

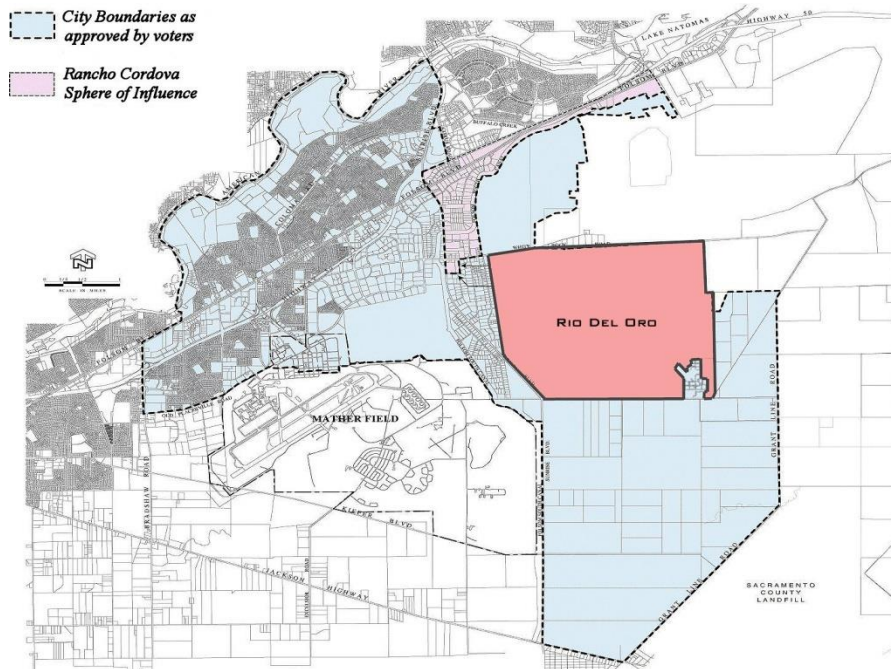
1 Introduction

1.1 PURPOSE

The purpose of this Specific Plan is to define a comprehensive land use, policy and regulatory document to govern all future development in the 3,828 acre Plan Area defined as the Rio Del Oro Specific Plan (RDOSP). The RDOSP establishes a development framework for land use, resource protection, circulation, public utilities and services, implementation and design. The Specific Plan and the subsequent entitlement process allows for a sequence of community input and government review to ensure that development occurs in a logical, consistent and timely manner.

1.2 LOCATION AND OVERVIEW

Rio Del Oro, referred to as the Plan Area, includes 3,828 acres of land predominately used for mining and grazing. The site is located south of White Rock Road, east of Sunrise Boulevard and north of Douglas Road within Rancho Cordova City Limits. Surrounding land uses include Aerojet property to the north and the Security Industrial Park to the south, industrial lands along the Sunrise Corridor to the east and west; Mather Airport to the west; and additional agricultural land uses to the south, east, and west. The Sacramento County Landfill and the SunRidge Specific Plan area are both located south of the Plan Area. Please refer to Section 2.2 for a detailed description of the site.



Regional Vicinity Map

1.3 PROJECT PURPOSE AND OBJECTIVES

The Rio Del Oro Specific Plan is designed as a balanced, mixed-use community in keeping with the City's vision as defined in the General Plan and implementing the smart growth and building block concepts in the Rio Del Oro land use plan. Specifically, Rio Del Oro establishes a new "District" within the City of Rancho Cordova, comprised of neighborhoods and villages. The project integrates village centers, regional town centers and a local town center with a variety of residential uses, commercial services, employment, parks, schools, public uses and open space uses. The project purpose and objectives are as follows:

1.3.1 Project Purpose:

The Rio Del Oro Specific Plan project serves to contribute to the economic development of the City of Rancho Cordova and the greater Sacramento region by providing a mixed use community that is consistent with the City of Rancho Cordova General Plan while bringing a positive image to the City and helping to create an identity for the city. Specifically, Rio Del Oro responds to and parallels the following General Plan Land Use goals:

- Goal LU.1: Achieve a balanced and integrated land use pattern throughout the community
- Goals LU.2: Establish growth patterns based on smart growth principles and the City building blocks concept
- Goal LU.3: Establish Rancho Cordova as a destination place in the region
- Goal LU.6: Ensure development of the Planning Areas consistent with the City's vision

1.3.2 Project Objectives:

The following project objectives serve to implement the project purpose:

- Develop a well-integrated mixed-use master-planned community that includes employment-generating uses, retail and support services, recreation opportunities, and a broad range of housing types with particular emphasis on affordability and proximity to jobs and services.
- Provide a ready source of housing that is affordable to a broad range of income levels and in close proximity to the major employment-generating centers along the U.S. Highway 50 (U.S. 50) corridor.
- Provide for residential development that improves the jobs/housing balance in the eastern portion of the County without having to cross the American River or utilize U.S. 50 to access the U.S. 50 corridor employment center.
- Provide diversity in housing stock in the City of Rancho Cordova by providing a variety of housing types; including executive housing; ranges of lot sizes and compatible architectural styles to promote neighborhood diversity.
- Provide a pedestrian-friendly, human scale, walkable community environment that provides a safe and pleasant place for people to live, work and recreate.

