



**CONCURRENT MEETING
CITY COUNCIL/SUCCESSOR AGENCY TO THE COMMUNITY REDEVELOPMENT
AGENCY (CRA)/RANCHO CORDOVA FINANCING CORPORATION (RCFC)**

**City Hall
2729 Prospect Park Drive, Rancho Cordova**

Tuesday, September 10, 2013

**5:30 PM – Special Meeting
American River Community Room North**

AMENDED AGENDA

1. WORK SESSION - CALL TO ORDER/ROLL CALL

Council Members McGarvey, Sander, Skoglund, Terry and Mayor Budge.

2. 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 item not on the agenda.

3. OPEN SESSION - REPORT FROM CLOSED SESSION

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

4. SPECIAL MEETING ITEM

4.1 **Subject:** Preliminary Review of the Sun Creek Specific Plan.

Recommendation: Receive applicant and staff information and provide preliminary review and comments.

Result of Recommended Action: This briefing will assist with updating Council on the upcoming Sun Creek Specific Plan formal presentation and approval before the City Council.

Staff Report: Paul Junker, Planning Director.

Advances Goals: 1, 2, 6.

- 4.2 **Subject:** Sacramento County Project – White Rock Road Industrial Yard Uses.
Recommendation: Provide project update to Council and request general direction.
Staff Report: Paul Junker, Planning Director.
Advances Goals: 2, 4.

5. ADJOURNMENT

Mayor Budge will adjourn the meeting to closed session in the Community Board Room.

6. CLOSED SESSION - CALL TO ORDER/ROLL CALL

Council Members McGarvey, Sander, Skoglund, Terry and Mayor Budge.

7. CLOSED SESSION

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

PUBLIC EMPLOYEE APPOINTMENT
Title: City Manager
Pursuant to Government Code section 54957.

8. OPEN SESSION - REPORT FROM CLOSED SESSION

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

9. ADJOURNMENT

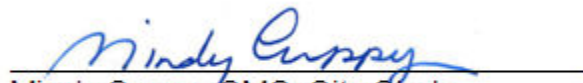
ADDITIONAL INFORMATION

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.

CERTIFICATION OF POSTING OF AGENDA

I, Mindy Cuppy, CMC, City Clerk for the City of Rancho Cordova, declare that the foregoing amended agenda for the Tuesday, September 10, 2013 Special Meeting of the Rancho Cordova City Council/Successor Agency to the CRA/RCFC was posted and available for review on Monday, September 09, 2013 at City Hall of the City of Rancho Cordova, 2729 Prospect Park Drive, Rancho Cordova, California, 95670. The agenda is also available on the city website at www.cityofranchocordova.org.

Signed Monday, September 09, 2013 at Rancho Cordova, California.


