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## 2.0 PROJECT DESCRIPTION

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### 2.1 PROJECT BACKGROUND

The City of Rancho Cordova (City) incorporated in July of 2003. This triggered the requirement to adopt a complete General Plan. The City of Rancho Cordova General Plan process began in May 2004. On March 13, 2006, the City released the public draft General Plan and Draft Environmental Impact Report (EIR) for a 63-day review period. The General Plan and the General Plan EIR were adopted by the City Council in June 2006. The proposed annexation area was established by LAFCo as part of the City's Sphere of Influence (SOI) at the time of incorporation of the City of Rancho Cordova.

### 2.2 PROJECT LOCATION AND EXISTING CONDITIONS

The annexation area consists of approximately 748 acres of land equal to the City's existing Sphere of Influence. The annexation area is located adjacent to the northeastern portion of the City of Rancho Cordova, in eastern Sacramento County (County). The annexation area is shown in **Figure 2-1**.

The annexation area is bounded by Sunrise Boulevard to the west, Highway 50 to the north, Hazel Avenue to the east, and portions of Sanders Drive, Gold Valley Drive and White Rock Road to the south, as well as portions of the Folsom South Canal to the south and east. The annexation area is mostly urbanized. A limited supply of vacant land is located in the annexation area along the south side of Folsom Boulevard. Retail commercial and light industrial represent the majority of existing uses, with retail establishments fronting along Folsom and Sunrise Boulevards. Most industrial establishments are found along the internal road network within the southern and western aspects of the annexation area. The existing land uses within the annexation area are shown in **Figure 2-2**.

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Annexation of the area to the City of Rancho Cordova would transfer land use authority for the area to the City, replacing existing land use regulation by Sacramento County and the County's planning and zoning designations. As shown in **Figure 2-3**, the Sacramento County General Plan designates the majority of the annexation area as Intensive Industrial. The current Sacramento County zoning designations for the annexation area are shown in **Figure 2-4**.

As shown in **Figure 2-6**, the annexation area is located within two Planning Areas that were analyzed for buildout potential in the General Plan EIR.

According to the General Plan, the **Sunrise Boulevard South Planning Area** includes the many commercial and industrial uses south of Highway 50 along the Sunrise corridor, stretching as far south as Douglas Road. The existing uses include a cluster of auto dismantling and recycling west of Sunrise at the south end of the Planning Area and home improvement and building materials uses east of Sunrise. This area will serve as a gateway to the new residential communities in the southeast portion of the City. Target uses for this area include industrial, office mixed-use, and commercial mixed-use. Limited industrial uses will continue to be a viable and appropriate use in some portions of the Planning Area. Office mixed-use is primarily business and professional office development that may include commercial and/or residential use. Similarly, commercial mixed-use is primarily retail and service commercial development that may include office and/or residential use. The Land Plan for this area is shown in Figure LU-31 of the General Plan. Land use designations within the annexation area include Light Industrial, Office Mixed Use, and Commercial Mixed Use designations, which establish a vision

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for transition to lighter industrial uses and conversion of some areas to other uses. The northern portion of the Planning Area, which is within the annexation area, is also designated as Convention Overlay with a vision for a future convention center and related and supportive uses. The City will develop programs/policies to support the natural evolution of this area to ensure the continued economic vitality of this area. Non-conforming provisions for existing uses in this area will allow for the continuation of industrial uses and conditional expansion of industrial uses where mitigation measures ensure compatibility with the evolving nature of this area.

The City encourages continued clustering of building materials and home improvement industries in the northwest portion of the Planning Area. Additionally, the City supports the creation of a district and/or development of a trade center or trade mart for these businesses to showcase their wares.

At full buildout, the entire Sunrise Boulevard South Planning Area, which encompasses 995 acres and portions of the annexation area, would employ up to 14,436 people.

According to the General Plan, the **Folsom Boulevard Planning Area** will serve as the high-intensity development center of the City. Target land uses for this area include a series of Transit-Oriented and Regional Town Centers strategically located at light rail stations and freeway interchanges. These designations, along with other commercial nodes along Folsom Boulevard will serve as catalysts for redevelopment of this corridor. Residential and Office Mixed-Use designations will provide additional housing opportunities and developments that support transit ridership. The tallest buildings with residential densities near 80 units per acre will be developed here in a mixed-use setting (overall average density assumed is 20 units per acre). Development will take advantage of the proximity and availability of Light Rail to and from the Area. Much of the land within the Planning Area is visible from Highway 50, creating significant opportunity for identifiable project design that contributes to the enhanced character of the City. Utilities in this area should be placed underground and projects shall be designed to enrich the pedestrian environment along the cohesive streetscape corridor.

