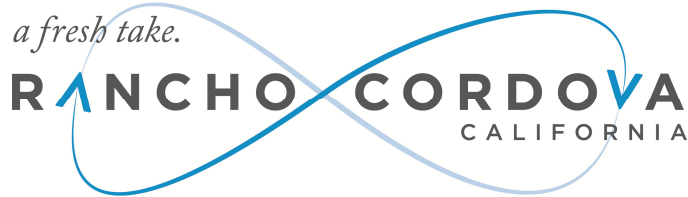


CITY OF RANCHO CORDOVA



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, July 15, 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 ITEMS

- 3.1 **Subject:** Drive-Through/Drive-In Design Review and Standards.
Recommendation: Receive information from staff and provide direction as to Council's expectations.
Result of Recommended Action: Council comments will inform staff on whether current design review and City standards for drive-throughs and drive-ins are reasonably consistent with City expectations. If so directed, staff will prepare amendments to current standards for consideration at a future Council meeting.
Staff Report: Paul Junker, Planning Director.
Advances Goals: 1, 2, 5, 6.

- 3.2 **Subject:** Proposed Amendments to Certain General Commercial (GC) Zoned Properties Within the SunRidge Specific Plan Area.
Recommendation: Consider staff's presentation and provide direction regarding changes to the allowed uses for commercial properties within the SunRidge Specific Plan Area.
Result of Recommended Action: Based upon Council direction, staff will prepare amendments to development regulations related to commercial properties within the SunRidge Specific Plan Area that would ensure such lands are available for uses that will serve the retail and commercial needs of residents in the vicinity of the commercial sites.
Staff Report: Paul Junker, Planning Director.
Advances Goals: 1, 2, 5, 6.
- 3.3 **Subject:** Water Conservation.
Recommendation: Consider feedback from residents who took the water conservation survey, as well as information provided by staff during the presentation. Provide direction as appropriate.
Result of Recommended Action: Based on City Council direction, staff will develop strategies to promote water conservation within the community. City Council may choose to direct staff to undertake specific actions immediately or, at the Council's discretion, direct staff to report back on potential programs at a future meeting.
Staff Report: Cyrus Abhar, Public Works Director.
Advances Goals: 1, 2, 3, 5.

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, July 15, 2014 Special Meeting of the Rancho Cordova City Council/Successor Agency to the CRA/RCFC was posted and available for review on Friday, July 11, 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.cityofranhocordova.org.

Signed Friday, July 11, 2014 at Rancho Cordova, California.


Mindy Cuppy, CMC, City Clerk

MEMORANDUM

DATE: July 15, 2014
TO: Honorable Mayor and Council Members
FROM: Paul Junker, Planning Director
SUBJECT: SUNRIDGE GENERAL COMMERCIAL (GC) AMENDMENT



RECOMMENDATION

Consider staff's presentation and provide direction as appropriate.

RESULT OF RECOMMENDED ACTION

Council direction will clarify the City's goals and expectations for development of General Commercial (GC) sites within the SunRidge Specific Plan area located on Douglas Road. If so directed, staff would prepare amendments to the Zoning Code that would apply to three GC properties within the SunRidge Specific Plan Area.

BACKGROUND

This discussion addresses three sites located on Douglas Road at or near the intersection of Sunrise Boulevard and Douglas Road that are currently designated General Commercial (GC) (see Figure 1 for locations of the affected properties). The specific question that staff is asking Council to consider is what uses should be allowed within these commercial sites, with an emphasis on whether and how residential uses should be allowed.

This discussion is intended to identify and explain issues to the Council and to solicit direction from Council regarding whether allowed uses on these SunRidge GC sites should be adjusted. While the primary emphasis of this discussion is residential uses, staff has identified additional currently allowed uses that Council may wish to adjust. If directed by Council to amend these regulations, staff will present specific text amendments to the Zoning Code at a subsequent meeting for Council consideration.

Background on Land Use Designations

Land use regulations within the SunRidge Specific Plan are complex due to a variety of factors, including the fact that the project was originally approved by Sacramento County prior to incorporation of the City and the subsequent litigation against those County approvals which forced the City to rescind Specific Plan approvals.

Prior to September 2008

The SunRidge Specific Plan was adopted by Sacramento County prior to City incorporation and was readopted by the City in July 2003. Under the original SunRidge Specific Plan (SRSP), sites 1 and 2 on Figure 1 were designated Shopping Center (SC), and site 3, located in the Montelena project, was designated RD-5. The SC designation under the Specific Plan allowed the following multi-family residential uses:

- Up to 80 dwellings subject to development plan review by the Planning Director
- 81 to 150 dwellings subject to development plan review by the Planning Commission
- More than 150 dwellings subject to approval of a use permit

Under these regulations, which were in effect from 2003 through 2008, the property owners essentially were allowed to construct up to 150 dwellings within a given SC site without a discretionary review (review limited to adopted development standards).

September 2008 through November 2013

The County approvals of the SunRidge Specific Plan were challenged in court and ultimately the City was ordered to vacate the Specific Plan approvals – this action occurred on September 19, 2008. The court's orders allowed projects that were vested through development agreements to stand; this included essentially all residential projects within the Specific Plan. Because the commercial sites did not have development agreements, these sites reverted to the zoning in place prior to Specific Plan adoption - Agriculture 80.

November 2013 through Present

Recognizing the lack of commercial zoning could delay construction of planned shopping centers, City staff recommended and City Council approved reinstating commercial zoning for the properties that were previously designated SC. The City's zoning Code does not include the SC designation that had been applied to these properties and so a designation of General Commercial (GC) was proposed and adopted. Under the GC zoning, multi-family dwellings are allowed by right, subject to compliance with applicable development standards. Functionally, this restored the rights for residential that had existed in the SC zone and removed the requirement for a use permit for a developer seeking approval of greater than 150 homes on a given site.

POTENTIAL CODE AMENDMENTS

Staff believes that Council's intent for development of the subject properties is commercial development that will serve the needs of SunRidge residents. To achieve this outcome staff recommends that a SunRidge GC (SGC) overlay district be established that clarifies appropriate uses for these properties. The SGC overlay district is intended to provide ample opportunity for a variety of community serving commercial endeavors while limiting those land uses that may detract from successful retail, grocery, and restaurant users.

