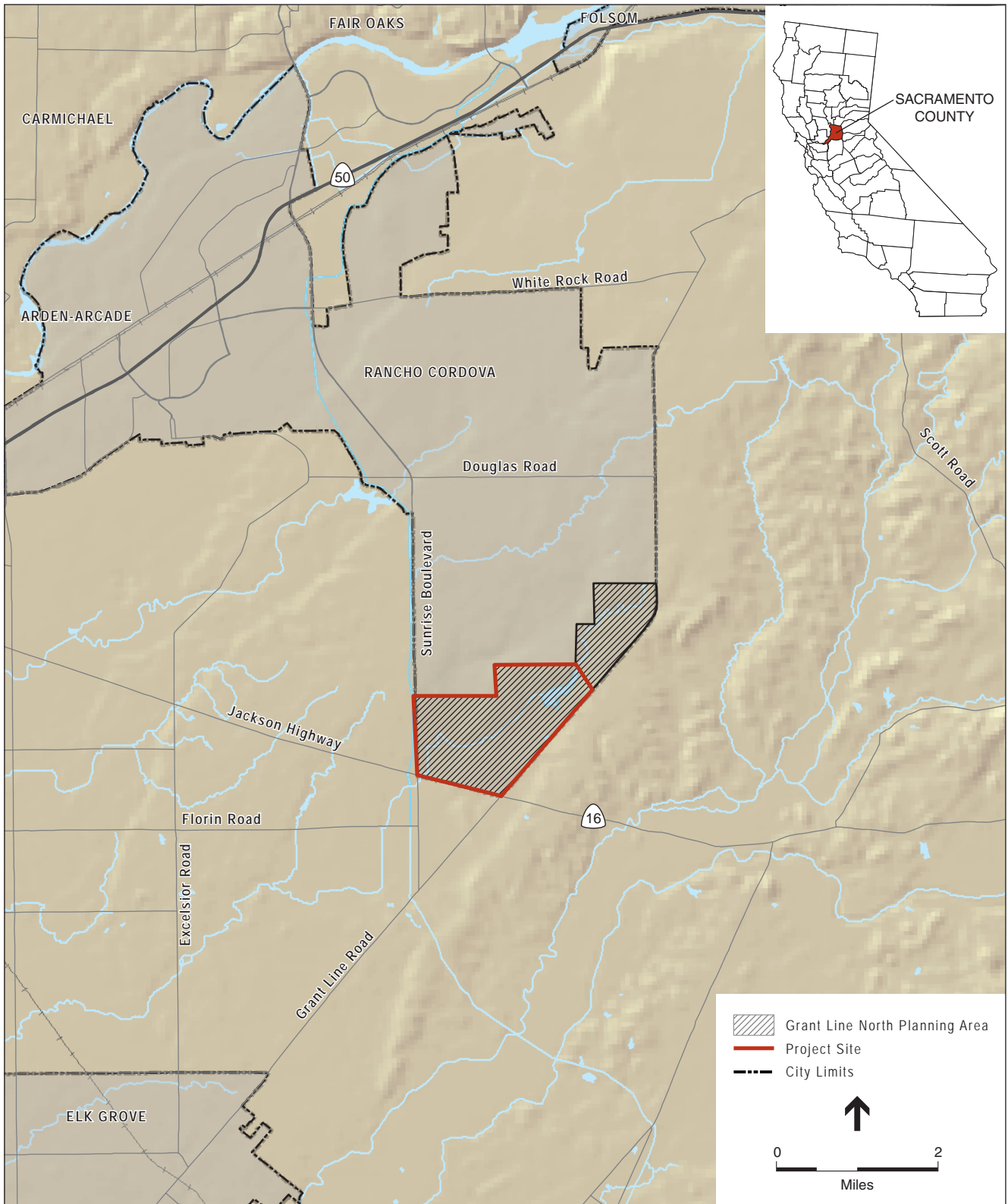
residents and 3,634 employees. The General Plan provides a Conceptual Land Plan for the Planning Area, which is shown as **Figure 4**. Planning Areas with a Conceptual Land Plan are required to develop more specific land plans consistent with the General Plan. The land plan includes the City's "building blocks" concept of neighborhoods, villages and districts. The following uses are included within the Conceptual Land Plan: Residential-Mixed Density (R-MD), Residential-Estate/Rural (R-E/R), Residential-Higher Density (R-HD), Village Center (VC), Local Town Center (LTC), Park and Open Space (P/OS) and Natural Resources (NR). The residential categories are described as follows:

- R-MD – includes the range of densities associated with typical neighborhood development.
- R-E/R – represents the range of lower densities associated with edge neighborhood development.
- R-HD – signifies higher density residential development located near villages and town centers.