Mindy Cuppy, CMC, City Clerk

SUNCREEK SPECIFIC PLAN STUDY SESSION

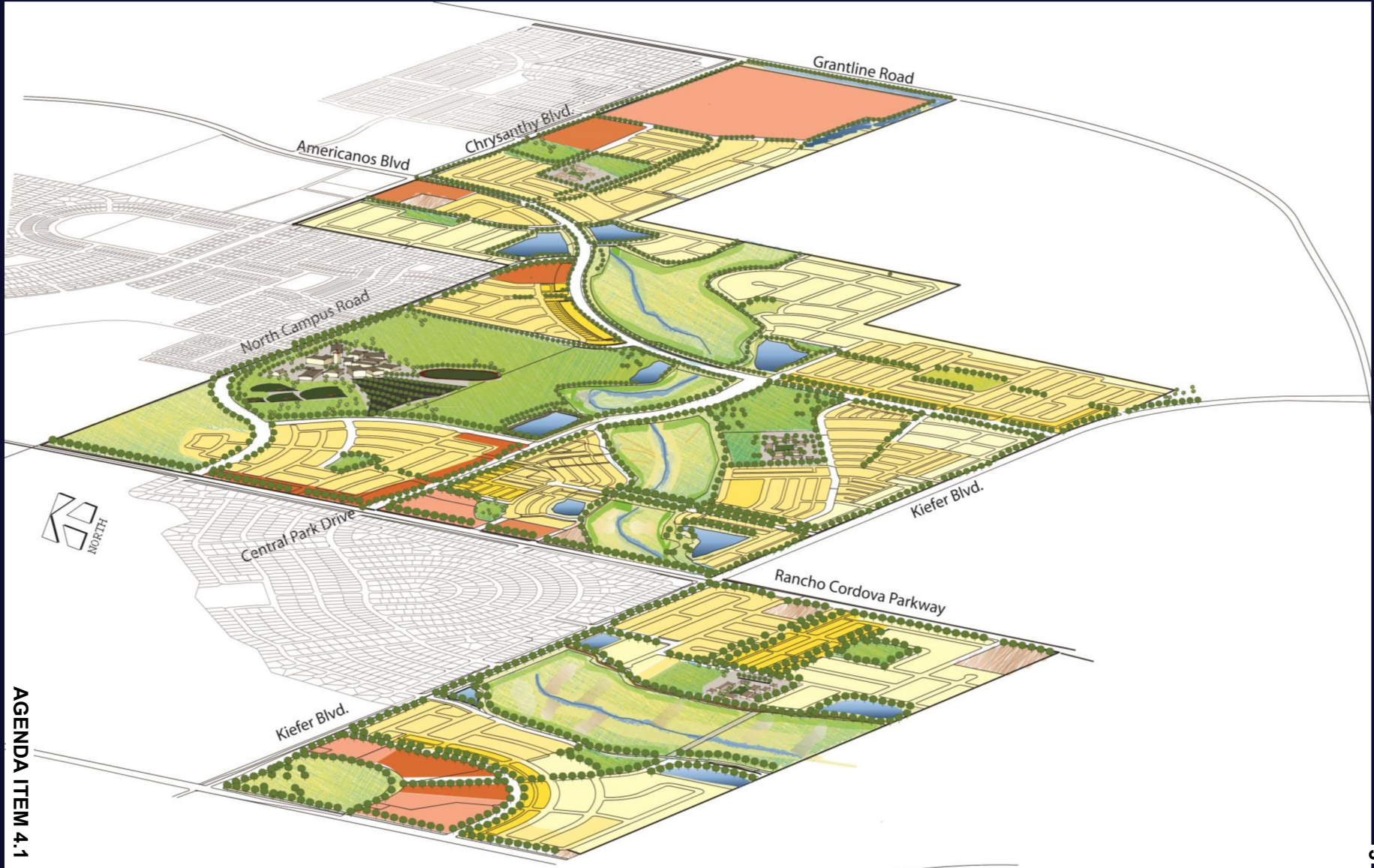
September 10, 2013

SUNCREEK SPECIFIC PLAN

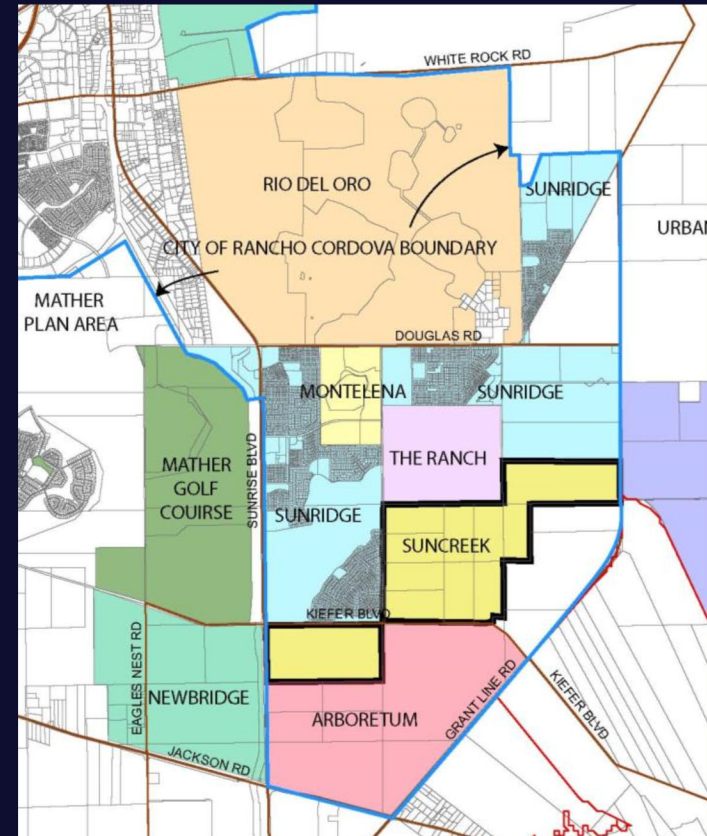
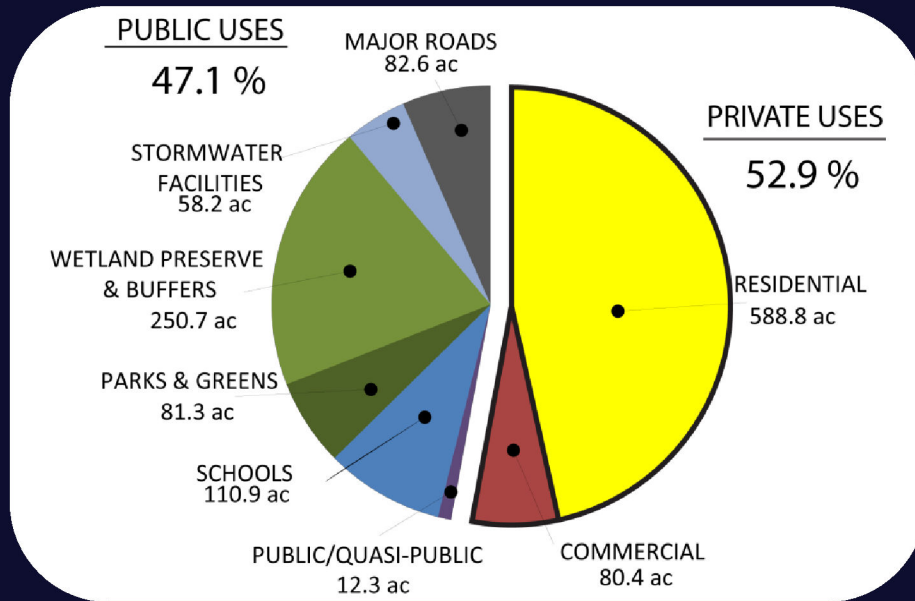
Purpose of Study Session–

- Project Overview
- Prepare Council for formal review
- Council encouraged to ask questions and comment during presentation

SUNCREEK PLAN VISION



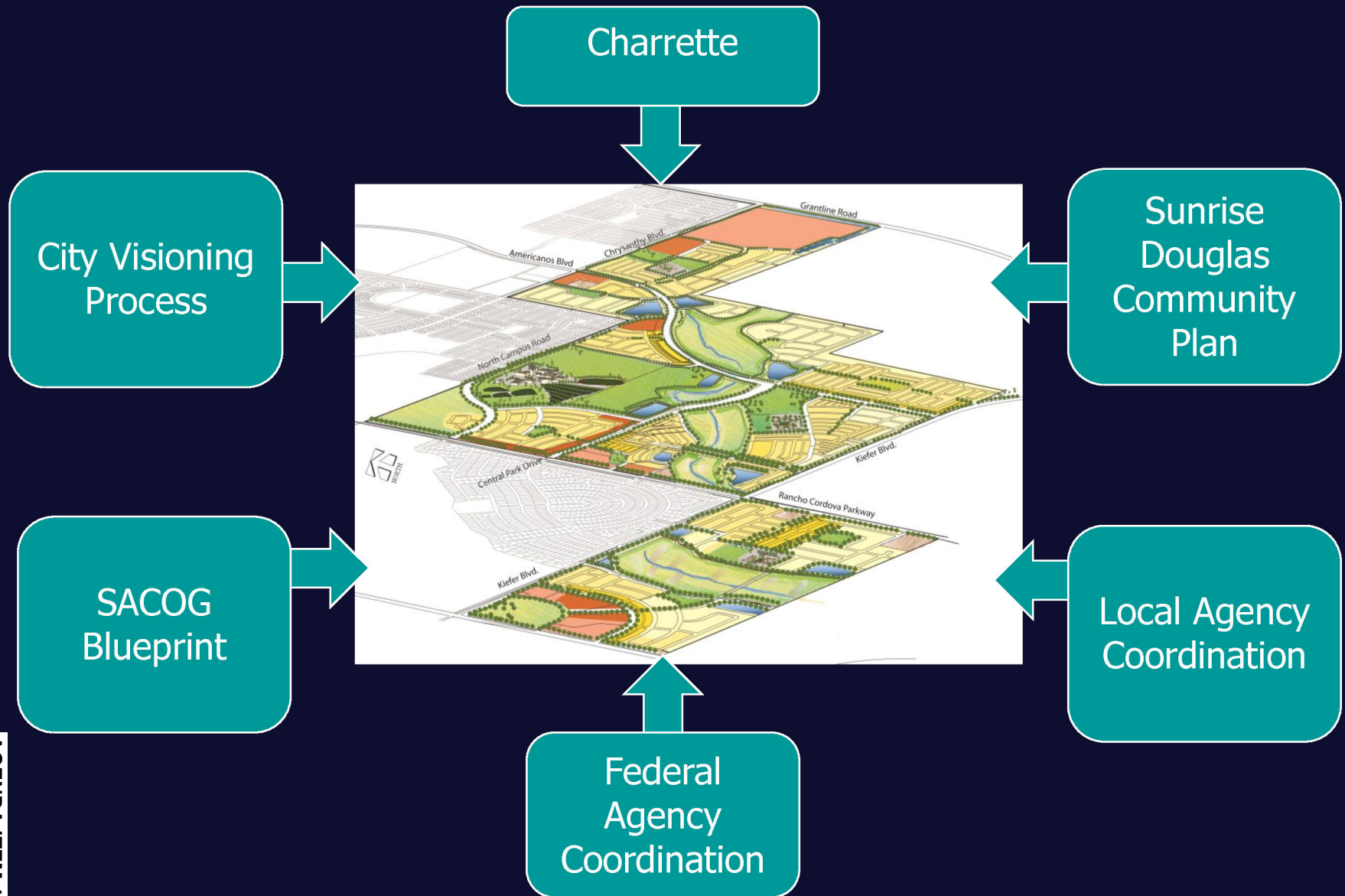
LOCATION AND SUMMARY OF USES



- ❖ 1,265 acres
- ❖ 4,698 Homes of Various Types
- ❖ 12,403 Population
- ❖ 2 Local Town Centers
- ❖ 1 Regional Town Center
- ❖ 3 Elementary Schools
- ❖ 80 acre High School/Middle School Campuses

- ❖ 45 acre Community Park
- ❖ 11 Neighborhood Parks and Greens
- ❖ 250 acre Nature Preserve
- ❖ Over 6.5 miles of off-street trails