- Establish neighborhood commercial/mixed use centers that are designed for convenient pedestrian access, are constructed of quality materials, and enhance the visual character of the community.
- Encourage separate and distinct identities for each residential neighborhood.
- Retain and enhance existing sensitive biological habitat, as outlined in this plan
- Provide a variety of recreational opportunities that focus on outdoor uses.
- Create a contiguous open space and trail system to maintain existing environmental resources and provide for pedestrian and bicycle access throughout the RDOSP.
- Establish an internal circulation system that enables trips to shopping, school, recreation, and employment destinations without depending exclusively on thoroughfares or arterials by dispersing traffic within the project while by providing good connection to surrounding street networks, providing drivers with choices of routes.
- Provide to the City of Rancho Cordova (and the surrounding region) long-term community benefits, including generation of substantial permanent employment opportunities.
- Achieve an economically viable reuse of a prior industrial site.
- Facilitate the implementation of regional and City transportation circulation linkages, especially Rancho Cordova Parkway and Americanos Boulevard from the project site north to U.S. 50.
- Facilitate the expansion and use of alternate modes of transportation.

1.4 PROPOSED ENTITLEMENTS

Development of the RDOSP requires the approval of subsequent entitlements by the City of Rancho Cordova. The Tier 1 and Tier 2 entitlements involve actions, agreements, permits, or maps that were needed by the entire Specific Plan Area in order to proceed with the development of individual villages or parcels. The Tier 1 and 2 entitlements have been completed, however may be subject to amendment or revision over the projected build-out of the Rio del Oro community. Subsequent entitlements will also be needed by individual villages or parcels in order to develop. Please confirm with the City the status of entitlements.

Tier 1 Entitlements:

- Adoption of the Rio Del Oro Specific Plan
- Amendment to the Aerojet Special Planning Area (SPA) Ordinance (SZC 95-0014)
- Adoption of Tier 1 Development Agreement(s)

Development of the RDOSP also requires the approval of the following actions by State, Federal and other agencies:

- Regional Water Quality Control Board Permits (Section 401)
- Clean Water Act Permits (Section 404)
- Streambed Alternation agreements (Section 1602)
- Agreement pursuant to Section 7 of the Federal Endangered Species Act
- Annexation to Regional San/Sacramento Area Sewer District

Tier 2 Entitlements:

Tier 2 approvals required the approval of a single Financing Plan, Phasing Master Plan, a master Large Lot Tentative Map, Conditions of Approval, Tier 2 Development Agreements providing further detail on phasing, financing and details of other Specific Plan measures that are required to assure implementation of the Specific Plan to the City's satisfaction. It also includes the 2016 Specific Plan Amendment. The following Tier 2 entitlements have been completed:

- Adoption of the Tier 2 Development Agreements
- Adoption of the Rio Del Oro Affordable Housing Plan or Agreement(s)
- Adoption of a Public Facilities Financing Plan
- Infrastructure Phasing Plan
- Large Lot Tentative Map

Subsequent Entitlements:

Once Tier 1 and Tier 2 entitlements have been completed, small lot Tentative Subdivision Maps, Final Maps, Improvement Plans, engineering studies, or architectural drawings may be submitted and processed for individual villages for review and approval by the City to allow development to proceed.

- "Small Lot" Tentative Subdivision Maps
- Lot Line Adjustments
- Engineering Improvement Plans
- Design Review (if needed)
- Use Permits

1.5 RELATED DOCUMENTS

1.5.1 Environmental Impact Report

Concurrently with the adoption of this Specific Plan, a joint Environmental Impact Report (EIR) and Environmental Impact Statement (EIS) was prepared and certified by the Rancho Cordova City Council as required by CEQA. This EIR/EIS identified potential significant adverse environmental impacts which could result from the development proposed by this Specific Plan. The EIR/EIS

also recommended mitigation measures to reduce or eliminate potentially adverse impacts. Mitigation measures identified in the EIR/EIS for the Specific Plan have either been incorporated into the land use plan or contained in this Specific Plan. The EIR/EIS serves as the base environmental document for the purposes of evaluating subsequent entitlements associated with the RDOSP.

1.5.2 Development Standards and Guidelines

Concurrent with the approval of this Specific Plan, Development Standards and Design Guidelines, Appendix A, for the RDOSP were adopted by the City of Rancho Cordova City Council. The RDOSP Development Standards set forth the permitted uses, development standards and other regulations.

The RDOSP Design Guidelines include additional detail to be considered in the design, review and approval of individual projects. Development within the Plan Area is required to comply with the RDOSP Development Standards and Design Guidelines.