VC and LTC reflect the City's analysis of retail demand and strategic location; however, the General Plan anticipates that additional retail capacity and market opportunities will be incorporated into subsequent master planning.

The relevant goals, policies and actions within the General Plan for the Grant Line North Planning Area include:

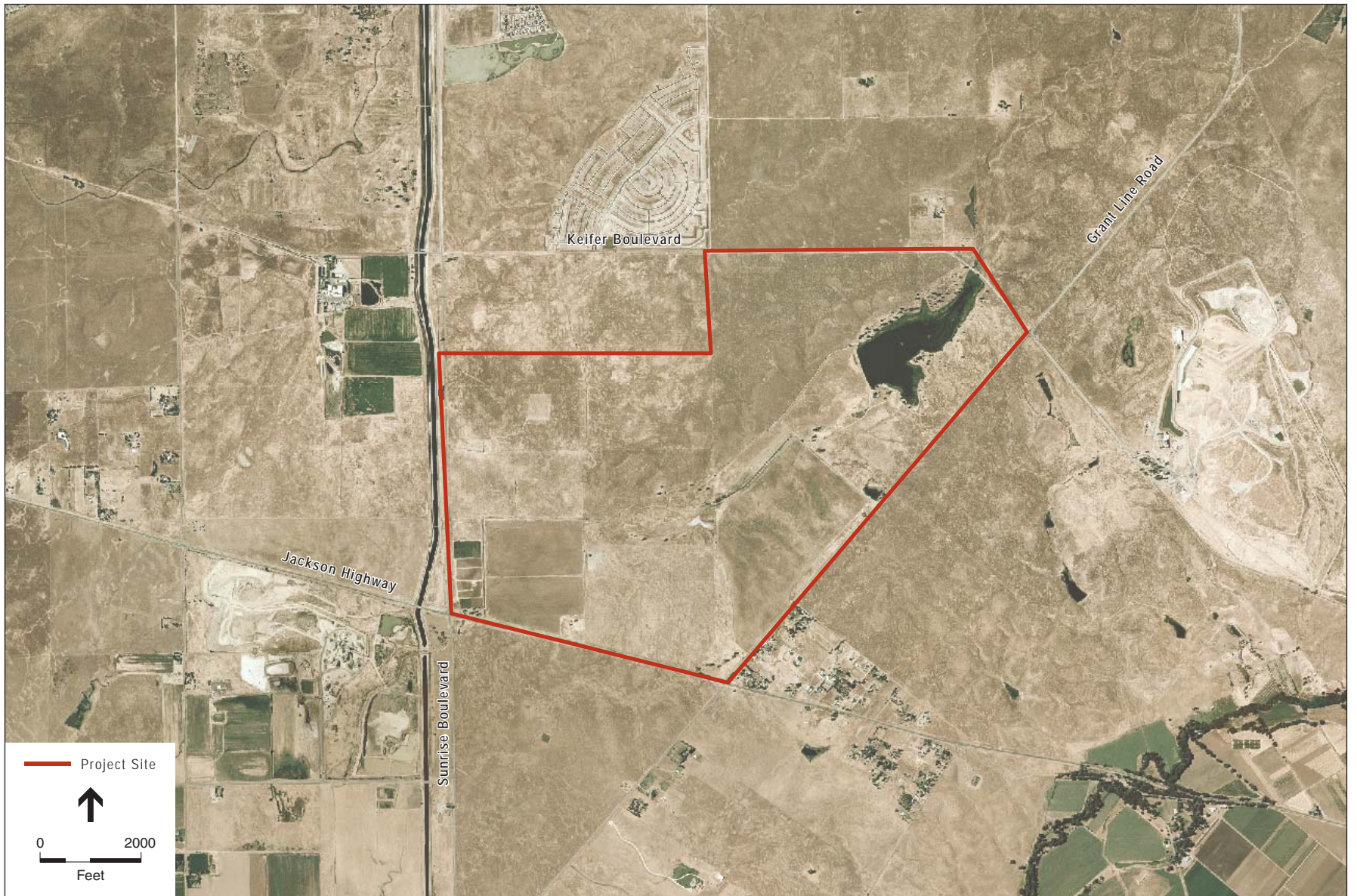
- Goal LU.6 – Ensure development of the Planning Areas consistent with the City's vision.
- Policy LU.6.2 – Ensure subsequent detailed land planning for those Planning Areas with Conceptual Land Plans.