SUNCREEK 2.0 PLANNING PROCESS



KEY FEATURES

Wide Open Feel in an Urban/Suburban Environment

Backbone Trail System ties everything together

Mixed Use Town Centers create distinctive gateways

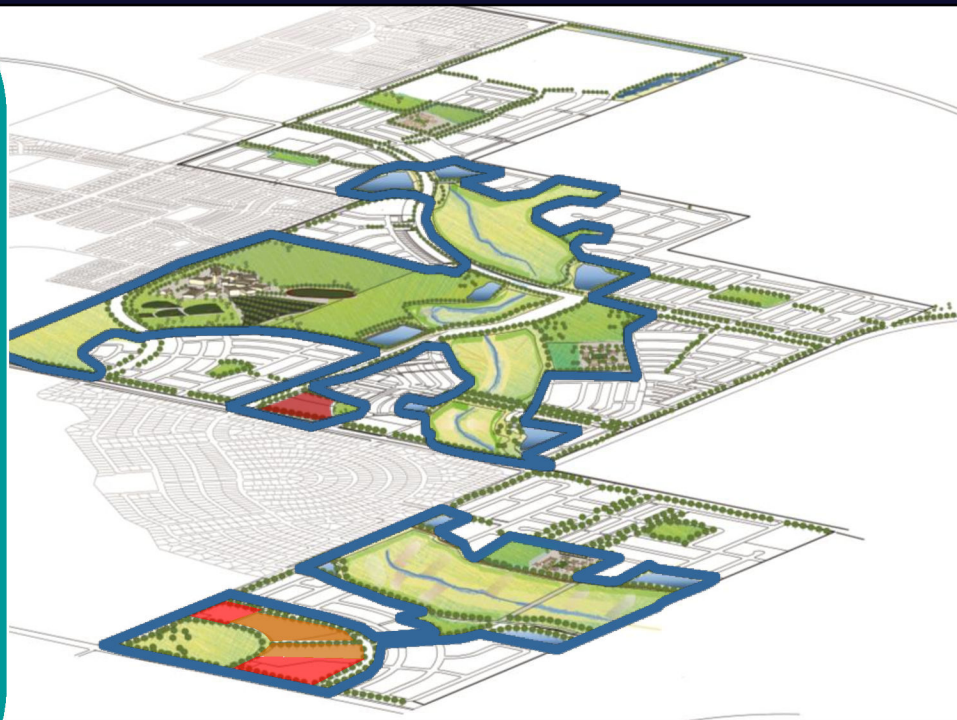
Neighborhoods, not Subdivisions

Pedestrian Scale

WIDE OPEN FEEL

“Great Park” Concept

- ❖ Similar to “Great Room” concept in home design.
- ❖ Cluster public open spaces to maximize open feel.
- ❖ Start with nature preserve.
- ❖ Add parks, schools and detention ponds.
- ❖ Visually extends active public spaces.
- ❖ Allows maximum connectivity and grand vistas.



WIDE OPEN FEEL

- ❖ Major and minor streets surround and cross open space areas
- ❖ Maximum open space exposure
- ❖ Enhances wide open feel and sense of elbow room



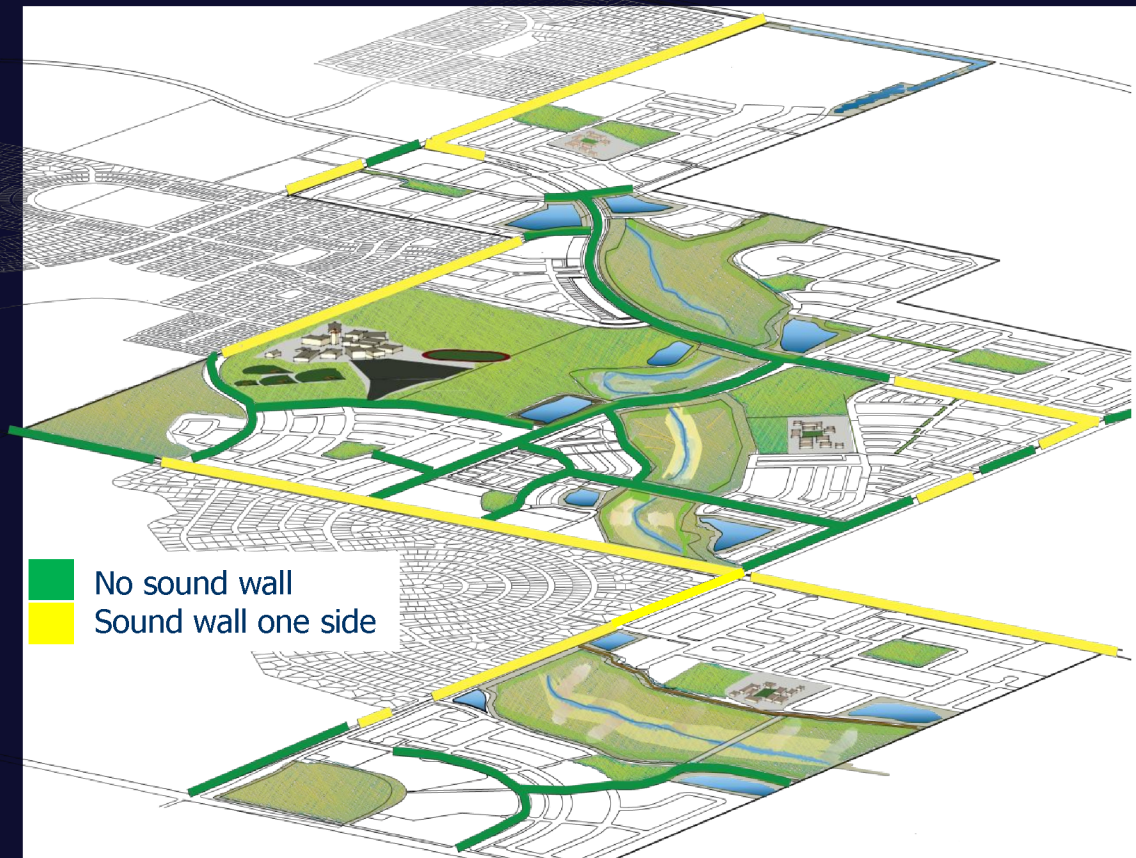
WIDE OPEN FEEL



Many open views will remain.



Home types along major roads
minimize need for sound walls.



- ❖ Sound walls minimized to promote open feel
- ❖ Open space frontage maximized
- ❖ Street facing land uses and designs

BACKBONE TRAIL SYSTEM

- ❖ The preserve becomes a unifying element.
- ❖ 6.5 miles of off-street trails.
- ❖ Maximum utilization of open space.