At full buildout, the entire Folsom Boulevard Planning Area, which encompasses 1,629 acres and a portion of the annexation area, would include up to 10,476 dwelling units, have a population of up to 22,936 people and employ up to 26,704 persons.

### **Analysis of Prezoning**

Approval of the proposed annexation and prezoning of the project area would allow for a greater intensity of development than currently exists within the project area. The maximum allowable development density of the annexation area under the proposed prezoning conditions would not exceed the development intensity for the project area that was assumed in the General Plan EIR. In other words, the General Plan EIR included an analysis of the environmental impacts of full buildout of the annexation area, consistent with the prezoning designations proposed for this area.

Therefore, the potential environmental impacts of buildout of the annexation area (increased traffic, air quality impacts, demand for services, etc.) were fully addressed in the General Plan EIR. This IS/ND focuses on any project-specific environmental effects of the proposed annexation and prezoning that were not addressed in the GP-EIR.

The following actions are necessary for the implementation of the proposed project as addressed in this Initial Study:

1. Prezoning of the annexation area with the following zoning designations:
  - Commercial Mixed Use (CMU)
  - Office Professional Mixed Use (OPMU)
  - Office Industrial Mixed Use (OIMU)
  - Light Industrial Business Park (LIBP)
  - Heavy Industrial (M-2)
  - Open Space (O)
  - Transportation Corridor (T)
  - Aerojet Special Planning Area (SPA)

The proposed pre-zoning designations are shown in **Figure 2-5**.

2. Obtain LAFCo approval for annexation of 748 acres, which currently lies within the City's Sphere of Influence, into the City of Rancho Cordova. The City's General Plan will then take effect in the annexation area, replacing the County's General Plan. The City's General Plan designations for the annexation area are shown in **Figure 2-6**.

There are no physical improvements or construction activities proposed by the annexation itself, at this time. Future actions and development within the annexation area will be subject to additional environmental review on a project-by-project basis. Although no improvements or development activities are proposed in conjunction with the annexation, as shown in **Figures 2-2** and **2-5**, implementation of the prezoning and annexation could result in the intensification of land uses from those currently existing. The impacts of this intensification were evaluated in the General Plan EIR, which has been incorporated into this document by reference. The analysis in this IS/ND will focus on any project-specific impacts that were not adequately addressed in the GP-EIR, and identify any impacts that may be more severe than those addressed in the GP-EIR.

### 2.4 REQUIRED PROJECT APPROVALS

**Prezoning Actions.** The annexation area will be prezoned consistent with the land use designations provided under the existing City General Plan. The prezoning must be approved by the Rancho Cordova City Council. The prezoning for the annexation area is shown in **Figure 2-5**.

**Property Tax Sharing.** The City of Rancho Cordova and the County of Sacramento must arrive at a Property Tax Sharing Agreement. The Property Tax Sharing Agreement will calculate existing and projected taxes generated within the project area and determine a formula for future exchanges of tax revenue between the City, County and special districts. The Property

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Tax Sharing Agreement had not been completed at the time this environmental document was prepared.

**Plan for Services.** A Plan for Services demonstrates that adequate services will be provided within the time frame needed by the inhabitants of the area included within the annexed boundary. Government Code Section 56653 states the following requirements for the Plan for Services:

- a) *The plan for providing services shall include all of the following information and any additional information required by the commission or the executive officer:*
  - 1) *An enumeration and description of the services to be extended to the affected territory.*
  - 2) *The level and range of those services.*
  - 3) *An indication of when those services can feasibly be extended to the affected territory.*
  - 4) *An indication of any improvement or upgrading of structures, roads, sewer or water facilities, or other conditions the local agency would impose or require within the affected territory if the change of organization or reorganization is completed.*
  - 5) *Information with respect to how those services will be financed.*

**Annexation.** The Sacramento Local Agency Formation Commission (LAFCo) must approve an annexation to the City of Rancho Cordova to annex the project area into the corporate boundaries of the City.