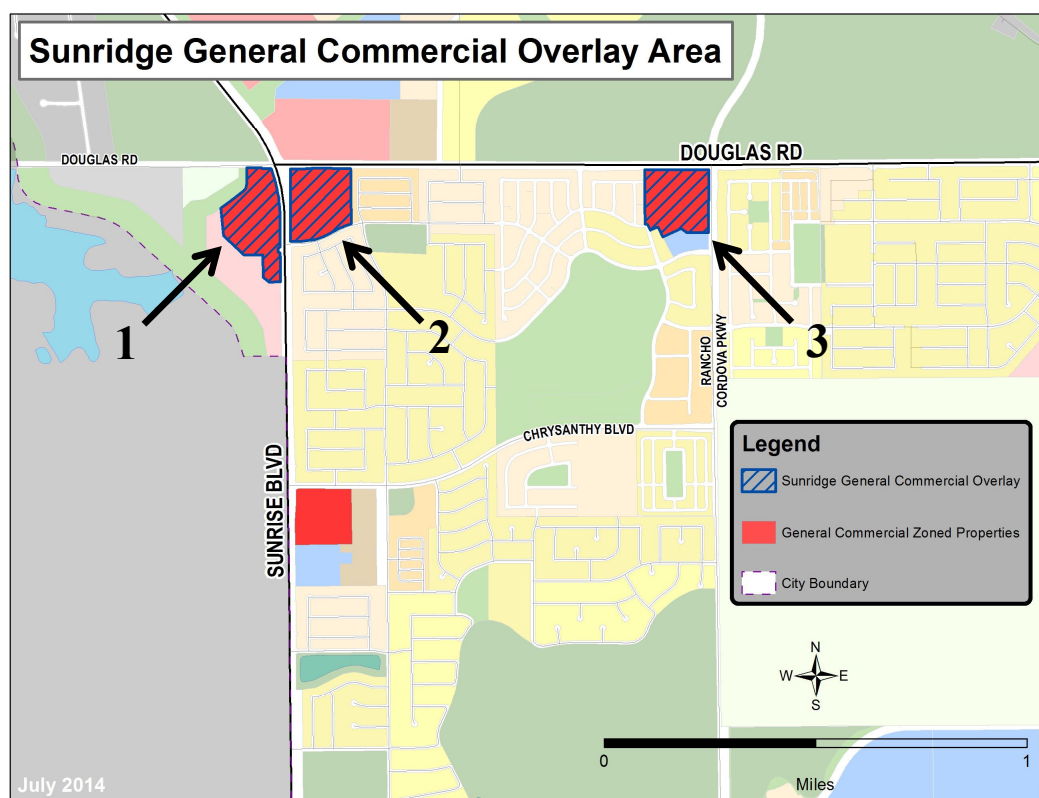
Under this approach, staff recommends adjustments to allowed uses for the subject properties as identified in the table below. The full list of uses allowed in the GC zone is provided as Attachment 1 of this report.

Use	Current	Proposed
Dwelling, Multifamily	P	C
Recreational Vehicle Parks	P	N
Equipment Sales and Rental	P	C
Maintenance and Repair, Small Equipment	P	C
Auto and Vehicle Storage	P	N
Manufacturing, Small Scale	P	C
Storage, Warehouse	P	N
Wholesaling and Distribution	P	N

Key: P – Permitted Use
L – Permitted subject to Limited Use Permit
C – Permitted subject to Conditional Use Permit
N – Not Permitted

Staff considers the change in how residential uses are allowed on Sunridge GC sites to be the primary policy issue to be resolved. Under staff's proposal, property owners would retain the ability to request multi-family residential uses on the GC sites, but approval of such uses would be at the Council's discretion through a Conditional Use Permit review.

Figure 1 – SunRidge GC Properties



WHY A SUNRIDGE GC OVERLAY ZONE?

While staff seeks to keep regulations as simple and straight forward as possible, the GC zone presents unique challenges. Specifically, staff believes the Council's expectation is for commercial uses on the SunRidge GC site. However, GC properties located near Sunrise Boulevard and Highway 50 have been included in the City's Regional Housing Needs Allocation (RHNA) site inventory. Residential uses must remain "by right" on these RHNA designated sites. Therefore, any discretionary review of housing on GC zoned properties is recommended to be limited to sites located south of Douglas Boulevard.

SUNRISE/CHRYSANTHY GC SITE

Staff proposes the SunRidge GC Overlay apply to three sites within the Specific Plan area. A fourth GC site, located at Sunrise and Chrysanthy, has been omitted from this action at the landowners request. AKT owns the Chrysanthy site and is concerned it will have limited commercial development potential in coming years and that even when the community has built out it will be a less competitive site than other commercial sites in this area of Rancho Cordova. AKT has stated its intent to approach the Council with ideas for alternative uses and has requested that no changes to the GC zoning be made at this time. Staff considers the Douglas Road sites to be the critical opportunity sites for commercial development and so is supporting AKT's request regarding the Chrysanthy Boulevard site.

MONTELENA PROJECT VESTED RIGHTS

GC zoning for the commercial site within the Montelena project was approved by Council and vested through a development agreement. Therefore, the amendment to the GC zone described herein would not affect the rights to develop multi-family housing on the Montelena GC property. Staff will work directly with owners of the Montelena project to ensure that commercial uses are developed upon this site.

DISCUSSIONS WITH AFFECTED PROPERTY OWNERS

In preparation for this discussion, staff has contacted owners of properties that could be affected by changes to the SunRidge GC zoning district. Results of these discussions are as follows:

Donahue Schriber

Donahue Schriber owns the commercial site at the southwest corner of Sunrise and Douglas (Figure 1 - Site 1). Staff has contacted representatives of Donahue Schriber to discuss this proposed action and to explain the City's intent and interests. Donahue Schriber as stated a desire to maintain all potential development options to ensure flexibility in the future should market conditions change. Donahue Schriber has not expressed a near term interest in residential development, but appears interested in maximum flexibility in allowed rights.

AKT Development

AKT owns two of the affect properties, the site at the southeast corner of Sunrise and Douglas (Figure 1 – Site 2) and the site at the southeast corner of Sunrise and Chrysanthy. AKT considers the Sunrise and Douglas property to be well situated for commercial development and would not oppose a requirement for a use permit to allow residential development. However, AKT is less confident of the commercial viability of the Sunrise and Chrysanthy site and would be opposed to any limitations or discretionary review requirements for residential at this site.

SBM – Montelena

SBM owns the Montelena project that includes commercial on Douglas Road (Figure 1 - Site 3). Staff has contacted representatives of SBM and explained the proposed amendments. SBM has no reservations regarding the SunRidge GC Overlay. As noted above, amendments to the SunRidge GC zone would not affect the Montelena project because it has a vested right to develop consistent with the current GC designation (including rights to develop residential land uses). In addition, SBM appears amenable to a future amendment of allowed uses on their property consistent with the changes described under the SunRidge GC Overlay.

