



**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, June 10, 2014

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

AGENDA

1. WORK SESSION - CALL TO ORDER/ROLL CALL

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

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. SPECIAL MEETING ITEM

3.1 **Subject:** Bike Master Plan Update.

Recommendation: The purpose of the workshop is to set the stage for the Bicycle Master Plan (BMP) update, and to update the Council on the City's efforts, in concert with the 50 Corridor TMA, to obtain Bike Friendly Community Status from the League of American Bicyclists.

Result of Recommended Action: The workshop will update the City's status on the implementation of the 2011 BMP and will allow Council Members to provide guidance on building a bicycle friendly community. We have a nationally renowned bike advocacy expert, Charlie Gandy, who will participate in the workshop providing political insights and strategies for creating a bicycle friendly community.

Staff Report: Cyrus Abhar, Public Works Director and Mark Thomas, Senior Engineer.

Advances Goals: 1, 2.

- 3.2 **Subject:** Proposed The Ranch at Sunridge Project - Status Report/Study Session.
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 plan is reasonably consistent with City expectations. If the Council determines 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, project infrastructure and financial obligations.
Staff Report: Matthew Diaz, Associate Planner.
Advances Goals: 1, 2, 5, 6.
- 3.3 **Subject:** South Sacramento Habitat Conservation Plan Project (SSHCP) Update.
Recommendation: Receive staff update on the SSHCP and provide Council direction as appropriate.
Result of Recommended Action: Council will receive an update on the status of the SSHCP, including completion of major project work efforts and anticipated financial obligations for FY 2013/14 and FY 2014/15. Council comments and direction will clarify the City's expectations and intent for the completion of the SSHCP.
Staff Report: Paul Junker, Planning Director.
Advances Goals: 1, 2, 5, 6.

4. 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 agenda for the Tuesday, June 10, 2014 Special Meeting of the Rancho Cordova City Council/Successor Agency to the CRA/RCFC was posted and available for review on Thursday, June 5, 2014 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 Thursday, June 5, 2014 at Rancho Cordova, California.


Mindy Cuppy, CMC, City Clerk

MEMORANDUM



DATE: June 10, 2014

TO: Honorable Mayor and Council Members

FROM: Cyrus Abhar, Public Works Director
Mark Thomas, Senior Engineer

SUBJECT: BIKE MASTER PLAN UPDATE

RECOMMENDATION

The purpose of the workshop is to set the stage for the Bicycle Master Plan (BMP) update, and to update the Council on the City's efforts, in concert with the 50 Corridor TMA, to obtain Bike Friendly Community Status from the League of American Bicyclists.

RESULT OF RECOMMENDED ACTION

The workshop will update the City's status on the implementation of the 2011 BMP and will allow Council Members to provide guidance on building a bicycle friendly community. We have a nationally renowned bike advocacy expert, Charlie Gandy, who will participate in the workshop providing political insights and strategies for creating a bicycle friendly community.

City Staff will proceed forward with a refined strategic direction for the Bicycle Master Plan and will use guidance and principles discussed to apply for Bicycle Friendly Community recognition.

BACKGROUND

The Rancho Cordova Bicycle Master Plan was approved by Council in March of 2011. This plan provides a strategy to address non-auto circulation needs for residents in our existing communities and to compile and coordinate bicycle planning efforts in the newly developing areas.

Since 2011, the City has made some progress in our existing communities through regional grants and implementation projects. We are continuing the pursuit of infrastructure needs identified in the plan, and developing new ideas, such as cycle tracks to improve access. Also, with the increased activity in the newly developing areas, the City is facing decisions on bicycle connectivity and phased prioritization of bicycle infrastructure.

The City applied for and received a Bicycle Friendly Community "Honorable Mention" from the League of American Bicyclists in 2011. We were recognized as having good infrastructure development, but were seen as lacking in programmatic elements; enforcement, education, encouragement, etc. In the fall of 2013 the 50 Corridor TMA initiated a bicycle friendly corridor concept throughout the 50 Corridor that is designed to address the other "E's" that the league is advocating. Addressing programmatic needs will greatly help the City with our next BFC application.