## 2.5 PROJECT ASSUMPTIONS

The following assumptions are considered to be part of the Project Description, and are included in the analyses of project-related impacts presented in this Initial Study/Negative Declaration:

- All future development and/or redevelopment in the proposed annexation area will be in conformance with the Rancho Cordova General Plan, Zoning Code, and other applicable planning documents.
- All applicable fees, charges, assessments, etc., will be paid by new development.
- All construction will be accomplished in compliance with all applicable building, plumbing, fire, and other codes, as well as with all applicable local, state, and federal regulations.

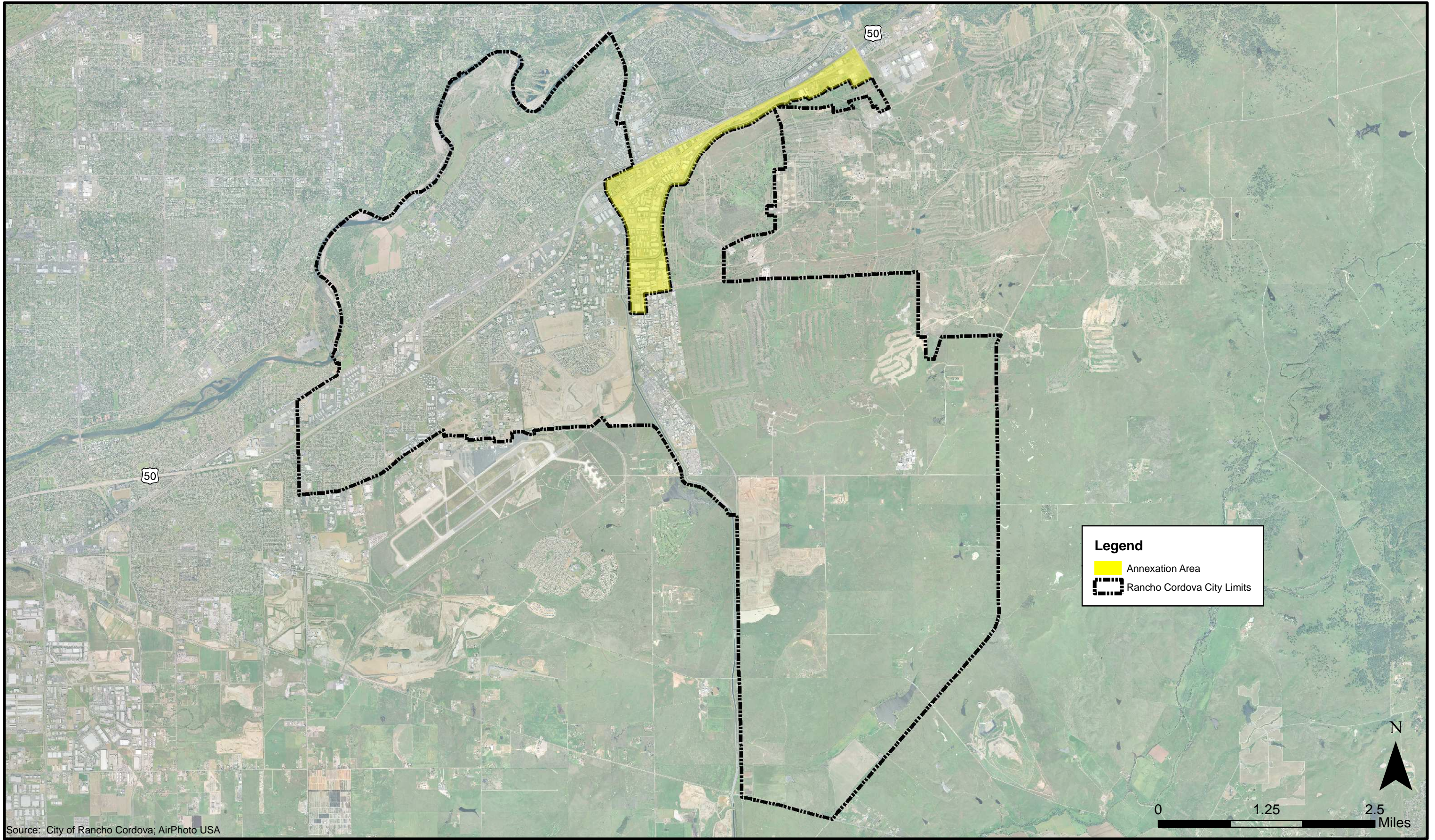
This IS/ND is tiered from the City of Rancho Cordova General Plan EIR (GP-EIR). The planning area analyzed in the GP-EIR included the City Limits, Sphere of Influence, and General Plan Planning Area (GP PA). The impacts associated with implementation of the General Plan in the annexation area were considered and mitigated as a part of the GP-EIR. The GP-EIR programmatically discussed the area-wide consequences of implementation of the General