COUNCIL DIRECTION REQUESTED

Staff requests Council direction on whether the allowed uses for GC zoned properties within the Sunridge Specific Plan should be amended and, if so, is the staff proposal of a Sunridge GC Overlay the right approach.

ATTACHMENT

Zoned Code Table of Allowed Uses – GC, M-1 and M-2

**Table 23.316-1: Allowed Use and Permit Requirements for
General Commercial and Industrial Zoning Districts**

Land Use Category	GC	M-1	M-2	Specific Use Regulations
Residential Uses				
Caretaker Housing	P	P	AUP	RCMC 23.901.020
Dwelling, Multifamily	P	C	N	RCMC 23.901.070 (if senior independent living)
Emergency Shelters	C	C	C	
Home Occupations	P	P	N	RCMC 23.901.030
Live-Work Facility	P	P	N	RCMC 23.901.040
Mobile Home Park	C	N	N	RCMC 23.901.050
Single-Room Occupancy (SRO)	C	C	N	
Transitional Housing	P	P	N	
Recreation, Education, and Public Assembly Uses				
Cemeteries, Mausoleums	C	C	C	
Clubs, Lodges, and Private Meeting Halls	P	P	P	
Indoor Amusement/Entertainment Facility	P	AUP	AUP	
Indoor Fitness and Sports Facility	P	AUP	AUP	
Libraries and Museums	P	P	C	
Outdoor Commercial Recreation	C	C	C	
Public Safety Facility	P	P	P	
Recreational Vehicle Parks	P	C	C	
Religious Institutions	P	L	L	
Schools, Private and Special/Studios	P	L ¹	L ¹	
Schools, Public	P	P	P	
Theaters and Auditoriums	P	C	C	
Utility, Transportation, and Communication Use Listings				
Broadcasting and Recording Studios	P	P	P	
Bus and Transit Shelters	P	P	P	
Freight Yard/Truck Terminal	N	P ²	P ²	
Fuel Storage and Distribution	N	P ²	P	
Heliports	C	C	C	
Park and Ride Facility	P	P	P	
Parking Facility	P	P	P	
Telecommunication Facility	L	L	L	RCMC 23.907.020

Rancho Cordova Municipal Code
Chapter 23.316 GENERAL COMMERCIAL AND
INDUSTRIAL ZONES

Land Use Category	GC	M-1	M-2	Specific Use Regulations
Transit Facilities	N	P	P	
Transit Stations and Terminals	P	P	P	
Utility Facilities and Infrastructure	L	P	P	RCMC 23.907.030
Retail, Service, and Office Use Listings				
Alcoholic Beverage Sales	C ⁴	C ³	C ³	
Ambulance Service	AUP	AUP	AUP	
Animal Sales and Grooming	P	AUP	L	
Art, Antique, Collectable	P	AUP	L	
Artisan Shops	P	AUP	L	
Banks and Financial Services	P	AUP	L	
Bars and Nightclubs	C	C	C	
Building Materials Stores and Yards	P	P ²	P ²	
Business Support Services	P	P ²	P ²	
Call Centers	L	L	L	
Child Day Care Facility	P	C	N	
Convenience Stores	P	C	C	RCMC 23.910.020
Drive-in and Drive-through Sales and Service	P	C	C	RCMC 23.910.030
Equipment Sales and Rental	P ^{2,8}	P ^{2,8}	P	
Furniture, Furnishings, and Appliance Stores	P	P ²	AUP	
Garden Center/Plant Nursery	P	P ²	AUP	
Grocery Stores/Supermarket	P	L	L	
Home Improvement Supplies	P ²	P ²	P	
Hotels and Motels	P	N	N	
Hotels and Motels, Extended Stay	P	N	N	
Kennels, Commercial	L	AUP	AUP	
Maintenance and Repair, Small Equipment	P ²	P	P	
Medical Services, General	P	AUP	AUP	
Medical Services, Extended Care	P	N	N	
Medical Services, Hospitals	P	L	P	
Mortuaries and Funeral Homes	P	C	C	
Neighborhood Market	P	AUP	L	
Offices, Business and Professional	P	AUP	L	
Offices, Accessory	P ⁶	P ⁶	P ⁷	
Personal Services	P	AUP	L	

Rancho Cordova Municipal Code
Chapter 23.316 GENERAL COMMERCIAL AND
INDUSTRIAL ZONES

Land Use Category	GC	M-1	M-2	Specific Use Regulations
Restaurants	P	AUP	L	
Retail, Accessory	P ⁶	P ⁶	P ⁷	
Retail, General	P	AUP	L	
Retail, Warehouse Club	P	AUP	L	
Veterinary Facility	P	P ²	P ²	
Automobile and Vehicle Uses				
Auto and Vehicle Dismantling	N	N	C	RCMC 23.913.020
Auto and Vehicle Sales	L	L ⁵	L ⁵	RCMC 23.913.040
Auto and Vehicle Rental	P ⁹	P ⁹	P ⁹	RCMC 23.913.040
Auto and Vehicle Sales, Wholesale	L ⁵	L	L	RCMC 23.913.040
Auto and Vehicle Storage	P ²	P ²	P ²	
Auto Parts Sales	P ²	P ²	P ²	
Car Washing and Detailing	C	P	P	
Service Stations	C	C	C	RCMC 23.913.030
Vehicle Services, Major	P ²	P ²	P ²	
Vehicle Services, Minor	P ²	P ²	P ²	
Industrial, Manufacturing, and Processing Uses				
Agricultural Products Processing	N	C	P	
Junk Tire Facility	N	N	P	RCMC 23.916.020
Manufacturing, Major	N	L ²	P	
Manufacturing, Minor	N	P ²	P	
Manufacturing, Small Scale	P	P ²	P	
Printing and Publishing	N	P	P	
Recycling Facility, Processing	N	L	P	
Recycling Facility, Scrap and Dismantling Facility	N	N	C	
Research and Development	N	P	P	
Storage, Personal Storage Facility	N	P ²	P	
Storage, Warehouse	L	P ²	P	
Storage, Yards	N	N	P ²	
Wholesaling and Distribution	P	P ²	P	
Special Regulated Uses				
Card Rooms	N	C	C	RCMC 23.919.020
Check Cashing Businesses	N	N	C	RCMC 23.919.030
Massage Parlor	N	N	C	

