

**FOR PUBLIC VIEWING ONLY
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**City Hall
American River North Community Room
2729 Prospect Park Drive, Rancho Cordova**

Tuesday, October 12, 2010

5:30 p.m. - Special Meeting



WORK SESSION
(Public Comment is encouraged)

1. 2010-11 Fiscal Status Update and 2009-10 Fourth Quarter Financial Report.
2. Discussion of Updates and Overview of Proposed Specific Plans.

PUBLIC COMMENT

At a special meeting, citizens wishing to address the Council 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

Mayor Cooley will adjourn the joint special meeting to closed session the Community Board Room.

CLOSED SESSION

Council may adjourn to Closed Session to discuss the following item(s):

Conference with Legal Counsel – Anticipated Litigation Government Code 54956.9(b) (two potential cases).

OPEN SESSION – REPORT FROM CLOSED SESSION

The City Attorney will report on action taken in Closed Session.

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 Tuesday, October 12, 2010 joint special meeting of the Rancho Cordova City Council was posted on Thursday, October 7, 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.cityofranhocordova.org.

Signed this 7th day of October 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 less than 72 hours prior to the meeting, shall be available for public inspection at the time the documents are distributed to the Council. 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: October 12, 2010
TO: Honorable Mayor and Council Members
FROM: Donna Silva, Finance Department
SUBJECT: 2010-11 FISCAL STATUS UPDATE AND 2009-10 FOURTH QUARTER FINANCIAL REPORT

No staff report available for this item; PowerPoint presentation only.

MEMORANDUM



DATE: October 12, 2010

TO: Honorable Mayor and Council Members

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

SUBJECT: DISCUSSION OF UPDATES AND OVERVIEW OF PROPOSED SPECIFIC PLANS

<u>SUNCREEK OWNERS:</u>	<u>ENGINEER/PLANNERS</u>
Suncreek Owners Group Bob Shattuck/ Project Manager 1075 Creekside Ridge Dr #100 Roseville, Ca 95678	MacKay and Somps
<u>ARBORETUM OWNERS:</u> Weigel Family Trust Sam Miller/ Project Manager Lewis Planned Communities 9216 Keifer Blvd Sacramento, Ca 95826	<u>ENGINEER/PLANNERS</u> Wood Rodgers

RECOMMENDATION

Receive applicant and staff information and provide preliminary review and comment.

RESULT OF RECOMMENDED ACTION

Preliminary Council comments will inform staff and the project applicants on whether the proposed land plans are reasonably consistent with City expectations. If the Council determines the projects are reasonably consistent with the City's expectations, vision and timing, then the projects will proceed through the review process with greater focus on analysis of the projects design, environmental review and feasibility of the projects infrastructure and financial obligations.

Why Are We Here?

There are two fundamental goals of this study session: 1) review the overall setting of proposed projects south of Highway 50 and east of Sunrise Boulevard; and 2) provide a high-level review of the Suncreek Specific Plan and the Arboretum Specific Plan.

Within the initial discussion of overall planning efforts, staff will provide an overview of the general distribution of residential, commercial and public uses, the backbone

structure of proposed roads, bicycle and pedestrian facilities, and the general form of proposed habitat preserves throughout the various projects. The focus of this review is to provide a high level understanding of how the various proposed projects fit together.

In addition to the overall framework of major proposed projects, staff will also provide an update on the status of review and current proposed land plans for the Suncreek Specific Plan and the Arboretum Specific Plan. Both of the proposed projects have submitted development applications; have engaged in consultant services to assist in the planning process and appear to be confident enough to move forward at this time. This review will offer the Council an opportunity to provide initial comments on the projects and to identify specific concerns and issues that staff should analyze within the project reviews.

This study session will give the applicants the opportunity to present their projects and describe how they envision the projects will contribute to the greater Sunridge Planning Area. After the applicants present their projects; staff would like to receive the Council's comments and/or direction, which will help the applicants and staff to better understand of how well their projects fit within the City's overall goals and vision.