Plan; this project is one component of the program level analysis found in the GP-EIR. The proposed project is consistent with the General Plan; impacts associated with any future development under zoning designations allowed by the General Plan would be consistent with those evaluated in the GP-EIR. The GP-EIR determined impacts to land use, agriculture, transportation and circulation, air quality, noise, geology and soils, hydrology and water quality, biological resources, cultural and paleontological resources, and visual resources/light and glare, to be significant and unavoidable.

At the time of adoption of the GP-EIR, the City Council adopted Findings of Fact and a Statement of Overriding Considerations, which addressed all significant and unavoidable impacts.

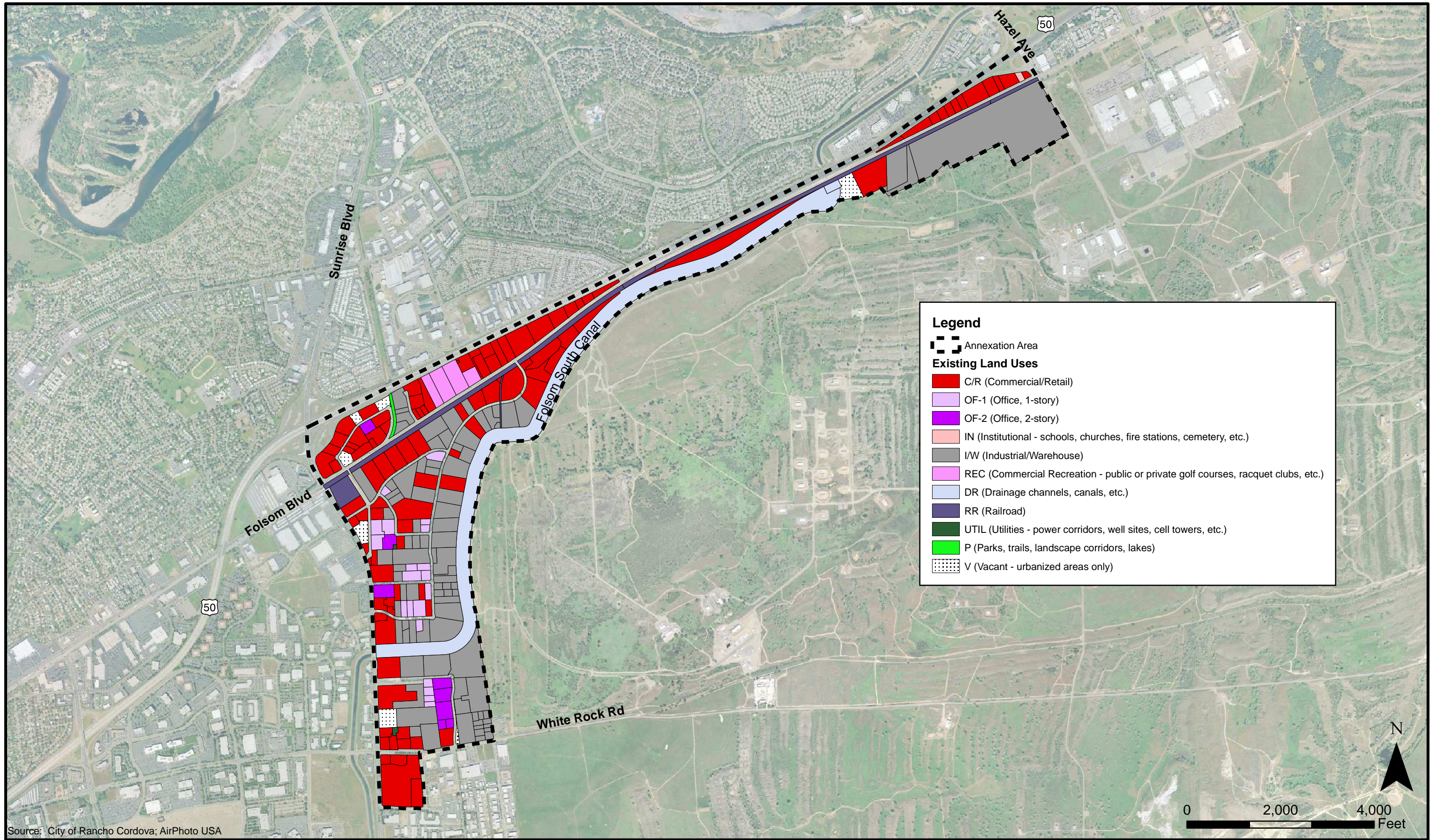
Impacts from the proposed project would not be greater than those identified by the GP-EIR; therefore, the term "Less than Significant" is used in this document to indicate that impacts created by the proposed project have been mitigated in the GP-EIR or were addressed in the "Findings of Fact and a Statement of Overriding Considerations," adopted on June 26, 2006.