Rancho Cordova Municipal Code
Chapter 23.316 GENERAL COMMERCIAL AND
INDUSTRIAL ZONES

Land Use Category	GC	M-1	M-2	Specific Use Regulations
Pawnshops	N	N	C	RCMC 23.919.040
Recycling Facility, Collection Facility	N	L	P	RCMC 23.919.050
Sexually Oriented Businesses	N	P	P	RCMC 23.919.060
Smoke Shops	N	N	C	RCMC 23.919.070
Tattoo Parlors	N	N	C	RCMC 23.919.080
Thrift Store	N	L	C	RCMC 23.919.090

Notes:

1. Trade schools permitted by right, all other schools require an LUP.
2. Permitted if the entire operation is conducted within a completely enclosed building or screened from view behind a fence or wall.
3. Off-site sales of alcohol permitted as an allowed use if incidental to a permitted use (e.g., breweries, wineries). Only retail sale of alcohol is permitted as part of the primary use. All other types of off-site sales (e.g., convenience store) require a conditional use permit. See Wholesaling and Distribution for nonretail sales.
4. On-site sales permitted with limited use permit. Off-site requires a conditional use permit.
5. Incidental sales up to 15 percent of developed portion of site are permitted as a by-right use and must be fully screened from view or enclosed within a building. Automotive sales that exceed 15 percent of the developed portion of the site or outdoor display areas that are not screened from view may be permitted with the issuance of a limited use permit.
6. All retail, accessory and office, accessory uses are permitted up to a combined 50 percent of total building square footage.
7. The following limitations apply to retail, accessory and office, accessory in the M-2 district:
 - a. Sales are allowed when incidental to a permitted use and sales and stock room area do not exceed 25 percent of total floor area;
 - b. Offices are allowed when incidental to a permitted use and do not exceed 25 percent of total floor area;
 - c. Cafes/restaurants are allowed up to 15 percent of building square footage (freestanding restaurants require the issuance of a CUP).
8. Up to 50 percent of total building area may be used for storage, warehousing, distribution or similar use as a permitted use. A CUP is required to exceed this percentage.
9. This use is permitted if an integral part of the primary use (unrelated, incidental rental operations are not permitted). Additional provisions in RCMC 23.913.040 apply.
[Ord. 12-2011 § 3 (Exh. A); Ord. 20-2010 § 3 (Exh. B); Ord. 7-2010 § 3 (Exh. A); Ord. 27-2008 § 1 (Exh. A § 2.6.030)].

MEMORANDUM

DATE: July 15, 2014

TO: Honorable Mayor and Council Members

FROM: Cyrus Abhar, Public Works Director

SUBJECT: Water Conservation



RECOMMENDATION

Consider feedback from residents who took the water conservation survey, as well as information provided by staff during the presentation. Provide direction as appropriate.

RESULT OF RECOMMENDED ACTION

Based on City Council direction, staff will develop strategies to promote water conservation within the community. City Council may choose to direct staff to undertake specific actions immediately or, at the Council's discretion, direct staff to report back on potential programs at a future meeting.

BACKGROUND

With California facing one of the most severe droughts on record, state officials and local jurisdictions are taking steps to address the water shortage. While many jurisdictions directly provide water to residents, that responsibility in Rancho Cordova falls on our four water suppliers: Golden State Water Company, California American Water, Sacramento County Water Agency, and City of Folsom Water District.

The purpose of this discussion is to determine what role the City should play (if any) in addressing the ongoing severe drought. To aid in the discussion, staff utilized Peak Democracy's online survey tool (www.engagedranchocordova.org) in order to better understand the values and interests of the community on the topic of water conservation. The survey was pushed out through the City's social media networks and responses were collected from May 23rd through June 13th, 2014.

Staff will summarize survey results and discuss various options the City could take to promote water conservation in the community. Options include educational outreach to residents about the importance of water conservation, implementing or revising City standards to allow residents to install more drought tolerant front-yard landscaping, and establishing mandatory enforceable measures to reduce residential water waste.

ATTACHMENTS

1. Water Conservation Survey Results
2. PowerPoint Presentation

Water Conservation

Should the City be involved in conserving water?

All Responses sorted chronologically

As of July 9, 2014, 9:38 AM



As with any public comment process, participation in Engaged Rancho Cordova is voluntary. The responses in this record are not necessarily representative of the whole population, nor do they reflect the opinions of any government agency or elected officials.

Water Conservation

Should the City be involved in conserving water?

Introduction

California is experiencing a severe drought that is affecting everyone from farmers to homeowners to businesses. If rains are light next winter, conditions will likely worsen. We would like to know your thoughts on what the City's roles should be in promoting water conservation in Rancho Cordova.

While the City of Rancho Cordova has the same interests and concerns as any water user, we do not control water supplies. That responsibility falls on our water providers (Golden State Water Company, American Water, and Sacramento County Water Agency) to deliver water to homes and businesses.

Please take a moment to answer a few questions that will help the City to better understand the values and interests of our community. Your responses will help us determine the best path to take in addressing the drought.

Water Conservation

Should the City be involved in conserving water?

As of July 9, 2014, 9:38 AM, this forum had:

Attendees: 151

All Responses: 98

Hours of Public Comment: 4.9

Should the City be involved in conserving water?

Responses

Do you consider water conservation a high priority? Please rate on a scale from 1 to 5 (1=low priority, 5=high priority)

		%	Count
1 - Low Priority		5.1%	5
2		2.0%	2
3		12.2%	12
4		33.7%	33
5 - High Priority		46.9%	46

Do you think the City of Rancho Cordova should take an active role in promoting water conservation?

		%	Count
Yes		68.0%	66
Maybe / Unsure		14.4%	14
No		17.5%	17

Below are some possible actions that the City could take to promote water conservation within the community. Please check all measures that you would like the City to take.

		%	Count
Education; Inform the community on practical strategies for reducing water consumption.		79.1%	72
City Standards; Implement policy changes that would allow residents to install more drought tolerant landscaping in front yards.		67.0%	61

Water Conservation

Should the City be involved in conserving water?

		%	Count
Establish mandatory measures to reduce water waste & enforce measures in the community. Ex: Restrict water usage to certain days of the week. The regulations would be separate from mandatory water restrictions implemented by our water purveyors.		35.2%	32

Do you have any comments about water conservation?

Answered	60
Skipped	38

Should the City be involved in conserving water?

Do you have any comments about water conservation?