MEMORANDUM

DATE: June 10, 2014

TO: Honorable Mayor and Council Members

FROM: Matthew Diaz, Associate Planner

**SUBJECT: PROPOSED THE RANCH AT SUNRIDGE PROJECT – STATUS
REPORT/STUDY SESSION**



PROPERTY OWNER: K. Hovnanian Homes Northern Inc 1375 Exposition Boulevard, Suite 300 Sacramento, CA 95815 Contact: Richard Alexander	ENGINEER/PLANNERS Wood Rodgers 3301 "C" Street Suite 100-B Sacramento, CA 98516
---	---

PROJECT: The Ranch at Sunridge, previously known as the Sunridge 530 and The Preserve FILE: DD6624 LOCATION: South of Douglas Road, east of Rancho Cordova Parkway; APN: 067-0040-008 PLANNER: Matthew Diaz, Associate Planner

RECOMMENDATION

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

RESULT OF RECOMMENDED ACTION

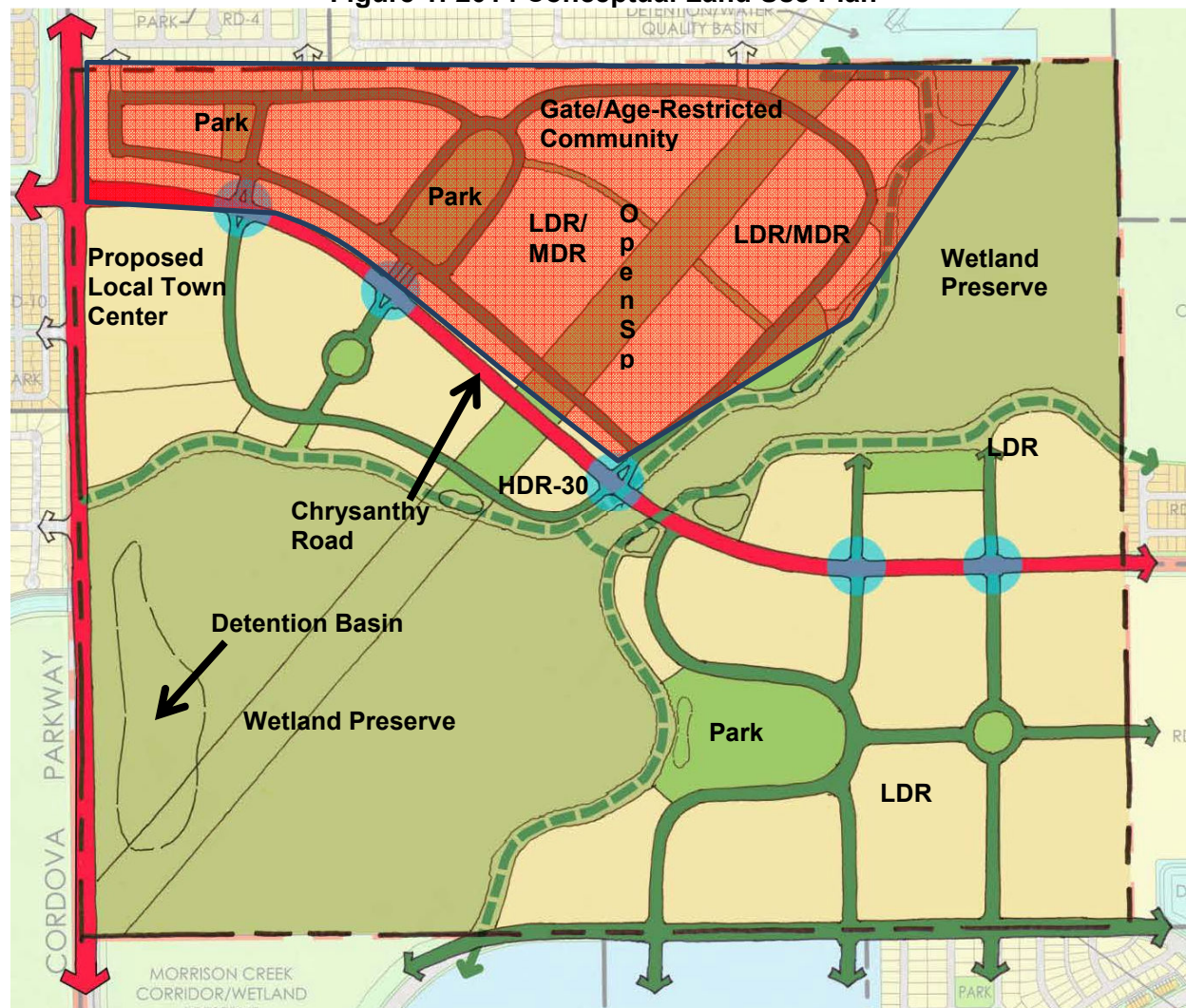
Preliminary Council comments will inform staff and the project applicants on whether the proposed land plan is reasonably consistent with City expectations. If the Council determines the project is reasonably consistent with the City's goals and vision, then the project review will proceed to more detailed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