Suncreek

On July 28, 1993, the Sacramento County Board of Supervisors adopted Resolution No. 93-1034 initiating a Specific Plan process for the Sunrise-Douglas area, an area that includes the Suncreek Specific Plan project area. Processing of the Suncreek project was initiated by the County, and the project was turned over to City at the time of incorporation in 2003. The project area is controlled by a collective ownership of the five owners, managed by one of the owners at this time. Currently, there are three owners directly participating in the project and two owners that are not directly participating in the process.

In 2005 the City conducted a design charrette within which elected official, outside agency staffs, the applicant, and city staff worked through a number of design issues to refine the proposal. Subsequent to the design charette, the City adopted its new General Plan, a new Zoning Code and a comprehensive set of Design Guidelines to shape new developments. The current project reflects many of the new directions crafted by the City, from increased trails to expanded non-residential land use to support the City in the long term. Mr. Bob Shattuck of Lennar Communities will be represent the owners group and provide a project presentation.

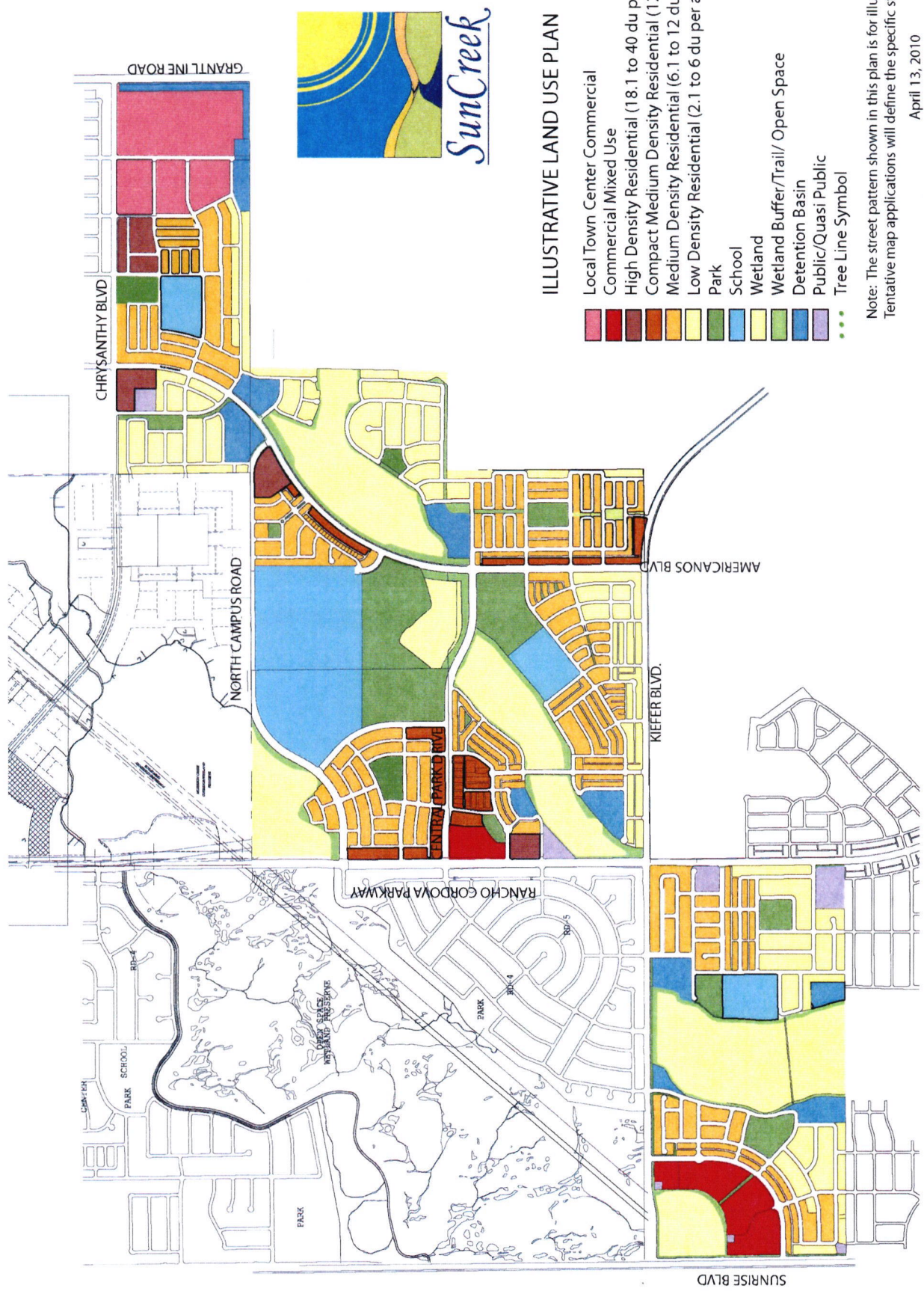
Arboretum

On January 10, 2007, the property owner and their representative filed an application with the City for the Arboretum Specific Plan. Unlike the Suncreek proposal, the Arboretum is managed by single development company, Lewis Planned Communities, and the property has been owned by the Waegell family for many years. The applicants/owners of the Arboretum have taken great care in preserving the natural resources of the site and have actively sought the support of the interested environmental groups and state/federal regulatory agencies. This effort has resulted in a project that will likely be supported by outside regulatory agencies and will provide a significant system of open space and habitat preserves within the project. The remaining portion of the property has been carefully planned to provide mix of public facilities,