Name not available (unclaimed)

June 13, 2014, 2:31 PM

I'm sure that all residents are already aware of our low water storage. I think the city should establish restrictions on water usage, (restrict landscape watering to certain days, only in the early am, etc. Typical stuff that we see violated every day.

Name not shown (on forum)

June 13, 2014, 1:55 AM

Offer incentives like "cash for grass" for back yards not just front. Allow Grants to convert yards, a lot of people will just stop watering & let there landscape go rather then invest in something they don't have the money for.

Name not shown (on forum)

June 12, 2014, 2:08 PM

I have changed the use of water at my home for inside usage and outside lawns.

Name not available (unclaimed)

June 11, 2014, 10:40 PM

NO mandatory measures or policy changes!

Name not shown (on forum)

June 11, 2014, 8:17 PM

It seems that Code Enforcement is unaware of the drought, and working against water conservation. Neighbors have complained about being fined for a slightly browning lawn, while trying to adhere to the State guidelines. Could the City work with the different departments and ensure you're all on the same page?

Also, I agree with the one responder who recommended all those great links for conservation ideas. Incentives for purchasing and using rain barrels would go a long way, especially if businesses got involved. And the City might check into businesses that claim to be using non potable water for watering their lawns. I happen to know of one large business off Trade Center Drive that is lying about that. I used to work for them.

Name not available (unclaimed)

June 11, 2014, 6:25 PM

A water pipe has broken at Kavala Ranch Park and the water has been running freely flooding the area next to it and running down the street for 2 going on 3 days.

Name not shown inside district 10 (on forum)

Should the City be involved in conserving water?

June 11, 2014, 5:03 PM

Too lessen confusion, the city's purposed mandatory measures must be in line with those of the water purveyors. In other words, speak with one voice on this method of control.

Name not available (unclaimed)

June 11, 2014, 3:57 PM

Worried that as we use less water we will pay more for it. It is a slap in the face for water providers to demand us to use less then turn around and claim they're not selling enough to make money.

Sean Moen (on forum)

June 10, 2014, 8:12 PM

I am not a hard-core water conservationist but I do believe it is an issue that shouldn't be ignored. I myself am not watering my front lawn because of this year. I believe the City should take an active role. First, look at the items you can immediately control - like median watering that is wasting a tremendous amount of water. For example, the watering in Sunrise Blvd between Zinfandel and Coloma is consistently watering the street due to overflow. This are the first items that should be addressed. Second, can the city "reduce" water usage by "beautifying" our city with California Native or drought resistant landscape. Make it so the landscape doesn't need to be watered. Third, can the City start or expand a reclaimed water program to be used in areas that need water.

Name not available (unclaimed)

June 9, 2014, 5:06 PM

Start by policing against water wasters.

Name not available (unclaimed)

June 8, 2014, 2:22 PM

Ask the water companies to provide better rebates for newer products rather than shower flow reducers and low flow toilets. Been there done that.

Name not available (unclaimed)

June 8, 2014, 10:27 AM

The city should not become involved.

Name not available (unclaimed)

June 7, 2014, 6:54 PM

Sure, why not create a fund so we can replace our lawn for a non water use landscape, City of Sacramento and others around many States are doing in it; think about it I'll be the first to get rid of my front lawn and back if possible.

Should the City be involved in conserving water?

Name not available (unclaimed)

June 7, 2014, 8:33 AM

make sure that HOA adhere to the policy

Name not available (unclaimed)

June 6, 2014, 5:30 PM

The city should not take any action that would lead to the criminalization of its citizens. We should be proactive in education, get the word out. We can team with the post office to get educational flyers to every "house". But to fine a citizen for over use of something they are paying for is Unacceptably wrong. We can all work together to get through this drought. Thank you. Steven Harmer

Name not available (unclaimed)

June 6, 2014, 4:23 PM

Rancho is doing nothing and it is a shame. I walk the streets around McGregor/Ambassador every day and to the American River Trail and see so much wasted water by water lawns while the river is almost as low as it can be.

We need a water conservation policy ASAP.

Name not shown inside district 3 (on forum)

June 6, 2014, 2:08 PM

Its none of the cities business. I do note that the city hall lawn is GREEN!

Name not available (unclaimed)

June 6, 2014, 11:13 AM

The city has enough problems without getting involved in this.

Name not available (unclaimed)

June 6, 2014, 9:46 AM

We really need to be proactive about this before things get worse.

Name not available (unclaimed)

June 5, 2014, 6:56 PM

City should coordinate any of its programs with water agencies. A public forum by Cal American Water indicated that customers are currently reducing water usage. City should encourage this trend not only with education efforts, but with close review and changes of regulations and requirements for homeowners, apartment owners and residents, and businesses to implement requirements (zoning requirements, etc.) that permit and promote water conservation. And, city should carefully monitor its own water usage.

Should the City be involved in conserving water?

Name not shown inside district 10 (on forum)
June 5, 2014, 8:34 AM

If we simply wasted less water we could all keep a decent lawn during this time.

(1) The city of Rancho Cordova wastes too much water--ONE example: you can see it all over Sunrise Blvd where the sprinklers are on for far too long and deep water puddles cover the entire street. The same wastefulness can be seen in parks and along other roadways in the city. We pay taxes to cover the cost of parks and recreation duties to minimize wasteful watering throughout the city--please do the job of reducing water waste in the city.

(2) EDUCATE:

--the soil here is clay, you can't water for 10 minutes without half of it running off into the street. Water 2-3 times per day with 2-3 minutes each time instead. This allows just enough time for the lawns to absorb the water and by the time the clay absorbs it, another cycle is ready to set in. You can't deeply water clay in one shot--it will run off way before it absorbs in!

--raise your mower heights! If you keep your lawn at 2 1/2 to 3 inches tall it naturally repels weeds (so you add fewer chemicals to your lawn) and taller grass will keep more moisture at the roots, meaning you will need to water less often. Check your lawn species--if its fescue then its actually happier at this height all year.

(3) Overseed with water saving seed combinations like Scott's sun and shade mix. The newer hybrids of seeds need 1/2 as much water as the older hybrids that were used long ago. And reseedling keeps your lawn full of volume, again reducing the chance for weeds to set in and keeping more moisture in so you need less water.

Name not shown inside district 3 (on forum)
June 4, 2014, 12:58 PM

Based on the large number of low-income and retired residents in the city, restricting landscape irrigation to every other day or at a minimum restricting watering to 6 days per week is reasonable. Much higher water rates would be a hardship to some and possibly lead to some brown front lawns, as was the case in a previous city I lived in. Brown front lawns would lower property values and reduce home sales.