Off Street Trail →

BACKBONE TRAIL SYSTEM

- ❖ All homes are within $\frac{1}{4}$ mile of the backbone trail system

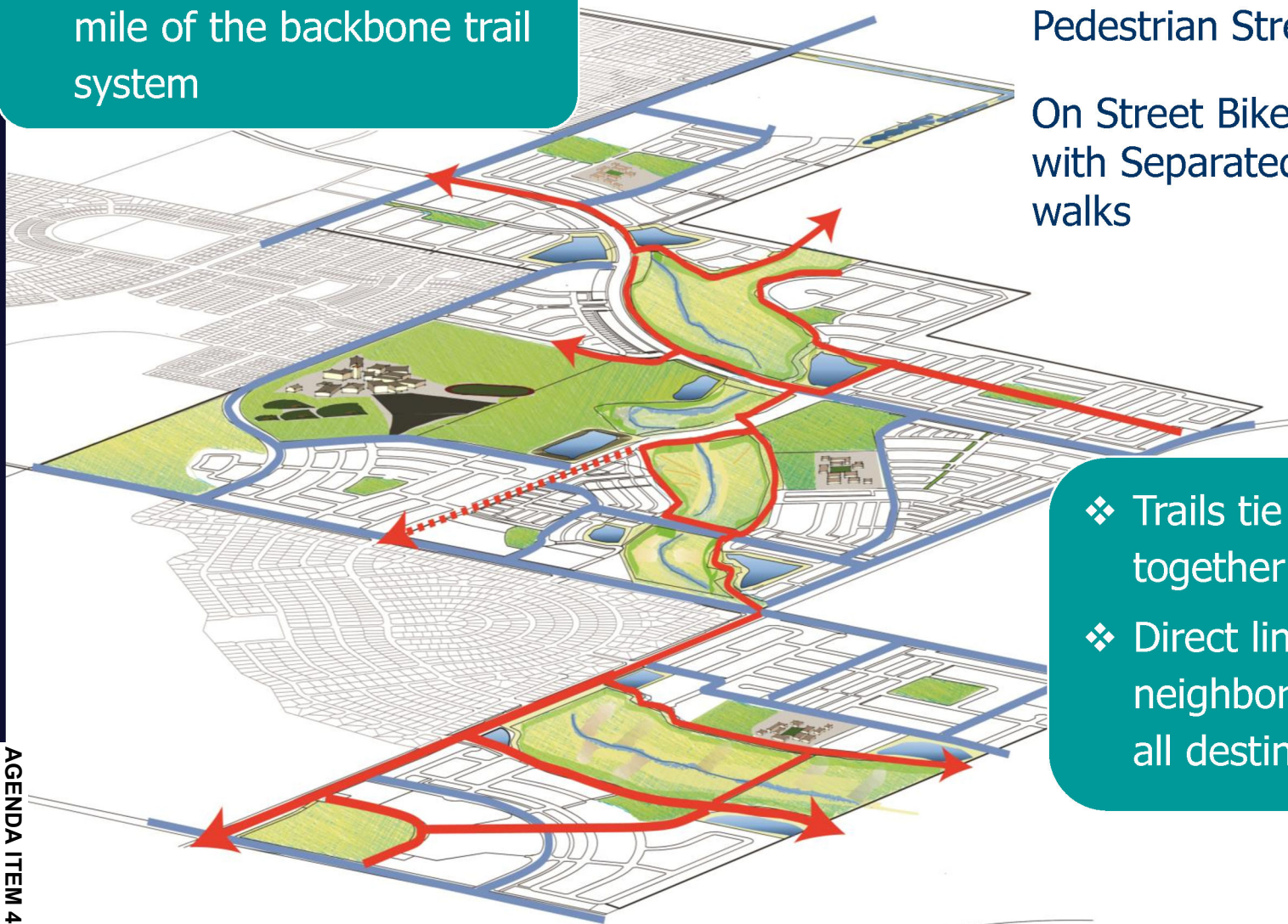
Off Street Trail



Pedestrian Street



On Street Bike Lane
with Separated Side
walks



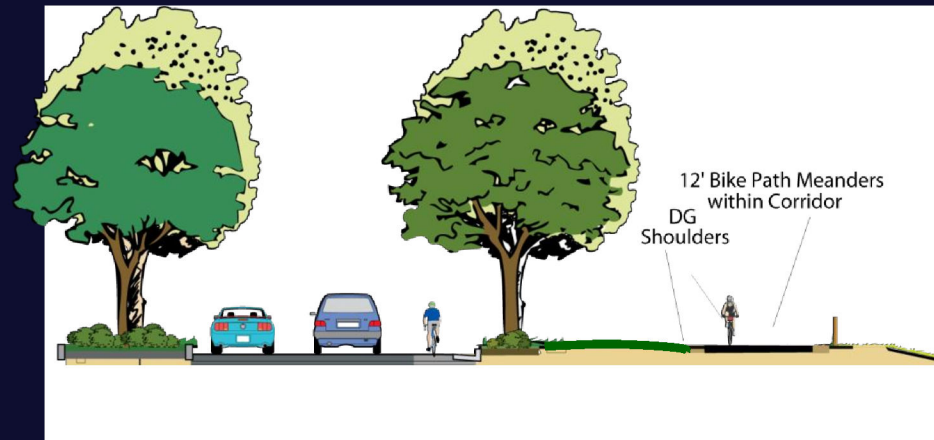
- ❖ Trails tie everything together
- ❖ Direct links between neighborhoods and all destinations.

BACKBONE TRAIL SYSTEM

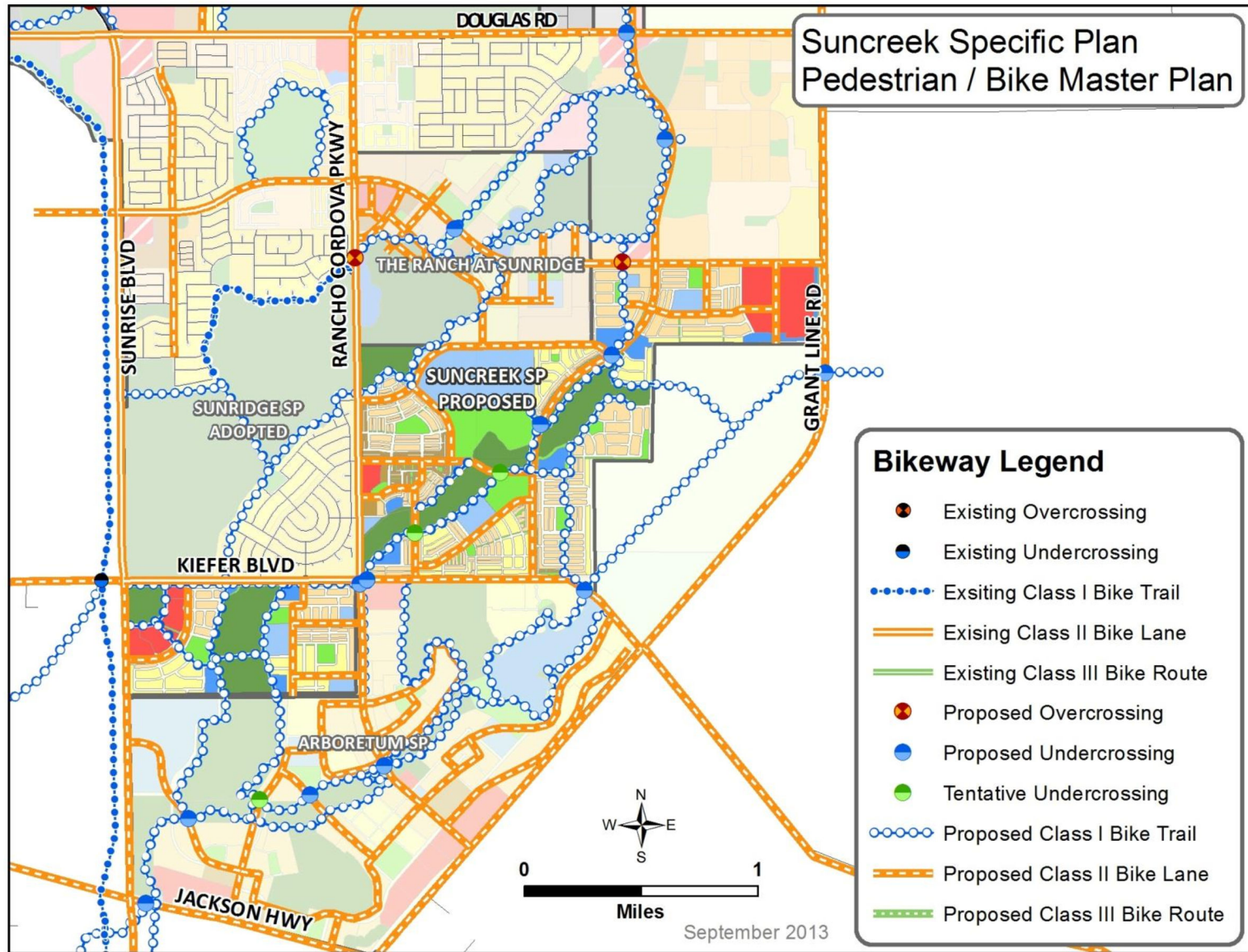
A Trail System You Want to Use

Qualitative enhancements that make walking and biking more attractive.