residential neighborhoods and employment generating uses. Mr. Sam Miller of Lewis Planned Communities will be representing the owner and making the presentation.

ATTACHMENTS

1. Suncreek Land Use Plan and Land Use Table
2. Arboretum Land Plans and Land Use Tables Alt A, Option B
3. Arboretum Land Plans and Land Use Tables Alt A, Option C



Note: The street pattern shown in this plan is for illustrative purposes only. Tentative map applications will define the specific street configuration.

April 13, 2010

SUNCREEK

PROPOSED LAND USE 5-28-2010

KEY	LAND USE	ACREAGE	DWELLING UNITS	PERCENT OF RESIDENTIAL UNITS	PERCENT OF RESIDENTIAL ACS.	PERCENT OF TOTAL PROJECT ACRES	AVERAGE DENSITY PER ACRE
LD	LOW DENSITY RESIDENTIAL (1.0 - 6.0	169.4	900	19%	30.99%	13.39%	5.31
	MEDIUM DENSITY-LOW RESIDENTIAL (6.1 - 12.0	322.7	2,517	54%	59.01%	25.50%	7.80
	MEDIUM DENSITY-HIGH RESIDENTIAL (12.1 - 18	20.1	288	6%	3.67%	1.58%	14.36
HD	HIGH DENSITY RESIDENTIAL (18.1 TO 40.0+	34.6	735	16%	6.33%	2.73%	21.25
			4,440				7.90
CMU	COMMERCIAL/MIXED USE/LOCAL TOWN	31.87	259	6%		2.52%	
LTC	LOCAL TOWN CENTER AND EMPLOYMENT	59.40				4.69%	
HS/MS	HIGH SCHOOL/MIDDLE SCHOOL	80.00				6.32%	
ES	ELEMENTARY SCHOOL	30.91				2.44%	
PUBLIC /QUASI PUBLIC							
PQP	SITES FOR CHURCHES AND OTHER PUBLIC	4.18				0.33%	
PQP	FIRE STATION	2.96				0.23%	
QP	WATER STORAGE AND PUMP FACILITIES	5.89				0.47%	
DB	DETENTION BASIN AND CANAL	51.90				4.10%	
CF	CITY FACILITY	13.38				1.06%	
P	PARK	87.13				6.89%	
LC	LAGUNA CREEK OPEN SPACE (WETLAND	45.20				3.57%	
WP	WETLAND PRESERVE	203.72				16.10%	
ROADS	MINOR ROADS	23.16				1.83%	
ROADS	MAJOR ROADS	79.03				6.25%	
TOTALS		1265.5	4,699		43%		