The only way for watering restrictions to work, is to enforce escalating fines and to have some means for residents to report violators. A small incentive for tipsters could be paid from the violators fine. Like any new regulation, a warning could be given for the first violation. Also, a waiver needs to be given to residents when installing sod or seeding new lawns, because daily watering is essential in those cases. Any improvements to neighborhoods need to be protected.

Since irrigation is the largest use of water, such a program should lead to conservation, as no one would want to overwater their lawns on the days that they water. Car washing at home could also be restricted on days that lawns cant be watered. The city could also start a program where low-flow faucet and shower attachments are subsidized.

Should the City be involved in conserving water?

Name not available (unclaimed)

June 4, 2014, 8:13 AM

I do not think the city should have mandatory measures and hence enforcement - that adds an unnecessary cost to the city. Leave that to the providers. Education and coding change for landscaping are excellent (yes, please help me get rid of that grass!). In addition, the City should promote what it is doing to conserve - put out notices about landscaping changes, reduction of watering, etc. so residents are aware that the City itself is doing its part.

Name not shown inside district 10 (on forum)

June 3, 2014, 9:19 PM

Gotta do it when necessary.

Name not available (unclaimed)

June 3, 2014, 3:44 PM

Share info on what some folks are doing as practical strategies; some folks need inspiration. Personally I would like to know what businesses, factories, etc. are doing.

Name not shown outside Rancho Cordova (on forum)

June 3, 2014, 3:43 PM

Our fellow neighbors should go by all restrictions at all times and not waste water.

Name not shown outside Rancho Cordova (on forum)

June 3, 2014, 3:42 PM

Promote grey water usage and work with homeowners to install water collection systems such as rain barrels. Homes in this area set up for rain collection can collect as much as 1246.753 gallons per 1 inch of rainfall. Imagine if business buildings did this as well.

csgnetwork.com (rain water collection calculator)

letsgogreen.com/greywater (grey water collection)

epa.gov/greenhomes/conservewater.htm (apssiteforgreenhomes)

envirolet.com (composting toilets for the home.)

greenhomesamerica.com (home energy audits)

My goal for my home is to make it as green as possible from rain and greywater collection to wind turbines. We also plan on foam insulation in the outer walls and solar panels on the roof along with solar hearing for our pool. We have already replaced out hot water tank with a tankless and out appliances with energy star ones. We use grey water for our vegetable garden. If the businesses would have a reason to change to LED lighting in their parking lots that would be great as well. If the city can start making these changes why can't the businesses including apartments. If they want green lawns they should have a way to conserve water as well. These are just a few ideas I am looking at for my home. My gas bills went from \$40 to less than \$10 during the summer

Should the City be involved in conserving water?

and my water dropped by almost \$50 with just the water heater change.

Name not shown inside district 3 (on forum)

June 3, 2014, 9:39 AM

I think we should go to watering on the even and odd days, as we did in previous drought conditions. It worked then, it will work again.

Name not available (unclaimed)

June 3, 2014, 8:34 AM

i don't think anyone should have to live in fear of the water police showing up at their door, or having the threat of fines... however, for obvious, blatant and repeat offenders, there MAY be a case for city involvement.

Name not shown (on forum)

May 31, 2014, 4:09 PM

Since we are experiencing a severe drought now, how come we're not implementing a mandatory water conservation? Now is the time to take action. Not waiting until it gets even worse.

Name not available (unclaimed)

May 31, 2014, 9:26 AM

Establish procedures for reporting gutter flooders and enforcing the conservation guidelines.

Name not shown inside district 2 (on forum)

May 31, 2014, 6:16 AM

I was raised to conserve water and energy so have already taken measures to reduce usage years and years ago. My backyard is cemented and I reduced my front lawn by 1/2. I live alone and use only what I need in the house. My fear is that restrictions will penalize people like me that have little left to cut back on. There are no "incentives" I can be offered to replace my yard as I have already done so. I appreciate that the city is not forcing me to lose the lawn I do have. I don't know what is "fair" since we are not all in the same place at the start of this.

Name not available (unclaimed)

May 31, 2014, 5:48 AM

I appreciate that the city is not dictating water usage. I believe in conservation but on the other hand I have brand new landscaping (2 years old) that I don't want to lose due to water restrictions. If we are all forced to let our lawns dry up it would be a huge fire risk as well as making our neighborhoods look ugly. I work very hard to maintain an attractive yard for my neighborhood.

Name not available (unclaimed)

Should the City be involved in conserving water?

May 30, 2014, 11:28 PM

A lot of people in our neighborhood take the attitude that "no one is forcing me to cut down, so I'll waste as much as I want." I'm not a fan of mandated restrictions, but for some people that's what it takes to get their attention.

Bill Wells inside district 1 (on forum)

May 30, 2014, 8:23 AM

If the water providers haven't already done so, I believe they should agree on what measures should be taken so we all live by the same rules. Those rules, whatever they may be, should be enforced by the providers as well as the city.

Name not available (unclaimed)

May 29, 2014, 3:05 PM

The conservation of water should be incorporated into the lives of people whether the city is experiencing a drought or not. Having the privilege of clean, running water, we do not stop to think that thousands in other places of the world don't. The simple implementations of limiting the usage of water here in Rancho Cordova will not only bring up a community effort but also, it will prompt the awareness and appreciation of water. Considering that water is one of the survival needs of a human, an effort should be made by the city to conserve and treasure our resource. Water is not never-ending. We need to use it wisely now before the consequences will be heavily felt.

Name not available (unclaimed)

May 28, 2014, 3:21 PM

Information and education are key. What are the best times to water? Duration? What can we do to use water more effectively--mulch or other practices? What are best drought-tolerant plants for landscaping? And the standard ideas of full loads of dishwasher and laundry etc. What can kids do? I'm not in favor of strict rationing or water police.

kathe nathan inside district 10 (on forum)

May 28, 2014, 2:06 PM

Lawns should be outlawed on a permanent basis. I know this will never happen but to see thousands of gallons of water being used to water lawns while farmers let their fields go fallow and/or their trees die due to lack of water is an outrage.

At a minimum, new developments should require that the homeowners be offered a no-lawn option, i.e. rock garden, drought tolerant ground cover.

I believe the CC&Rs in our neighborhood state that lawns must remain in place for two years from the date of purchase. Once again, this is insanity given the current drought situation which in my humble opinion will only get worse. We need to think of water as a precious commodity that cannot be wasted at any time not just until

Should the City be involved in conserving water?

we have a wet winter.