SOURCE: ESRI, 2007; and ESA, 2009

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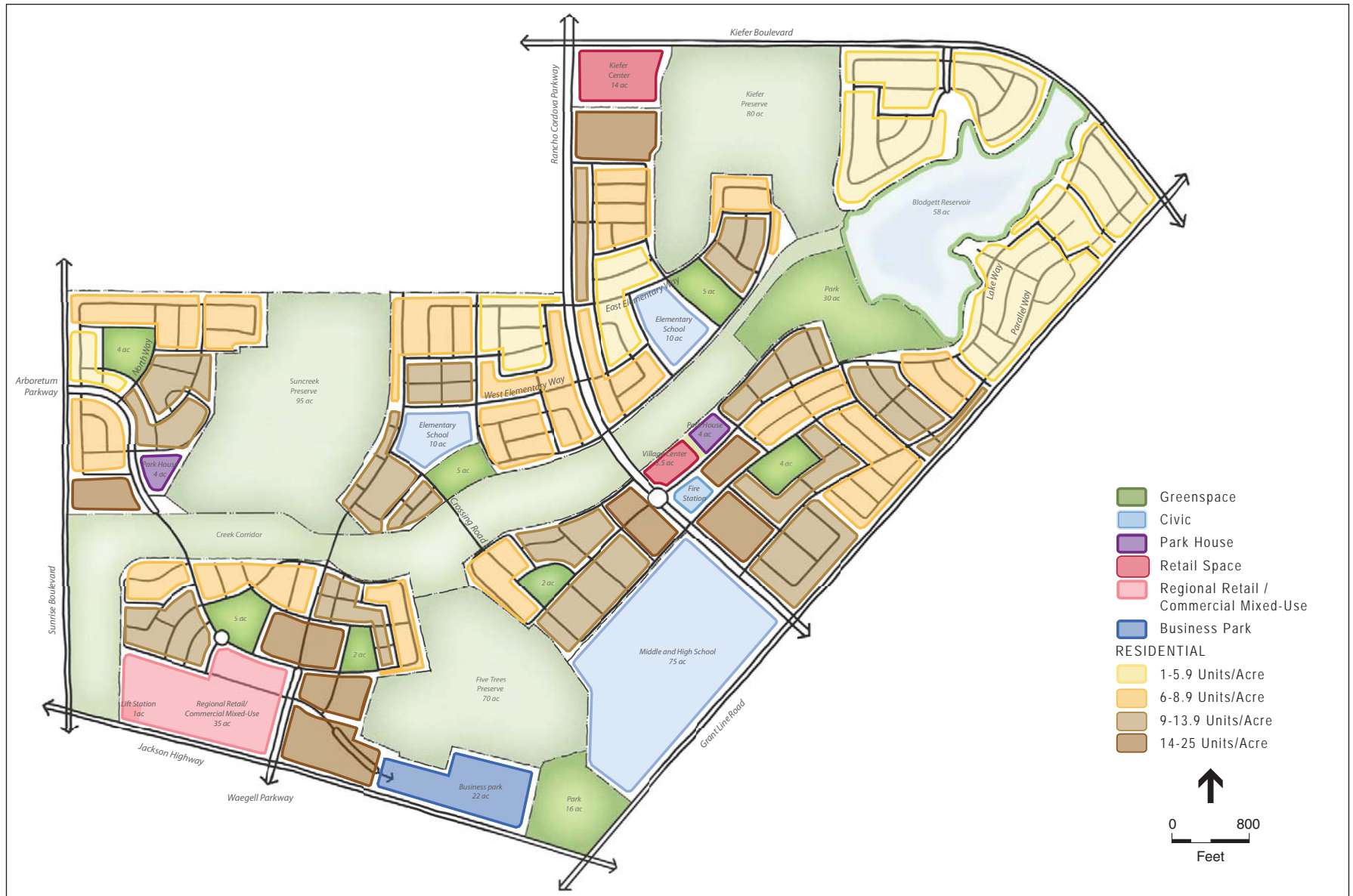
Figure 1
Project Location