- ❖ Simple direct connections to all destinations including schools, parks, town centers, and transit.
- ❖ Adjacent to open space creates feeling of elbow room.
- ❖ Vistas allow you to see your destination.
- ❖ High visibility increases safety.
- ❖ Trail amenities create places to rest along the way.



CITY TRAIL SYSTEM



MIXED USE TOWN CENTERS



- ❖ Places to live, work, and shop
- ❖ Distinctive Gateways and Gathering Places
- ❖ Activity clustered at transit stops.

- ❖ Special “form-based” overlay zoning and design process.

MIXED USE TOWN CENTERS



Pedestrian friendly "Main Streets"



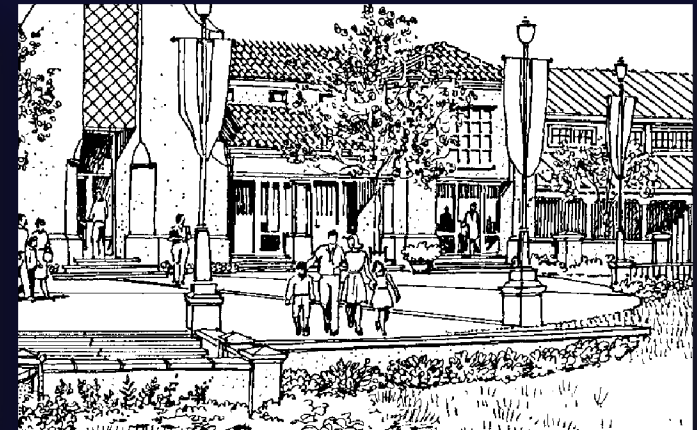
Plazas and Greens



Gathering Places



Plaza Oriented to View



Walkways Oriented to Open Areas

NEIGHBORHOODS, NOT SUBDIVISIONS

- ❖ Well defined neighborhoods with edges.
- ❖ Pedestrian scale: ¼ mile radius+/-
- ❖ Organized around central park, school, or neighborhood green.



- ❖ Mix of housing types
- ❖ Design coordinated with Town Center
- ❖ Neighborhood Green