When conflicts occur between the provisions in the Rancho Cordova Zoning Ordinance and the RDOSP Development Standards, the provisions of this Specific Plan and Development Standards shall apply. Where the RDOSP Development Standards do not address a specific provision, Zoning Ordinance requirements shall govern development in the Plan Area.

1.5.3 Rio Del Oro Development Agreement

Implementation of the policies set forth in this Specific Plan document will be governed by separate Tier 1 and Tier 2 Development Agreements for each of the two developers.

A Tier 1 Development Agreement with identical terms were executed by each of the two developers as part of the initial Specific Plan approval process. The Tier 1 Development Agreements outline the general provisions and procedures that apply to all phases of project development, including but not limited to governing standards for approval of the Tier 2 Development Agreements that will ensure uniform applicability to the City's satisfaction of the provisions of this Specific Plan, the Financing Plan and the Phasing Master Plan to all subsequent phases of development.

The City and Elliott Homes have entered into a Tier 2 Development Agreement(s) that covers those phases of development of the portion of the Specific Plan Area to be developed by Elliott Homes (or successors in interest as provided for in the Tier 1 Development Agreement). The City and Aerojet have entered into a Tier 2 Development Agreement (or agreements, as applicable) that covers those phases of development of the portion of the Specific Plan Area owned by Aerojet (or successors in interest as provided for in the Tier 1 Development Agreement).

Aerojet and Elliott Homes proceeded with the tier 2 Development Agreement(s) during the 2016 Specific Plan Amendment and therefore were responsible for working with the City to prepare a single Financing Plan, Phasing Master Plan

and set of master Large Lot Tentative Map Conditions of Approval that together specify the needed on-site and off-site infrastructure improvements, the timing and method for financing improvements, and other specific performance obligations that are applicable to the entire Specific Plan Area. This Tier 2 Development Agreement(s) was approved at the same time as the City approved the Financing Plan and Phasing Master Plan for the entire Specific Plan Area, and a Large Lot Tentative Subdivision Map and master Conditions of Approval.

1.5.4 Financing Plan

Subsequent to initial approval of this Specific Plan and concurrent with the approval of the first Large Lot Tentative Map for residential units, a Public Facilities Financing Plan was adopted by the Rancho Cordova City Council. The Public Facilities Financing Plan will apply to the entire Specific Plan Area and shall define the specific mechanisms which will be required to fund the capital costs of all infrastructure necessary as a result of Specific Plan build-out. The Financing Plan also defines funding for the maintenance of new infrastructure and public services needed by the future residents and business within the Plan Area.

1.5.5 On-site Infrastructure Phasing Plan

Concurrent with the approval of this Specific Plan, an On-site Infrastructure Phasing Plan (On-site Phasing Plan) was adopted by the City Council. The On-Site Phasing Plan, Appendix B, provides information regarding the general phasing, sizing, costs of public facilities and on-site improvements described in this document. A more detailed Phasing Master Plan, covering both on-site and off-site improvements, was adopted by the City concurrent with the approval of the Large Lot Tentative Subdivision Map, which defines in detail the facility requirements to develop each phase of the Plan Area. The plan also includes maps showing the alignment and location of facilities, cost estimates and construction timing requirements.

The improvements and requirements described in Appendix B are based on the standards and policies in effect at the time of the RDOSP approval, but notwithstanding anything in this On-Site Phasing Plan to the contrary, should any of such standards and/or policies change in the future, then these improvements and requirements may also change. Furthermore, these improvements and requirements may change as provided by any future amendments to the Phasing Master Plan, the Tier 2 Development Agreements, and the terms of which shall prevail in the event of any inconsistency with the On-Site Phasing Plan.

1.6 RELATIONSHIP TO GENERAL PLAN

The City of Rancho Cordova General Plan serves as the long-term policy guide for the physical and economic growth of the City. By virtue of state law, all development plans, projects and activities must be consistent with the General Plan. The guiding principles and project objectives of the Rio Del Oro Specific Plan parallel the goals of the General Plan, as outlined in Section 1.3. This

Specific Plan implements and is consistent with the goals, policies and objectives of the Rancho Cordova General Plan, as amended. If conflicts occur between subsequent amendments to the Rancho Cordova General Plan and this Specific Plan, the provisions of this Specific Plan shall govern.

1.7 LEGAL AUTHORITY

Specific Plans are an implementation mechanism for new growth areas authorized (but not mandated) by California statute (California Government Code Sections 65450 et seq). The content of a Specific Plan is defined in Government Code Section 64541 (a), which specify the following in detail:

- The distribution, location and extent of the uses of land, including open space, within the area covered by the plan.
- The proposed distribution, location and extent and intensity of major components of public and private transportation, sewage, water drainage, solid waste disposal, energy and other essential facilities proposed to be located within the area covered by the plan and needed to support the land uses described in the plan.
- Standards and criteria by which development will proceed, and standards for the conservation, development and utilization of natural resources, where applicable.

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