

City Hall
American River North Community Room
2729 Prospect Park Drive, Rancho Cordova

April 13, 2010

5:30 p.m. – Joint Special Meeting
City Council and Planning Commission



JOINT WORK SESSION

(Public Comment is encouraged)

1. Discussion of Sacramento Municipal Utility District (SMUD) Proposal to Install Solar Panels on Highway 50.
(Begin Time: 5:30 PM)
2. Finalizing Council Priorities for 2010.
(Begin Time: 6:30 PM)
3. Discussion of The Ranch at Sunridge Project.
(Time Certain: 7:30 PM)

PUBLIC COMMENT

At a joint special meeting, citizens wishing to address the Council or Planning Commission for any matter on the agenda may do so at the time the matter is discussed. Note, under the provisions of the California Government Code, the City Council is prohibited from discussing or taking action on any unagendized item.

ADJOURNMENT

CERTIFICATION OF AGENDA POSTING

City Clerk's Certificate of Posting of Agenda

I, Mindy Cuppy, City Clerk for the City of Rancho Cordova, declare that the foregoing agenda for the April 13, 2010 Joint Special Meeting of the Rancho Cordova City Council and Planning Commission was posted on April 8, 2010 at the office of the City of Rancho Cordova, 2729 Prospect Park Drive, Rancho Cordova, California, 95670 and was available for public review at that location. The agenda is also available on the city web site at www.cityofranchocordova.org.

Signed this 8th day of April 2010 at Rancho Cordova, California.


Mindy Cuppy, City Clerk

Public documents related to items on the open session portion of this agenda, which are distributed to the City Council and Planning Commission less than 72 hours prior to the meeting, shall be available for public inspection at the time the documents are distributed to the Council and Planning Commission. Documents are available for inspection at the City Clerk's office located in Rancho Cordova City Hall.

In compliance with the Americans with Disabilities Act, if you need a disability-related modification or accommodation, including auxiliary aids or services, to participate in this meeting, please contact the City Clerk's Office at (916) 851-8720 at least 48 hours prior to the meeting.

MEMORANDUM



DATE: April 13, 2010
TO: Honorable Mayor and Council Members
FROM: Cyrus Abhar, Public Works Director
SUBJECT: INFORMATIONAL PRESENTATION ON A "SOLAR HIGHWAY PHOTOVOLTAIC (PV) DEMONSTRATION PROJECT"

RECOMMENDATION

That Council receives information on a "Solar Highway Photovoltaic (PV) Demonstration Project" concept being considered by the Sacramento Municipal Utility District (SMUD) and the California Department of Transportation (Caltrans).

RESULT OF RECOMMENDED ACTION

SMUD representatives will present preliminary findings of the feasibility of installing solar panels and solar collectors at various locations along highway and freeway corridors throughout Sacramento County. Representatives of both SMUD and Caltrans will also be available to answer questions.

MEMORANDUM



DATE: April 13, 2010
TO: Honorable Mayor and Council Members
FROM: Ted A. Gaebler, City Manager
SUBJECT: FINALIZING COUNCIL PRIORITIES

RECOMMENDATION

That Council discusses and agrees to final project list and descriptions, and then prioritizes the list.

RESULT OF RECOMMENDED ACTION

Staff will be clear that the Council as a body desires resources to be used towards the completion of specific high priority projects.

BACKGROUND

Every year, during the evaluation of City departments with the City Manager, the City Council is presented with a staff-produced list of projects for the purpose of learning the Council's priorities and directing resources. In the current economic climate, this step is particularly critical for prudent management.

Originally, staff gave Council a list of 40 prospective projects. Council members added three projects, for a beginning list of 43. A process of meeting with Council members to discuss the actual title and meaning of the project descriptions, and gain individual Council member positions on keeping or removing projects, resulted in the attached list, now presented as a status report. The list is categorized from the areas of most agreement to those with split opinions.