NEIGHBORHOODS, NOT SUBDIVISIONS



Large Single Family



Single Family Medium



Compact Detached

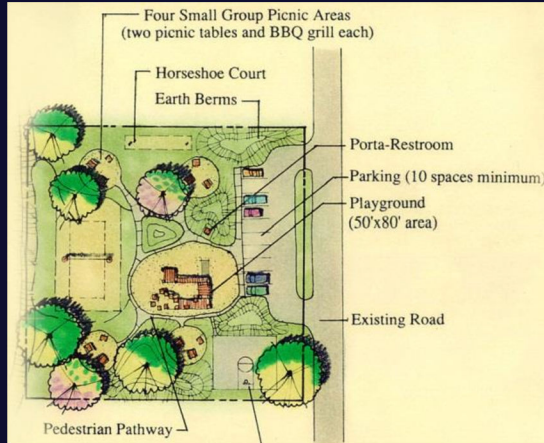


Apartments



Street Facing Townhomes

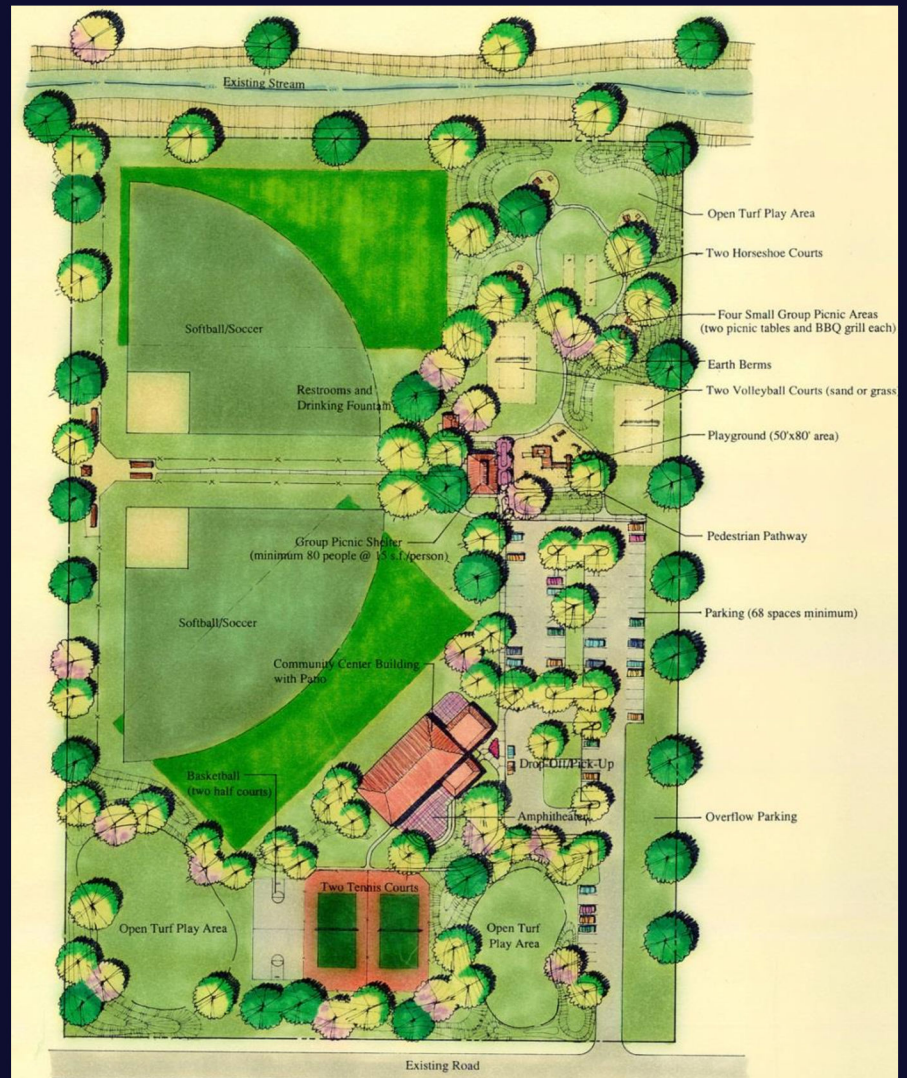
CONCEPTUAL PARK TYPES



Pocket Park or Green



Neighborhood Park

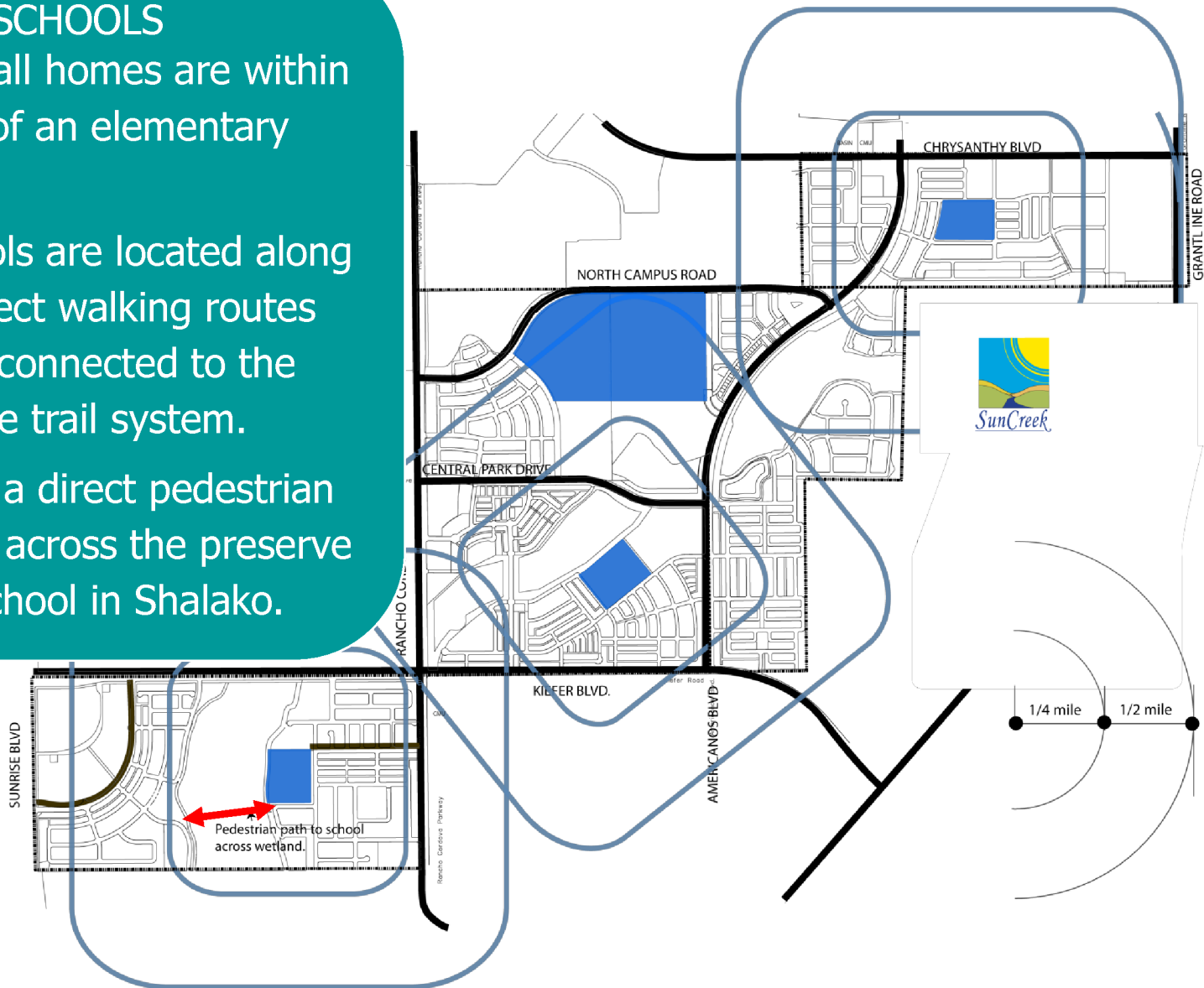


Community Park

PEDESTRIAN SCALE

SCHOOLS

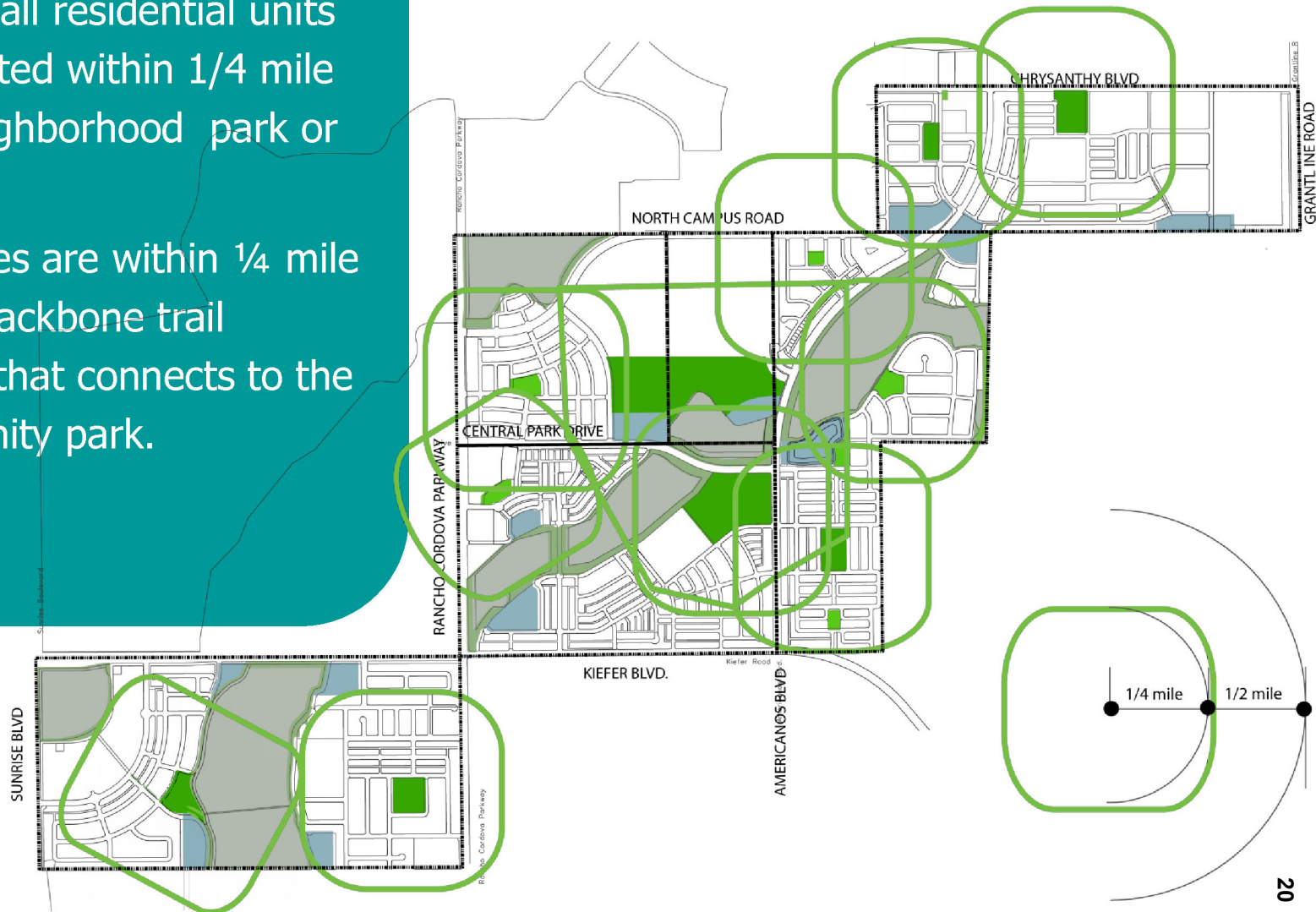
- ❖ 93% of all homes are within ½ mile of an elementary school.
- ❖ All schools are located along safe, direct walking routes and are connected to the backbone trail system.
- ❖ There is a direct pedestrian crossing across the preserve to the school in Shalako.