The proposed project creates the potential for future projects to create significant impacts; such as, incompatibility with existing land uses, traffic and circulation impacts, air quality impacts, biological impacts, etc. The GP and GP-EIR programmatically addressed the environmental impacts of construction and redevelopment of land uses within the annexation area. As future projects are brought forward to the City, the City will determine, at that time, whether additional CEQA analysis is required pursuant to State CEQA Guidelines.



Source: City of Rancho Cordova; AirPhoto USA

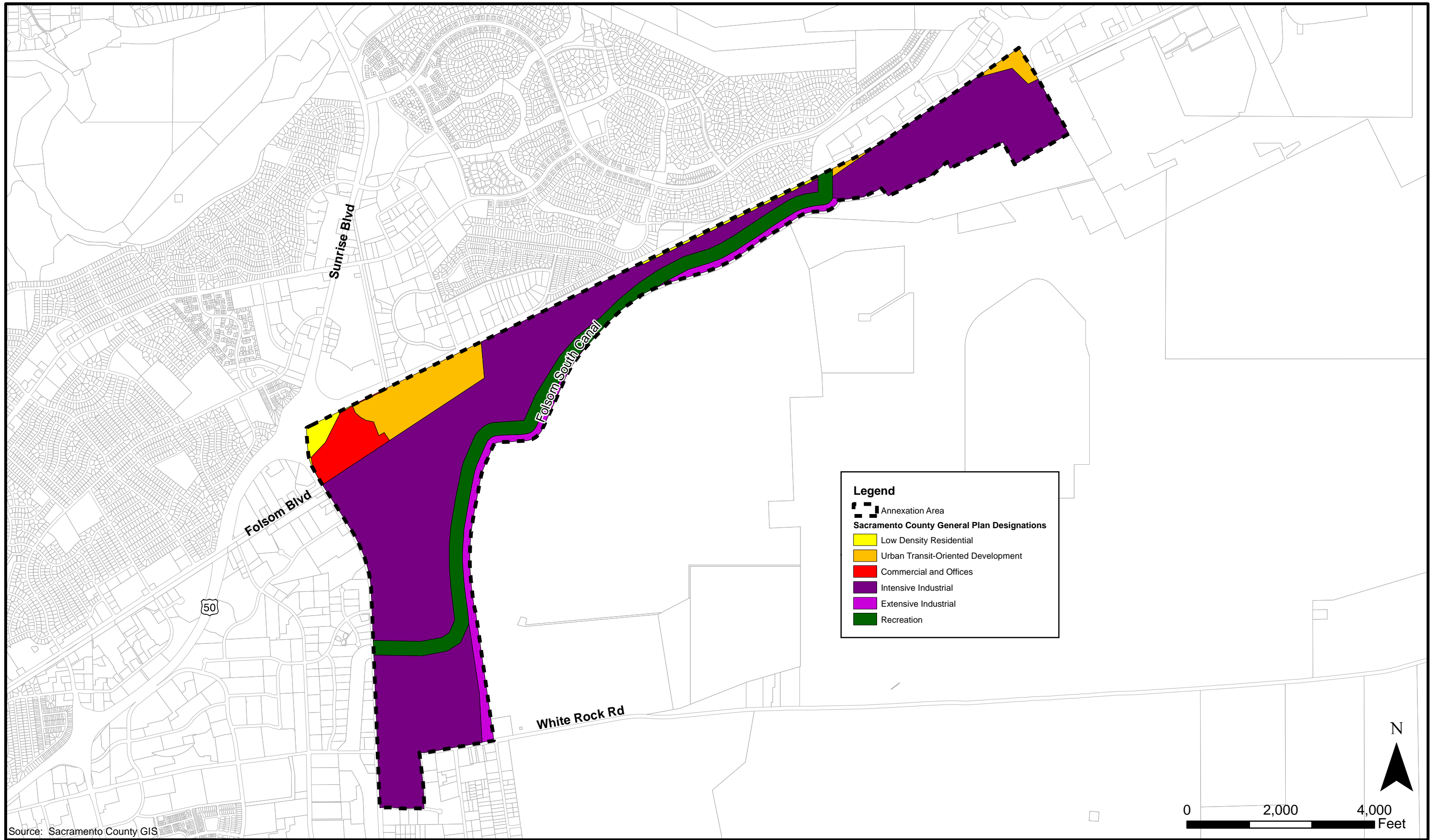
Figure 2-1  