BACKGROUND

The applicant filed a preliminary review application in August of 2009 for this project site that was formerly reviewed and approved by the City under the project title "The Preserve." The preliminary review included two City Council study sessions that resulted in a formal submittal on November 1, 2010. Although progress had been made in the review of the project, due to the economic downturn in the housing market the project was placed on hold at the applicant's request. Although the project was briefly revisited in 2012 and 2013, a formal resubmittal was never made.

On April 7, 2014 staff meet with the applicant to discuss revisions to the project which include a proposal for the City's first gated and age-restricted (typically 55 years and older) community north of Chrysanthy Road (Figure 1).

Figure 1: 2014 Conceptual Land Use Plan



At this time, the applicant and staff both concur that presenting the current conceptual land use plan to the City Council for early review and comment would be prudent before initiating a detailed land plan, planning documents, and environmental studies. This study session is an opportunity for the applicant to present the project as they envision and elaborate on how the proposed gated community can function within the overall land plan.

Within the study session, staff will ask the Council for comments and direction, especially regarding their support and/or reservations about the senior community feature. If the Council finds the project's revisions are generally agreeable, then staff will direct the applicants to resubmit formal plans based on the conceptual diagrams presented during the June 10, 2014 study session.

REQUIRED PERMITS AND REGULATORY BASIS

City approvals and actions associated with this project will include: General Plan amendment; Zoning amendment; Special Planning Area adoption; Tentative Subdivision Map approval; and certification of environmental documents that satisfy the requirements of the California Environmental Quality Act (CEQA). Additionally, the applicants will require certification of environmental documents that satisfy the requirements of the National Environmental Policy Act (NEPA) and issuance of federal permits related to wetland and biological resources located within the project site.