PEDESTRIAN SCALE

PARK ACCESS

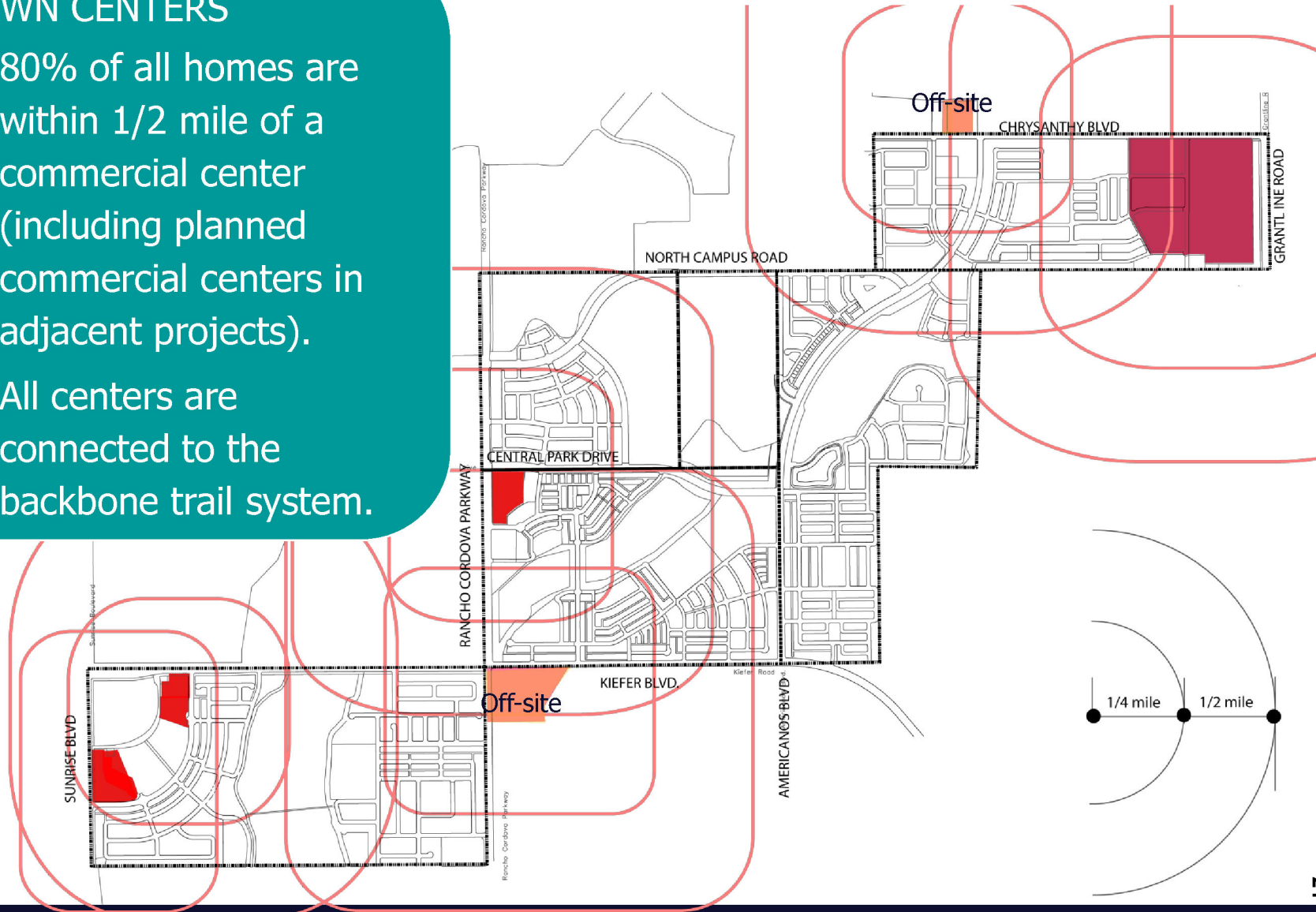
- ❖ 95% of all residential units are located within 1/4 mile of a neighborhood park or green.
- ❖ All homes are within 1/4 mile of the backbone trail system that connects to the community park.



PEDESTRIAN SCALE

TOWN CENTERS

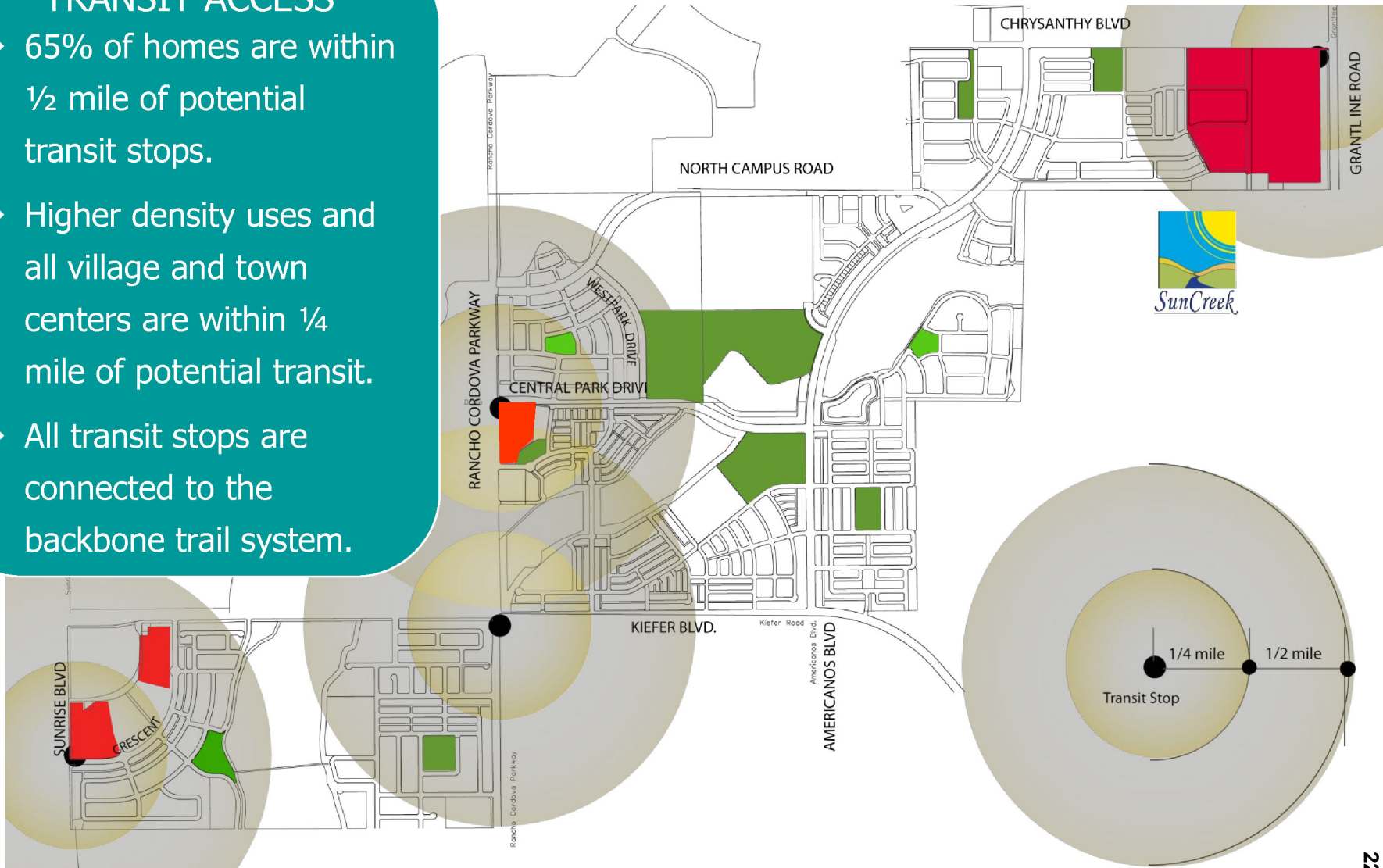
- ❖ 80% of all homes are within 1/2 mile of a commercial center (including planned commercial centers in adjacent projects).
- ❖ All centers are connected to the backbone trail system.