Project Location



Source: City of Rancho Cordova; AirPhoto USA

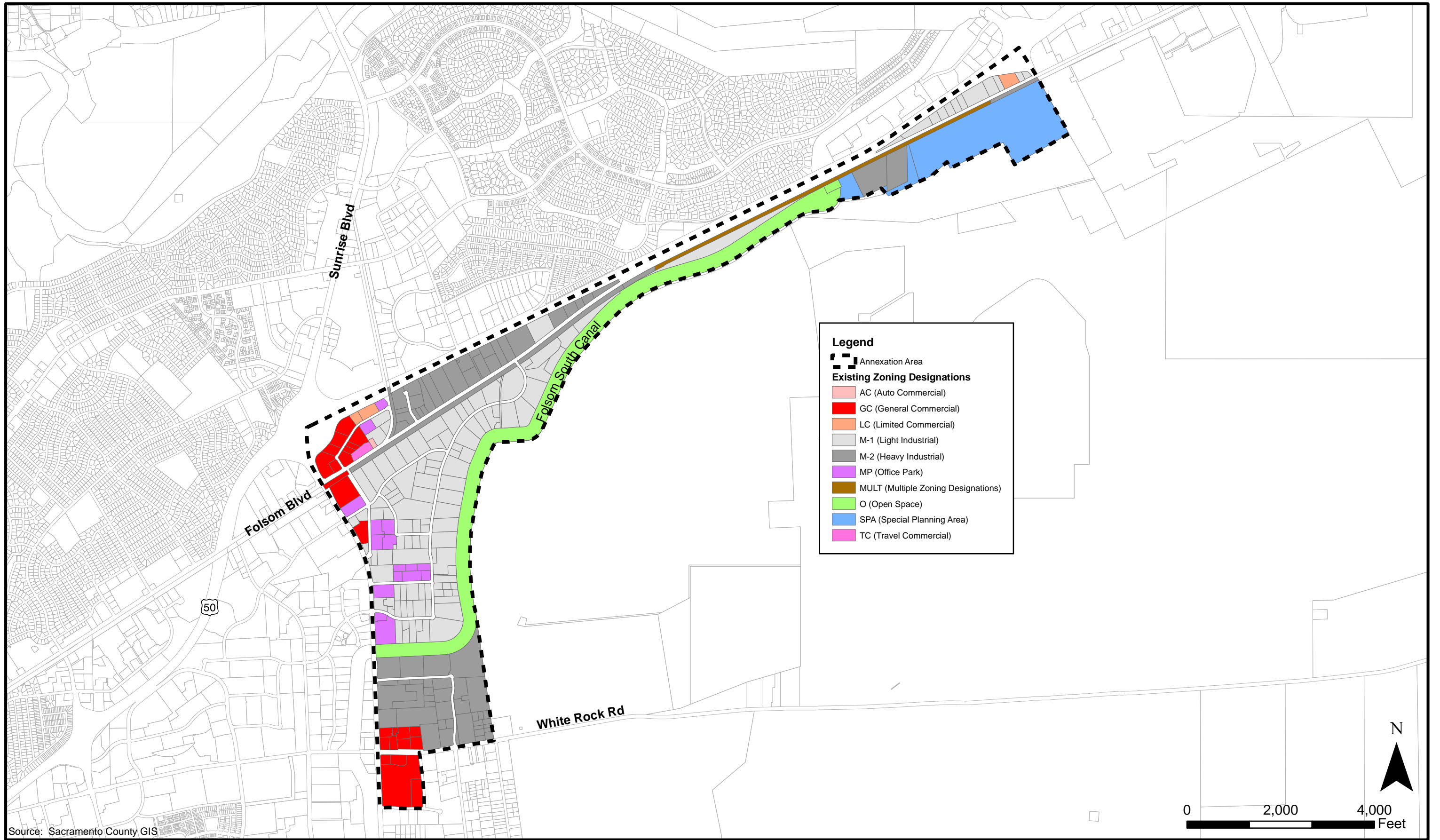
Figure 2-2  
Existing Land Uses

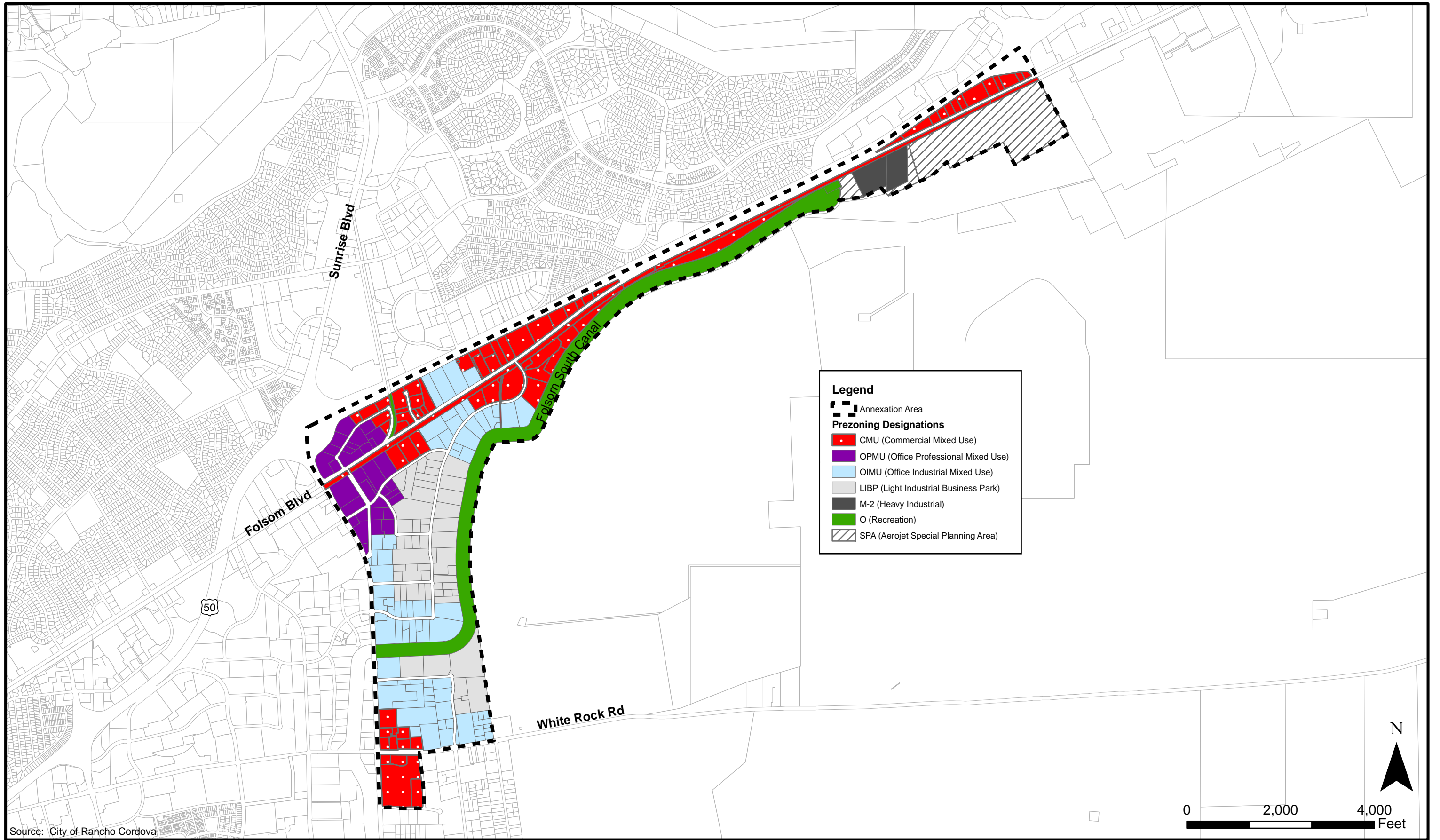




Source: Sacramento County GIS

Figure 2-3  
Existing Sacramento County  
General Plan Designations







Source: Sacramento County GIS