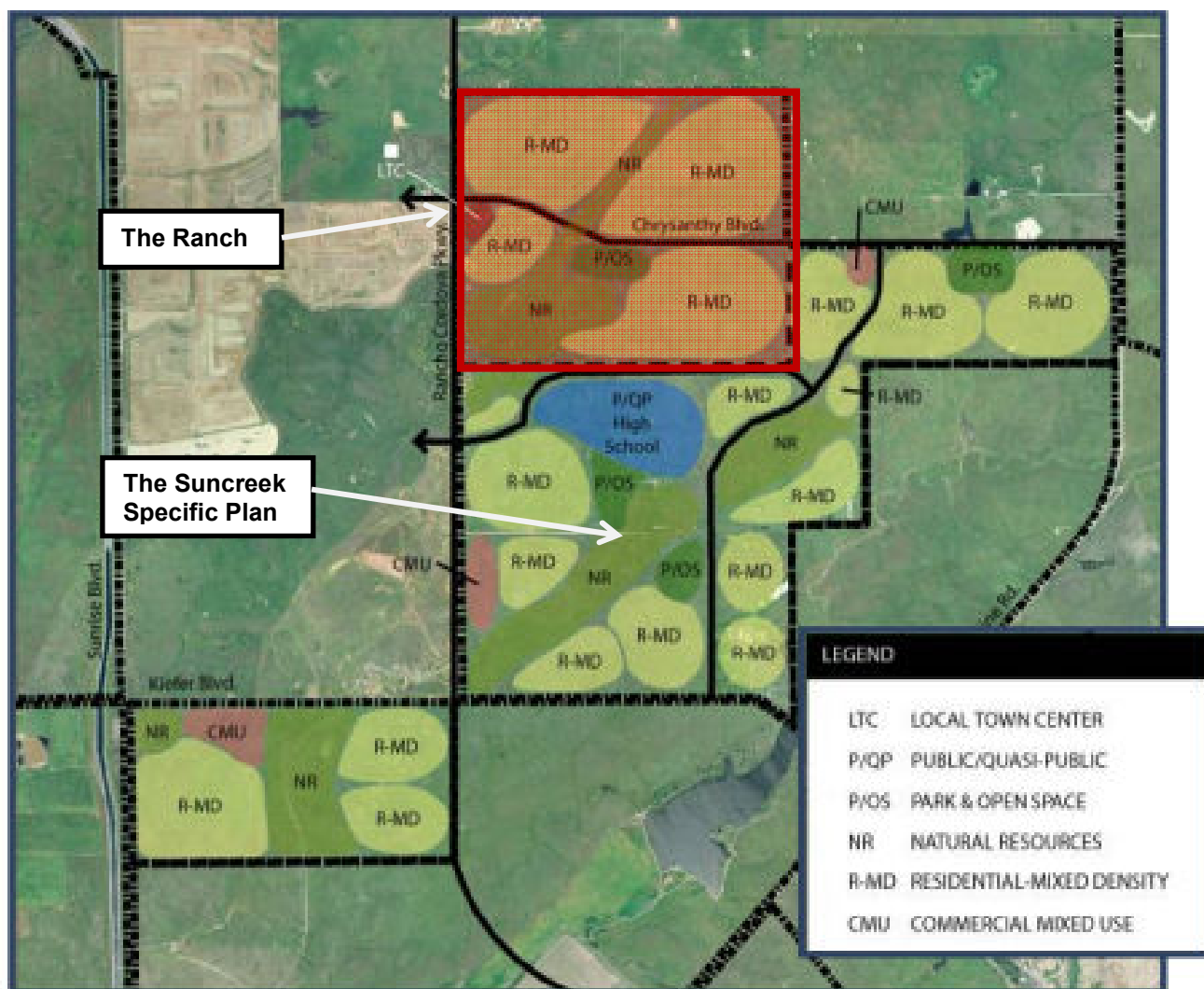
ANALYSIS

General Plan: The project is 530 acres of undeveloped land within the 1,762 acre Sun Creek/Preserve Planning Area, as defined by the City's General Plan (Figure 2). Both projects are based on the "City's building blocks" concepts that would contain a mix of low, medium and high density residential units in a series of approximately 12 walkable neighborhoods served by local and community parks, neighborhoods, local town center, schools and other public/quasi-public uses. The General Plan anticipates approximately 9,263 units at an average density of 9.20 units per acre. When complete the entire planning area would accommodate an estimated 21,236 new residences and 1,331 new jobs from commercial properties.

The land use plan for Sun Creek/Preserve Planning Area shows a local town center development south of the intersection of Chrysanthy Boulevard and Rancho Cordova Parkway at the northwestern portion of the project. The plan also calls for residential uses at mixed density's, wetland preserves, detention basins, creek/drainage corridors, connections to the City's open space and trail system, as well as a site for a combined high school and middle school campus within the Sun Creek Specific Plan immediately south of The Ranch.

Chrysanthy Boulevard extends east/west in the northern portion of the Planning Area while Rancho Cordova Parkway runs north-south within the Planning Area. The Planning Area will include various recreational trails, the most notable is the major recreation trail running from the south-west to north-east across the Planning Area. Additionally, the City's Signature transit service runs down Rancho Cordova Parkway adjacent to the Planning Area. Commercial, educational, and higher-density uses are oriented towards the transit corridors to promote transit ridership.