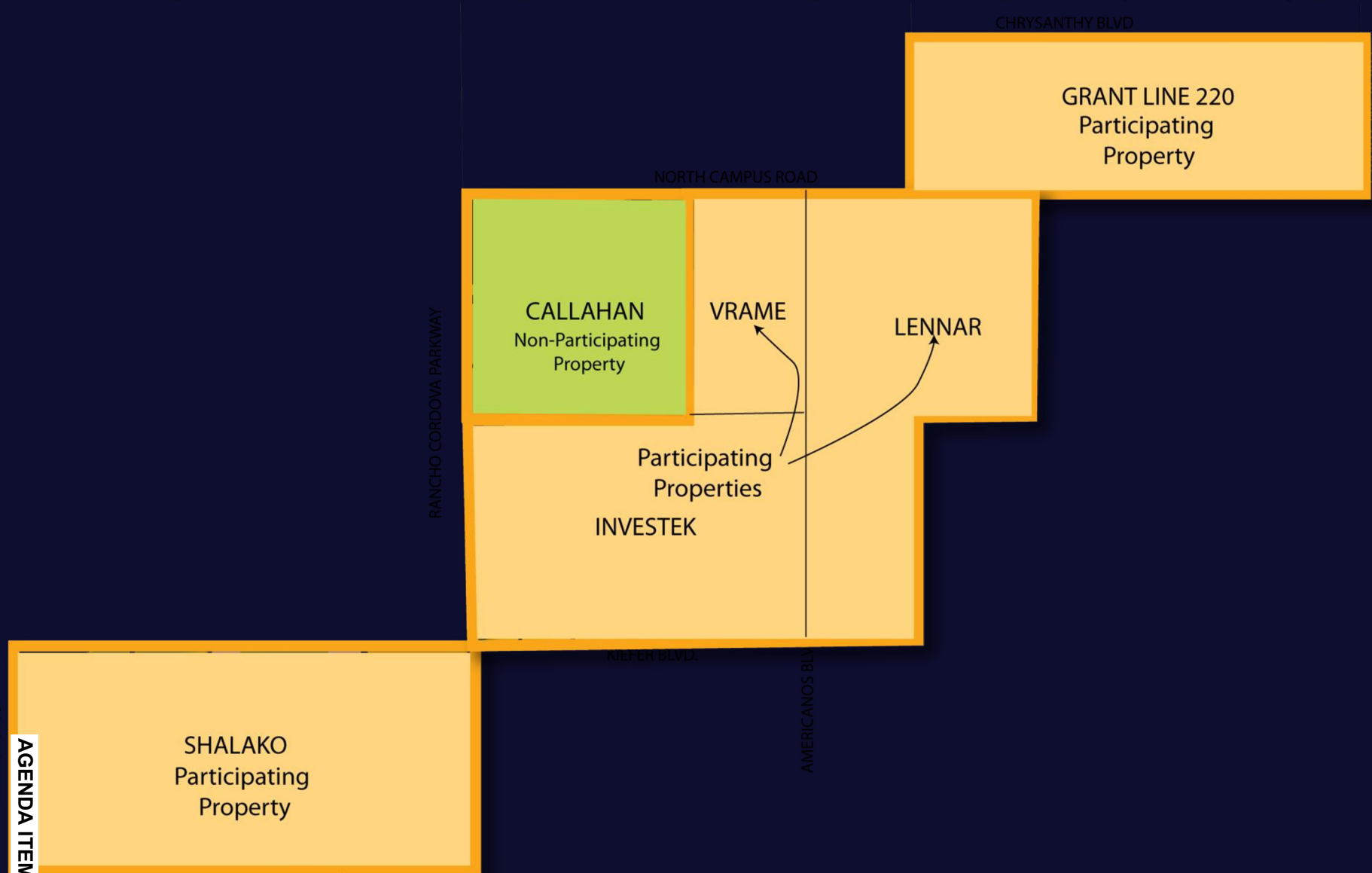
PEDESTRIAN SCALE

TRANSIT ACCESS

- ❖ 65% of homes are within ½ mile of potential transit stops.
- ❖ Higher density uses and all village and town centers are within ¼ mile of potential transit.
- ❖ All transit stops are connected to the backbone trail system.



NON-PARTICIPATING PROPERTIES



SUNCREEK PLAN VISION

Question and Answer Opportunity
Regarding Applicant's presentation



SUNCREEK SPECIFIC PLAN

Current Entitlements Package

- Joint EIR/EIS for the Suncreek Specific Plan
- General Plan Amendment
- Specific Plan/Rezone
- Affordable Housing Plan (AHP)
- Finance Plan
- Infrastructure Phasing Plan
- Development Agreement for Each landowner

Future Entitlements:

- Tentative Maps/Final Maps,
- Design Review of Production Homes
- Design Approval for Village and Town Centers
- State and Federal Environmental Permitting

SUNCREEK SPECIFIC PLAN

Purpose and Goals of the Joint EIR/EIS for the Suncreek Specific Plan

- Provides the environmental analysis of the impacts of the project on the environment
- Identifies the impacts that can be mitigated through conditions to reduce the significance of the impacts
- Identifies the significant unavoidable impacts of the project that will be addressed in the Statement of Overriding Consideration (SOC)
- The protection of the natural resources (wetlands and endangered species) is a key component of the EIR/EIS

SUNCREEK SPECIFIC PLAN

Purpose and Goals of the General Plan Amendment /Specific Plan/Rezone

- Framework for all development in plan area
- Specific Plan is in two volumes for ease of use
 - ❖ Vol 1 Specific Plan statutory requirements
 - ❖ Vol 2 Development standards/design guidelines
- Establishes the process of future entitlements
- Identifies the process for the non-participating owner to obtain first tier entitlement

SUNCREEK SPECIFIC PLAN

Purpose and Goals of the Affordable Housing Plan (AHP)

- Responds to the requirement of the Housing Element that Developers identify the project's plan for providing affordable housing
- Plan will identify Regional Housing Needs Allocation (RHNA) acreage and affordable housing production strategies

SUNCREEK SPECIFIC PLAN

Purpose and Goals of the Finance Plan/Infrastructure Phasing Plan

- Identifies the Backbone Infrastructure and Public Facilities necessary to serve project buildout
- Identifies funding sources and funding strategy to finance the Backbone Infrastructure and Public Facilities when needed
- Describes fee programs and financing districts to construct infrastructure and for ongoing operations, maintenance and services

SUNCREEK SPECIFIC PLAN

Purpose and Goals of the Development Agreement

- To generally vest the developers right to proceed with the current entitlements, without the risk of future City changes to its rules
- To provide the City with certain fees that are in addition to those that could require as conditions of approval of the project
 - ❖ Park renovation fee
 - ❖ Park improvement fee
 - ❖ Police tax

SUNCREEK SPECIFIC PLAN

General Timeline:

September 10th - work shop to present proposed plan

- Finalize Development Agreements
- Prepare adoption documents
- Final consistency review
- Public Hearing noticing

November 4th - Hold public hearing to consider project approval.

SUNCREEK SPECIFIC PLAN

Question and Answer Opportunity
Regarding Process and Schedule