The purpose of the focused discussion at this work session is to methodically review and reach consensus on:

- A complete list of projects for which City resources should be spent this year
- Agreement as to the project description
- Prioritization of the agreed upon projects

ATTACHMENTS

Status Report of Council Feedback on Suggested Projects

Status Report of Council Feedback on Suggested Projects

	Abbreviated Description	Full Description
KEEP TO VOTE ON		
A	All-America City Award	Support community in re-applying for All-America City Award by 3/11/10 and 6/18/10.
B	City Gateways	Establish guidelines and continue implementation process to create City Gateways.
C	Zinfandel Extension to Douglas	Initiate construction of Zinfandel extension to Douglas Blvd.
D	Bicycle & Pedestrian Master Plan	Complete the Bicycle Master Plan and Pedestrian Master Plan.
E	Douglas Road Phase I	Complete design and award the construction contract for the Douglas Road Phase I improvements from Rancho Cordova Parkway to the eastern limits of Sunridge Park subdivision project.
F	Rancho Cordova Parkway Interchange	Continue environmental processing and design for the Rancho Cordova Parkway Interchange to Highway 50.
G	Kilgore Cemetery Phase II	Kilgore Cemetery Phase II - complete site renovations to provide for casket burials and to allow services to begin at the site.
H	Business Licenses Via Internet	Provide a way for residents to apply and pay for Business Licenses from their homes by 10/10/10 via the Internet without having to come to City Hall.
I	Medical Marijuana Control Ordinance	Medical marijuana control ordinance
J	Development Strategies for Infill	Develop strategies to promote and facilitate infill development which may include financial participation particularly along Folsom Blvd.
K	In-house Police Department	Evaluate the cost-effectiveness of in-house police departments established three years ago in the cities of Citrus Heights and Elk Grove to determine what lessons may be learned and applied to the evolution of the Rancho Cordova Police Department and prepare for contract negotiations with the Sacramento Sheriff's Department.
L	City Police Headquarters	If viable, construct City police headquarters facility at Kilgore Building.
M	Increase Neighborhood Watch Meetings	Crime Prevention Officers will increase Neighborhood Watch meetings in order to increase public awareness and strengthen the relationship and communication between citizens and the department.
N	Training Program Landlords & Owners	Implement a comprehensive training program for property owners and landlords in conjunction with the Rental Housing Association, Fair Housing, Rancho Cordova Police Department and other partners to complement the Rental Housing Inspection Program.
O	Rio Del Oro Specific Plan	Continue to process the Rio del Oro Specific Plan with the intention of Council action on a partial project entitlement.
P	Attract new Businesses	Assist in the formation and growth of businesses in Rancho Cordova by initiating a program to attract new businesses to Rancho Cordova.
Q	Business Improvement District	Facilitate monthly business and property owners meetings in an effort to establish a Business Improvement District (BID) to spur the businesses and property owners toward improving the look and feel of Folsom Boulevard.
R	End FY09-10 With Surplus	End FY09-10 with a General Fund surplus...AGAIN.
S	Social Networking Tools	Have City organization begin to use social networking tools as an additional way to communicate and dialogue with residents.
T	Aggregate Mining	Aggregate Mining - work with Sacramento County to identify impact and provide adequate mitigation.
U	SSHCP Plan Adoption	Actively participate within the South Sacramento Habitat Conservation Plan with the goal of Plan adoption, with 404 permit strategy, by June 2011.