I believe the water suppliers should determine a "average water usage need" for a family of 4 that does not include watering a lawn. Once that level of usage is reached the charge should increase dramatically. At the current level, conservation does not result in a significantly reduced water bill.

Name not available (unclaimed)
May 26, 2014, 10:50 AM

Water running down the gutter from broken sprinkler heads or misguided sprinkler heads are a very easy fix. I have seen GSW patrolling the area so hopefully they catch these types of waste.

Name not shown inside district 7 (on forum)
May 26, 2014, 9:03 AM

I think ultimately the drought and the water companies will teach us what is best. But I also think that any reduction measures should be applied in a way that addresses the level of waste. Companies that water too much or have sprinklers that have turned into geysers should be asked to make changes, repairs and reductions first. Then older homes that have irrigation with no timers or that water by hand. Newer communities already have most of the water-reducing technology in place. Addressing the drought isn't necessarily a one-size-fits-all situation.

Name not available (unclaimed)
May 25, 2014, 7:42 AM

I don't think you should do anything,

Name not available (unclaimed)
May 24, 2014, 5:39 PM

Rather than mandatory restrictions, is it possible to adjust usage fees on a sliding scale, with special exemptions for clients in dire need?

Name not shown inside district 3 (on forum)
May 24, 2014, 4:17 PM

We should mandate water conservation due to the fact of our low water issues. we recently had inspection in our mobile home park and some residents were told to water there lawns and keep them green... (bad idea), we also have residents that water constantly and nothing is being done to stop them. it would be better to have low tolerate plants and some other ground cover for looks. they should be fined and not at the expense of tax payers or homeowners.

Name not available (unclaimed)
May 24, 2014, 4:12 PM

Should the City be involved in conserving water?

Since the companies delivering water have the ability to lay down their own rules, there seems little need for the city to get involved. The responsibility and ability to control water usage are already in place.

Name not available (unclaimed)

May 24, 2014, 9:38 AM

Funny...who even knew Rancho Cordova has standards for front yard landscaping?! Keep the governments "mandatory measures" out of it and simply urge citizens to use the "suggested" days of the week water usage guidelines. In my opinion, Rancho Cordova seemingly cannot or does not enforce its already existing laws regarding landscaping and neighborhood blight. They would rather spend money on new led streetlights than clean up the drug infested neighborhoods. You go City Council!!

Name not available (unclaimed)

May 24, 2014, 6:52 AM

I have, on my own changed my landscaping to save water. I never run taps unnecessarily and what watering I do is early in the morning and later in the evening to reduce evaporative wastage. I only use what I need a couple of times a week. It not only reflects on my water bill greatly but I feel I am doing my part not to stress our community water supplies. We need to wake up to the fact that this drought is very significant, enduring and is indeed real. If everyone and I mean everyone, including the well to do, reduce waste there will be enough to go around till drought conditions improve.

Name not available (unclaimed)

May 24, 2014, 6:50 AM

Everyone should do their part but making regulations just doesn't make sense. Raising water rates is unfair to senior citizens and low income families.

Name not available (unclaimed)

May 23, 2014, 10:00 PM

I understand we are in a drought but I would like to see the city keep the public pools and water parks open. And encourage people to conserve water at home.

Spencer Joplin inside district 5 (on forum)

May 23, 2014, 9:46 PM

The water distributors are better positioned to communicate with the bill payers, who are the only people with a direct incentive to save water.

Name not shown inside district 3 (on forum)

May 23, 2014, 8:34 PM

Our family has already cut our yard water usage in half and we are hoping that we will not be forced to let our

Should the City be involved in conserving water?

landscaping die.

Weather forecasters say we're in for an "el Nino" year... let's hope it breaks the drought before everything in our area is brown!

Name not available (unclaimed)

May 23, 2014, 3:17 PM

The more restriction we put on people, the worse people would have. People will do what they want to to Education and information would make people feel better to volunteer.

Name not available (unclaimed)

May 23, 2014, 12:15 PM

Mandatory measures should be for real emergencies only. And only for the duration. And how are people who have no money to spare supposed to buy water saving repairs and upgrades for their homes? The easy things are already done so what is left is really expensive by comparison.

Name not shown inside district 10 (on forum)

May 23, 2014, 10:47 AM

I have already ripped out 85' of side yard and my entire front yard and converted it to drought tolerant landscaping. The City of Rancho needs to set up a program to promote (issues \$ credits to remove lawns) the replacement of lawns with drought tolerant landscaping, similar to what the City of Sacramento is doing. My experience, it cost me ~\$1,500 to remove and replant and not everyone can afford that.

Deborah Joyner inside district 6 (on forum)

May 23, 2014, 9:22 AM

The City of Rancho Cordova should set the example for water conservation. All, repeat all, city maintained landscaping, including lawns, should fall under the same watering rules as established for residential customers. How do you expect the residents to get on board with water rationing, when the city excludes itself from the same rules?

Name not shown inside district 7 (on forum)

May 23, 2014, 9:01 AM

Mandatory residential measures should be established as needed to align with Sacramento, Folsom, and other local City efforts to conserve water. Communities and water districts should be working together on efforts to save water since we all share the same ultimate limited resource. The City of Rancho Cordova needs to urge, strongly encourage, or entice Golden State water district to expand its \$2/sf Turf Removal Rebate program to Northern California residential customers the same as it offers Southern CA customers (who use less water on average than Northern CA). Better rebates will help reduce water use per household.

www.socalwatersmart.com

Should the City be involved in conserving water?

Laura Drath inside district 2 (on forum)
May 23, 2014, 8:33 AM

As Californians we need to understand and accept that drought is not a fleeting problem, solved by a wet year or two. Drought is a recurring feature of our climate in this region, and as climate disruption intensifies, we are going to see more frequent, more intense, and longer lasting droughts. We need to take strong action now to adapt our lifestyles to our environment. I personally think it's irresponsible for Rancho Cordova to allow unrestricted water use just because we draw from groundwater rather than reservoirs. Groundwater depletion is a very serious concern, and additionally, we need to show that we are all in this together, and that water conservation is a priority for all Californians at all times.

Name not available (unclaimed)
May 23, 2014, 8:07 AM

While it is urgent that we conserve, it is also important that we continue to water our trees. I've been walking a lot lately and have seen dead trees from lack of water. That is just not nessecary, to let these trees die! We save our shower water into a bucket, (the water that is wasted while waiting for the temperature to warm). and we use that water to water our shrubs.