SOURCE: NAIP, 2006; and ESA, 2009

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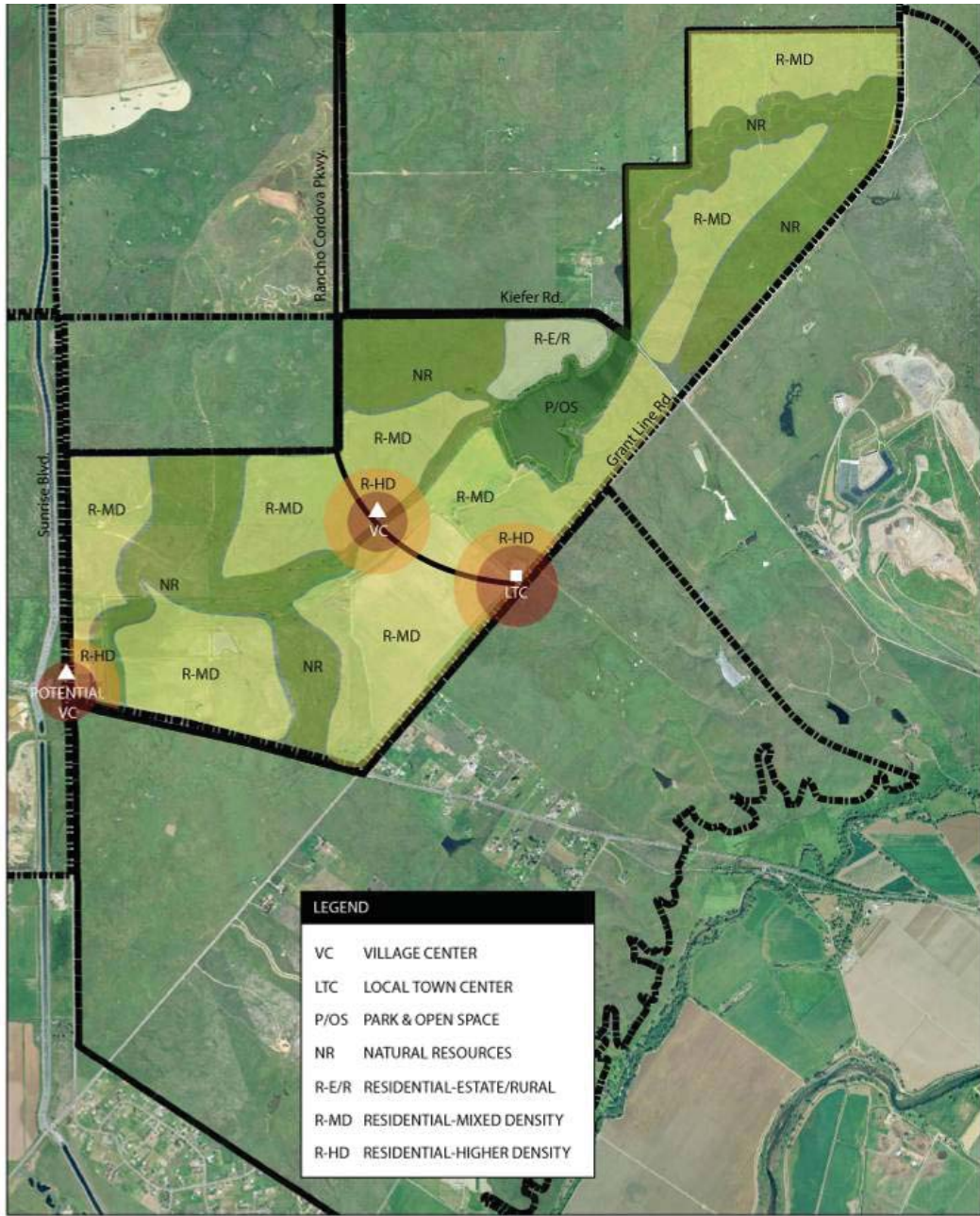
Figure 2
Aerial Photograph



SOURCE: EDAW, 2008; and ESA, 2009

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Figure 3
Conceptual Land Use Plan



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NOT TO SCALE

SOURCE: City of Rancho Cordova, 2006; and ESA, 2009

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Figure 4
Conceptual Land Use Plan in
Rancho Cordova General Plan

- Action LU.6.2.1 – Require the development and approval of Specific Plans or Special Planning Areas for the Aerojet, East, Glenborough, Grant Line North, Grant Line South, Grant Line West, Jackson, Mather, Rio del Oro, Sun creek/Preserve, and Westborough Planning Areas to create parcel-specific land use plans for those areas. Subsequent land use plans shall be consistent with relevant General Plan provisions and shall reflect the ideas communicated in the Conceptual Land Plans and associated planning area descriptions.

2.5 REQUIRED PROJECT APPROVALS

- California Department of Fish and Game (CDFG)
- Central Valley Regional Water Quality Control Board (CVRWQB)
- Department of Water Resources (DWR) – Division of Safety of Dams
- Sacramento Area Sewer District (SASD)
- Sacramento County Water Agency (SCWA) Zone 40
- Sacramento Metropolitan Air Quality Management District (SMAQMD)
- Sacramento Regional Sanitation District (SRSD)
- U.S. Army Corps of Engineers (USACE)
- U.S. Fish and Wildlife Service (USFWS)