ATTACHMENT 2 - OPTION B



WOOD-RODGERS
DEVELOPING INNOVATIVE DESIGN SOLUTIONS
3301 C St., Bldg. 100-B Tel 916.341.7760
Sacramento, CA 95816 Fax 916.341.7767

ALTERNATIVE A - OPTION B		ACREAGE	DWELLING UNITS	PERCENT OF RESIDENTIAL ACRES.	PERCENT OF TOTAL PROJECT	AVERAGE DENSITY PER ACRE
KEY	LAND USE					
LD	LOW DENSITY RESIDENTIAL (1.0 - 5.9 DU/AC)	204.5	999	30.14%	12.55%	4.64
MD - L	MEDIUM DENSITY-LOW RESIDENTIAL (6.0 - 13.9 DU/AC)	254.2	2,247	46.86%	19.52%	7.96
MD - H	MEDIUM DENSITY-HIGH RESIDENTIAL (14.0 - 29.9 DU/AC)	73.5	1,048	17.75%	7.39%	14.13
HD	HIGH DENSITY RESIDENTIAL (30.0+ DU/AC)	29.5	825	5.25%	2.18%	27.97
<i>Residential Land Use Totals</i>		562.3	5,119		41.65%	9.10
Employment/Commercial Land Uses						
VC	VILLAGE CENTER COMMERCIAL	16.9			1.25%	
VC	VILLAGE CENTER - MULL CORNER ¹	0.9			0.07%	
CMU	COMMERCIAL/MIXED USE/LOCAL TOWN CENTER	30.4			2.25%	
OP	OFFICE PARK / EMPLOYMENT CENTER	22.0			1.63%	
<i>Employment/Commercial Land Use Sub totals</i>		70.2			5.20%	
Public / Quasi Public Land Uses						
HS/MS	HIGH SCHOOL/MIDDLE SCHOOL	72.6			5.27%	
ES	ELEMENTARY SCHOOL	21.2			1.57%	
CF	CITY FACILITY	2.0			0.15%	
S	SEWER LIFT STATION	1.0			0.07%	
PH	PARK HOUSE	3.8			7.07%	
Public / Quasi Public Land Uses Sub totals		99.2			14.10%	
Park and Open Space Land Uses						
P	PARKS	67.4			4.98%	
LC	LAGUNA CREEK OPEN SPACE	147.10			10.89%	
BR	BLODGETT RESERVOIR	58.40			4.33%	
WP	WETLAND PRESERVE ⁵	244.39			18.10%	
		517.19			38.30%	
Rights of Way						
RDS	MAJOR ROADS ³	100.37			7.46%	
TOTALS ^{1,2}		1,349.3	5,119		100%	
¹ Includes 0.9 acres outside Waegell property boundary. ² Included within all land use categories is a trail system totaling 8.35 miles of trail incorporating 14.45 acres ³ Major Roads include Sunrise Blvd (.25 acres); Kiefer Boulevard (6.6 Acres); Grant Line Road (21.4 Acres); Jackson Highway (0.02 Acres); Rancho Cordova Parkway (15.2 Acres); School Loop Road (7.2 acres); Collector Roads (Waegell Parkway etc. - 50.6 Acres ⁴ Included within the Laguna Corridor are 13,020 lineal feet (44.83 Acres) of stream restoration; Ten Flood Control/Water Quality Basin (41.7 acres), and Corridor Open Space, Preserve, Community Garden areas totaling 55.17 Acres. The Community Park adjacent to Blodgett is not included in this total. ⁵ The Wetland Preserve Acreage is comprised of 27.77 acres of "buffer" and 216.62 acres of preserve/indirect impact area.						

¹ Includes 0.9 acres outside Waegell property boundary.