Name not available (unclaimed)
May 23, 2014, 7:28 AM

I installed a lawn because of rancho's "standards" if it dies due to the drought I'm not going to replace it. I consider that the city's problem for demanding I put in a high water landscape to begin with. So add dead lawns to the acceptable list of landscape options. There will be many by the end of this drought. Thank you for this survey.

Name not shown inside district 5 (on forum)
May 23, 2014, 7:12 AM

Most of the friends and co-workers I've talked to have initiated a voluntary reduction in water use. (i.e. cut back on watering yard, fixing leaks, watering at night, and shorter showers are just a few ideas I've heard.)

Before establish mandatory measures to reduce water waste it would be nice to hear a report on how voluntary efforts are working. It would be great to hear how these conscious decisions are impacting our water use compared to previous year.

Name not available (unclaimed)
May 23, 2014, 6:26 AM

Including forcing HOA to ease the policy for residents, so they can reduce water usage

CA Drought and Water Conservation

City of Rancho Cordova
City Council Meeting
July 15, 2014

Cyrus Abhar, Paul Junker, & Kerry Simpson

California Drought

- CA facing water shortfalls in the driest year in recorded state history
- Governor declared State of Emergency in January 2014
- California's rivers and reservoirs are below their record lows
- Climate change is in action: Snowpack in the Sierra Nevada could shrink as much as 25% by 2050. Changing rain and snowfall patterns will result in longer periods of drought

Survey to Residents

- www.engagedranchocordova.org
- Online survey pushed out through Facebook, Twitter, Nextdoor, City website, and Grapevine news release
- 4 questions
- 98 responses

ATTACHMENT 2

1. Do you consider water conservation a high priority?

- Rate on a scale from 1 to 5:

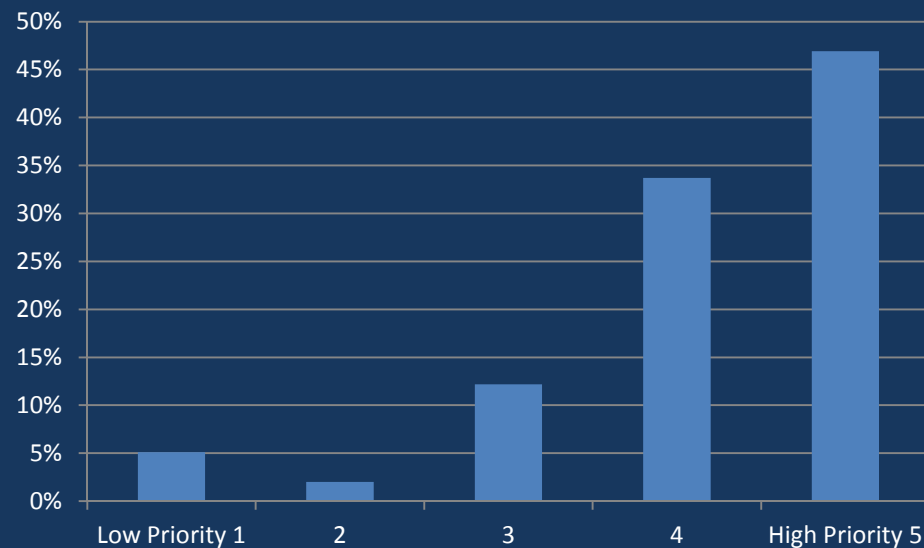
5 (46.9% of respondents)

4 (33.7% of respondents)

3 (12.2% of respondents)

2 (2.0% of respondents)

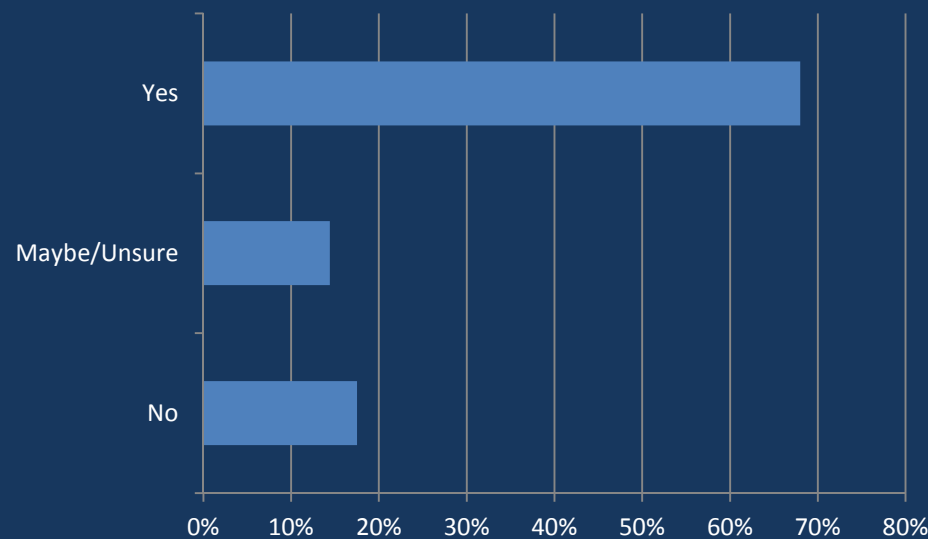
1 (5.1% of respondents)



ATTACHMENT 2

2. Do you think the City of Rancho Cordova should take an active role in promoting water conservation?

- Yes (68%)
- Maybe/Unsure (14.4%)
- No (17.5%)



ATTACHMENT 2

3. Below are some possible actions the City could take to promote water conservation within the community. Please check all measures that you would like the City to take.

Action	Response Percent
Education; Inform the community on practical strategies for reducing water consumption.	79.1% (72 respondents)
City standards; Implement policy changes that would allow residents to install more drought tolerant landscaping in front yards.	67.0% (61 respondents)
Establish mandatory measures to reduce water waste and enforce measures in the community. Ex: Restrict water usage to certain days of the week. The regulations would be separate from mandatory water restrictions implemented by our water purveyors.	35.2% (32 respondents)

ATTACHMENT 2

4. Do you have any comments about water conservation?

- 60 responses
- See Attachment 1 for open ended responses

ATTACHMENT 2

CA Drought Resources

- www.water.ca.gov/waterconditions/drought
- California Department of Water Resources: [Drought Brochure](#)
- National Drought Mitigation Center: [U.S. Drought Monitor](#)

Questions/Discussion

ATTACHMENT 2