Figure 2: General Plan: Suncreek/Preserve Planning Area Concept Plan



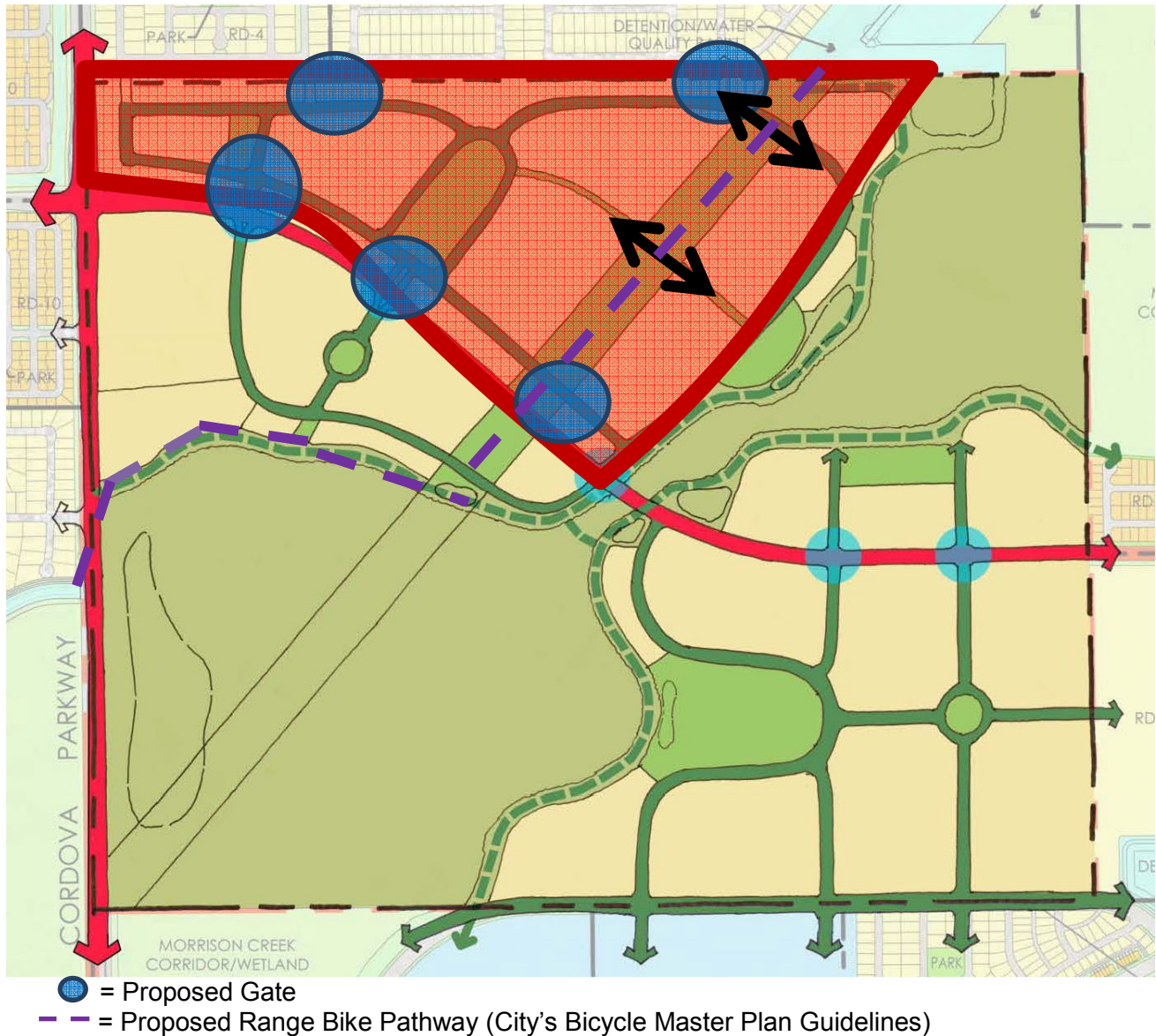
Zoning Code: The project site is zoned AG-80. While a conceptual land use plan is included with the General Plan, the Ranch would have to include zoning standards (i.e. allowable uses, development standards, and design guidelines) to guide specific development projects within this area. These standards would be considered within the review of a formal project submittal.

DESIGN ANALYSIS

The overall design of the project has not been finalized. As discussed in the background section of this report, the applicants have requested a study session to assess the Council's support of the gated community as well as the overall conceptual land use plan prior to making a formal resubmittal.