² Included within all land use categories is a trail system totaling 8.35 miles of trail incorporating 14.45 acres

³ Major Roads include Sunrise Blvd (.25 acres); Kiefer Boulevard (6.6 Acres); Grant Line Road (21.4 Acres); Jackson Highway (0.02 Acres); Rancho Cordova Parkway (15.2 Acres); School Loop Road (7.2 acres); Collector Roads (Waegell Parkway etc. - 50.6 Acres

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ALTERNATIVE A - OPTION C THE ARBORETUM CITY OF RANCHO CORDOVA, CALIFORNIA AUGUST 30, 2010

ATTACHMENT 2 - OPTION C



AECOM

WOOD ROBBERS
 3301 C St. Suite 100-B
 Rancho Cordova, CA 95670
 Tel: 916.341.7780
 Fax: 916.341.7780

THE ARBORETUM ALTERNATIVE A - OPTION C

ALTERNATIVE A - OPTION C		ACREAGE	DWELLING UNITS	PERCENT OF RESIDENTIAL ACRES.	PERCENT OF TOTAL PROJECT	AVERAGE DENSITY PER ACRE
KEY	LAND USE					
LD	LOW DENSITY RESIDENTIAL (1.0 - 5.9 DU/AC)	151.9	556	29.18%	12.55%	3.66
MD - L	MEDIUM DENSITY-LOW RESIDENTIAL (6.0 - 13.9 DU/AC)	262.0	2,204	50.32%	19.52%	8.41
MD - H	MEDIUM DENSITY-HIGH RESIDENTIAL (14.0 - 29.9 DU/AC)	77.3	1,132	14.84%	7.39%	14.65
HD	HIGH DENSITY RESIDENTIAL (30.0+ DU/AC)	29.5	825	5.67%	2.18%	27.97
<i>Residential Land Use Totals</i>		520.6	4,717		41.65%	9.10
Employment/Commercial Land Uses						
VC	VILLAGE CENTER COMMERCIAL	16.9			1.25%	
VC	VILLAGE CENTER - MULL CORNER ¹	0.9			0.07%	
CMU	COMMERCIAL/MIXED USE/LOCAL TOWN CENTER	30.4			2.25%	
OP	OFFICE PARK / EMPLOYMENT CENTER	69.0			5.11%	
<i>Employment/Commercial Land Use Sub totals</i>		117.2			5.20%	
Public / Quasi Public Land Uses						
HS/MS	HIGH SCHOOL/MIDDLE SCHOOL	71.2			5.28%	
ES	ELEMENTARY SCHOOL	21.2			1.57%	
CF	CITY FACILITY	2.0			0.15%	
S	SEWER LIFT STATION	1.0			0.07%	
PH	PARK HOUSE	3.8			0.28%	
Public / Quasi Public Land Uses Sub totals		99.2			7.35%	
Park and Open Space Land Uses						
P	PARKS	60.7			4.50%	
LC	LAGUNA CREEK OPEN SPACE	148.40			10.99%	
BR	BLODGETT RESERVOIR	58.40			4.33%	
WP	WETLAND PRESERVE ⁵	244.39			18.11%	
		511.9			38.30%	
Rights of Way						
RDS	MAJOR ROADS ³	100.87			7.47%	
TOTALS ^{1,2}		1,349.8	4,717		100%	
¹ Includes 0.9 acres outside Waegell property boundary. ² Included within all land use categories is a trail system totaling 8.35 miles of trail incorporating 14.45 acres ³ Major Roads include Sunrise Blvd (.25 acres); Kiefer Boulevard (6.6 Acres); Grant Line Road (21.4 Acres); Jackson Highway (0.02 Acres); Rancho Cordova Parkway (15.2 Acres); School Loop Road (7.2 acres); Collector Roads (Waegell Parkway etc. - 50.6 Acres ⁴ Included within the Laguna Corridor are 13,020 lineal feet (44.83 Acres) of stream restoration; Ten Flood Control/Water Quality Basin (41.7 acres), and Corridor Open Space, Preserve, Community Garden areas totaling 55.17 Acres. The Community Park adjacent to Blodgett is not included in this total. ⁵ The Wetland Preserve Acreage is comprised of 27.77 acres of "buffer" and 216.62 acres of preserve/indirect impact area.						

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