Status Report of Council Feedback on Suggested Projects

KEEP (4) & POSSIBLY KEEP (1)		
V	Reduce Crime in 2010	Further reduce crime in 2010 by increasing patrol officer visibility, conduct frequent sweeps for parolees and other violators, expedite communication of problem areas to special teams such as POP and Crime Suppression Unit.
W	Land East Of Sunrise	Analyze option to convert some land east of Sunrise to non-residential.
X	Planning Support For Homeowners Associations	Offer planning-related technical support to <u>homeowners' associations</u> within Rancho Cordova to optimize their performance and community benefit. Provide regular staff presence at meeting of major neighborhood groups and homeowners associations.
Y	Folsom Blvd. Specific Plan	Develop an implementation strategy for the Folsom Boulevard Specific Plan.
REMOVE (3) & POSSIBLY REMOVE (2)		
Z	Park Improvement Fees & Design Standards	Support CRPD's efforts to establish park improvement fees and general park design standards.
KEEP (4) & REMOVE/POSSIBLY REMOVE (1)		
AA	Resource for Community Events	Continue to provide resources and support to significant community events such as the California Capital Airshow.
BB	Folsom Blvd. Enhancements	Award construction contract for Folsom Boulevard Enhancements - Phase II by 7/01/10.
CC	International Drive Connection to Sunrise	Finish construction of the International Drive connection to Sunrise Boulevard.
DD	Survey Customers	Survey Customers to identify the issues to improve customer satisfaction regarding delivery of our services.
EE	UUT Tax Measure	Consider UUT Tax Measure on November 2010 ballot and possibly dedicating proceeds to public safety.
REMOVE (4) & KEEP (1)		
FF	City Charter	Draft a forward-thinking, one-of-a-kind, innovative city charter ready for public discussion by 11/01/10.
GG	City Open Space Standards	Re-evaluate and adopt Comprehensive City Open Space Standards by November 2010.
HH	Climate Change Legislation	Identify and present to Council options for addressing climate change legislation (AB32, SB 375 and related CEQA implications).
II	Strong Neighborhoods Social Marketing	Development of a long-range social marketing program for Strong Neighborhoods.
JJ	King's Arena	Attempt to secure the King's Arena in Rancho Cordova.
KK	New Casino	Work with the Winton Indians to explore the introduction of a casino to Rancho Cordova.
KEEP (3) & REMOVE/UNDECIDED (2)		
LL	Medical Marijuana Tax	Impose a medical marijuana tax on any medical marijuana dispensaries that are allowed and dedicate proceeds to public safety.
MM	Business License To Business Tax	Analyze option of converting Business License to Business Tax with fee calculated off gross receipts.
SPLIT (KEEP, REMOVE, MODIFY, UNDECIDED)		
NN	Update Fees	Update fees to ensure costs are recovered.
OO	Remove Blighted Buildings	Demolish a private sector building each year.
PP	Affordable Housing - Redevelopment	Coordinate efforts to plan, financially structure and develop affordable housing on at least two sites in the Redevelopment Project area.
QQ	"Buy Rancho" Retail Campaign	Work with Rancho Cordova Chamber of Commerce in deploying a "Buy Rancho" retail campaign.

MEMORANDUM



DATE: April 13, 2010

TO: Honorable Mayor and Council Members
Planning Commissioners

FROM: Paul Junker, Planning Director
William Campbell, Principal Planner

SUBJECT: **THE RANCH AT SUNRIDGE – PROJECT NO. DD6624 – FOLLOW-UP
TO STATUS REPORT/STUDY SESSION ON MARCH 1, 2010.**

PROPERTY OWNER: K. Hovnanian Homes Northern Inc 1375 Exposition Blvd Blvd #300 Sacramento, Ca 95815 Contact: Richard Alexander	ENGINEER/PLANNERS Wood Rodgers 3301 "C" Street Suite 100-B Sacramento, Ca 98516
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PROJECT:	The Ranch at Sunridge, previously known as the Preserve
FILE:	DD6624
LOCATION:	South of Douglas Road, east of Rancho Cordova Parkway
APN:	067-0040-008
PLANNER:	William Campbell

RECOMMENDATION

That Council and Planning Commission receive staff information and provide preliminary review and comment.

RESULT OF RECOMMENDED ACTION

Preliminary Council and Planning Commission comments will inform staff and the project applicants on whether the proposed land plan is reasonably consistent with City expectations. If the Council and Planning Commission determine the project is reasonably consistent with the City's goals and vision, then the project review will proceed to more detailed analysis of project design, environmental review and project infrastructure and financial obligations.

BACKGROUND

The applicant filed a preliminary review application in August of 2009 for the new project in the area where the previous "Preserve" project was located. Since that time, the applicant and staff have worked through a number of design issues to refine the proposal. The conversations have been constructive and focused on the major development issues facing the developer and the City. At this time, the applicant and

staff both concur that presenting the current project to the Council and Planning Commission for early review and comment would be prudent, before initiating costly environmental studies and land planning documents.