Some of the main items staff has identified based on a preliminary review of the revised plan are addressed in the sections below.

Figure 3: Proposed Age-Restricted Community (Highlighted In Red)



Rancho Cordova's First Gated Community

The project proposes to include the first gated community in the new development area of Rancho Cordova (Figure 3). While the City does not have any specific requirements or guidelines regarding the design of gated communities, there are policies regarding adequate access and circulation which could be impacted by the proposed community. Other gated communities in the Sacramento region have required the gated communities to convert all internal streets into private streets which are maintained by the private community. While the streets would be constructed to City standards, property owners within the gated community would be responsible for maintaining those private streets.

A revised traffic study will be required to assess the impacts of the proposed design. Certain issues to be addressed include:

- Access from/to the gated community.
 - **Will the general public have access (bike and walkways) through the gated portion of the site?** If not this would cause the Bike Mater Plan trails to be realigned around the gated community along the wetland preserve instead of along the transmission line corridor to the Sunridge Park connection.
 - Possible stacking issues at the main entrances if Chrysanthy Road becomes a congested street.
 - The plan indicates access to the Sunridge Lot J and Sunridge Park project to the north of the project.
- Safety/Fire access
- Parkland Requirements: While parks, bicycle and pedestrian trails will be required within the gated community, it is unknown whether these amenities would be accessible to the public. Therefore, the project may not receive credit towards meeting their park and open space requirements for lands within the gated community. While neighborhood parks may serve the gate neighborhood, community park requirements would have to be met in other areas of the plan.
- Schools. An elementary school had been planned for the southern portion of this project site. The applicant has informed staff that based on the initial outreach to EGUSD, this school may not be necessary since a large portion of the project would accommodate seniors.

Housing

The project is proposing the City's first age restricted community within the gated area mentioned above. While the age-restricted housing is not specifically regulated by the current General Plan or Municipal code, the proposal must be designed to address meeting the housing needs while complying with its fair share of affordable housing. Although previous "Ranch" designs had a majority of the units as lower density single family detached housing, some multi-family housing (HDR30-HDR60) had been proposed adjacent to the commercial area along Chrysanthy Road.

The project will also be required to provide the following upon resubmittal:

- Minimum five (5) percent of the total project's residential developable acreage (net) must be for residential uses of 30-units per acre or higher while 5 percent must be for residential uses 10-units per acre or greater. Higher densities will be offset by reduced percentage requirements (Action H.1.2.1).
- The project must have an Affordable Housing Plan (Policy H.1.5)
- Adherence to the Local Town Center guidelines for proper integration of housing and commercial uses along Rancho Cordova Parkway and Chrysanthy Road.

Parks/Open Space and Circulation:

As mentioned above, the inclusion of the gated community may effect credit for the community parks, open space, and trails requirement to other areas of the Ranch plan if public access to these facilities is not be allowed. The long range vision of the City's Bicycle Master Plan for this area is to have a class one bike path from Anatolia II connect from Rancho Cordova Parkway and move north through the transmission lines corridor, connecting to Sunrdge Park. With the

addition of the gated community the bike path might need to be relocated or the public would have to be allowed access to this pathway through the gated community.

Other issues associated with the project include, but are not limited to, the following:

- Provision of grade separated crossings for pedestrian and bicycle crossing (Rancho Cordova Parkway, Chrysanthy Road).
- Treatment and improvement of lands within the powerline corridor.
- Ensuring a highly functional system of trail adjacent to preserves and throughout the project area.
- The design of the detention basin in a manner that is aesthetically pleasing and maintains the integrity of vernal pool resources within the project.

Commercial:

The size of the commercial is unknown however the Planning Area does require the development to establish a “Local Town Center” at the southeast corner of Rancho Cordova Parkway and Chrysanthy Blvd. While the previous “Preserve/Ranch” plans seem to include less commercial and high density housing as suggested by the General Plan guidelines, due to the current plans lack of detail it is unclear how the commercial center will support social activity while providing retail business to the surrounding sites in accordance with the General Plan.

ATTACHMENT

The Ranch at Sunridge Context/Conceptual Plan dated June 5, 2014.