This preliminary review of The Ranch at Sunridge began on March 1, 2010, and included a thorough introduction of the project by the applicants and a productive discussion of various project issues. However, senior staff of the City felt the limited time allotted for this important project review did not allow adequate time for the Council and Planning Commission to fully respond to the proposal and some of the new information that the applicant presented that night. Subsequent to the study session, the Development Strategy Team determined it would be in the best interest of the project to conduct a follow-up meeting and continue the discussion.

Since the study session, the applicant has met with staff and supports the following changes to the land plan:

1. Relocate the park, on the south side of Chrysanthy to the west side of the elementary school site and create a better link to the trail corridor to the west. The area between the school site and Chrysanthy would become residential lots.
2. Place a small park or neighborhood green generally south and west of the school site.
3. Prepare a better exhibit of the trails inventory, with cross-sections depicting width of improvements, which will address a concern that staff was going to address in the March 1 meeting.

Two areas of concern that were discussed on March 1 have not yet been resolved and require further discussion:

4. The applicant is reluctant to expand the commercial area, at the corner of Rancho Cordova Parkway and Chrysanthy, which could be more than local serving retail. Its close location to the City's transit corridor on Rancho Cordova Parkway may offer greater employment opportunities in the future.
5. The applicant is requesting full or near full credit for park and open space lands that are located in the power line corridor. The issue of amount of credit for power line corridor land and the community garden/orchard concept require further discussion.

Staff would like to address a couple of remaining issues. The follow areas of concern will be discussed in greater detail:

1. Policies and Actions in the Land Use Element suggest the regular evaluation of the mix of land use in order to maintain a strong jobs-housing balance and to develop a sufficient tax base as the City grows. Given the current economic conditions, consideration and re-evaluation must be given to whether additional revenue and employment generating uses are required in order for the proposed project to support future municipal services demands, without significant General Fund subsidy.

Within this planning area, the General Plan Land Use Plan specified the creation of a "Local Town Center" (between 15 to 30 acres) that has been scaled down to a Village Center (11.2 acres), reflecting a more conventional small scale commercial shopping center. Considering the shift in commercial philosophy from pure retail to

more employment opportunities, the Council and Planning Commission will need to provide direction as to the ultimate size of this center and character of this center.

In addition to the overall size of the commercial development at Rancho Cordova Parkway and Chrysanthy, the character of this commercial development should support social activity as well as provide retail businesses. The applicant has described a design that provides a mix of commercial and quasi public uses. This blending of retail and community functions is an important feature for which staff is seeking Council and Planning Commission comment and direction.

2. A significant portion of the project's proposed park land (Quimby obligation) and required open space (City standard) is located under the electrical transmission lines that bisect the project. This is inconsistent with past positions of the Cordova Recreation and Park District (CRPD) and the location and configuration of project open space is not consistent with the City's general approach and standards for Mandatory Open Space and Performance Based Open Space. Generally, four issues arise related to the applicant's park and open space proposal:

- 1) Are the park and open space needs of neighborhoods located away from the central park and open space features adequately served?

- 2) For City required open space, what is the level of improvement that will be provided in the proposed dog park, community garden and orchard, and how well will these features serve the overall project community?

- 3) Do the proposed trail corridors provide adequate connections throughout the community and are trail corridors of adequate width?

- 4) How much credit should the applicant receive for dedication of land that is encumbered by transmission line easements?

Staff will provide a brief background on the park and open space planning principals developed since Cityhood and how these principals have guided development in other approved and proposed projects within the City.

At the conclusion of this working session, staff will ask the Council and Planning Commission for comments and direction on the project. At this time, the issues are the overall form of the land plan, the general locations of land uses and the types of land uses proposed by the applicants. If the Council and Planning Commission finds the project is generally consistent with its current vision, then staff and the applicants will continue with the detailed analysis and review of the project.