



CITY COUNCIL SPECIAL MEETING

City Hall
2729 Prospect Park Drive
Rancho Cordova, CA 95670

Tuesday, March 27, 2007
5:30 P.M. to 9:00 P.M.
American River North Community Room

AGENDA

WORK SESSION

Call to Order

Roll Call: Council Members Cooley, Skoglund, McGarvey, Budge & Mayor Sander

Work Session Topic

1. Council Retreat Continuation and Future Development Policy Discussions.

Oral Communications

2. Public Comment

At a work session or 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

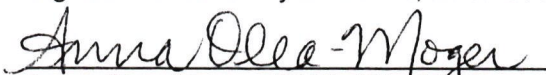
In compliance with the Americans with Disabilities Act, if you need a disability-related modification or accommodation, including auxiliary aids or services, to participate in this meeting, please contact the City Clerk's Office at (916) 851-8720 or amoger@cityofranhocordova.org at least 48 hours prior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

CERTIFICATION OF AGENDA POSTING

City Clerk's Certificate of Posting of Agenda

I, Anna Olea-Moger, City Clerk for the City of Rancho Cordova, declare that the foregoing agenda for the March 27, 2007 Special Meeting of the Rancho Cordova City Council was posted on March 22, 2007 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 23rd day of March, 2007 at Rancho Cordova, California.


Anna Olea-Moger, CMC, City Clerk

STAFF REPORT



DATE: March 27, 2007

TO: Honorable Mayor and Council Members

FROM: Joe Chinn, Assistant City Manager
Cyrus Abhar, Public Works Director
Paul Junker, Planning Director

**SUBJECT: CONTINUATION OF COUNCIL RETREAT AND FUTURE
DEVELOPMENT POLICY DISCUSSION**

RECOMMENDATION

Continue discussions that began at the City Retreat on January 22 and 23, 2007, related to the development process and development issues in the City of Rancho Cordova. Council to provide policy discussion and direction related to new development in the community.

BACKGROUND

At the City Retreat on January 22 and 23, 2007, one of the topics discussed was development in the City. There was insufficient time and information available at that time to fully discuss the issues. City Council requested that City staff bring the item back to continue the discussion at a work session in the coming months.

This work session is timely for a number of reasons. The City has been incorporated for nearly four years and we have experienced a significant amount of development in the City with the developments in Anatolia, Sunridge Park, and Villages of Zinfandel. As we build a City which includes an ultimate population of 350,000 in our planning area, it is important to reflect on what we like about the development process that has occurred and what can be improved in future developments. This discussion will assist staff in processing a number of large specific plan projects and other development applications currently under review including the Rio del Oro Specific Plan (includes approximately 11,600 residential units) and Suncreek Specific Plan (approximately 5,500 units).

The General Plan adopted in June 2006 established a number of Policies and Goals related to phasing of development and infrastructure. The work session will include discussions regarding the timing, phasing and funding of infrastructure and improvements which are needed to meet the quality of life standards of the new and existing residents and businesses in our community. In order to properly phase and construct infrastructure and facilities, we will need to ensure funding is available when needed. The work session will also include an update on transportation improvement timing, funding, implementation strategies and address the progress on the Roundtable discussion which began in December of 2005.

Staff is still working on the Powerpoint presentation which will summarize the issues.

General Outline

- Goals and Values
- Current Status of Development
 - Background
 - Successes and Accomplishments
 - Issues and Challenges
- Funding, Phasing and timing of Construction of Facilities and Infrastructure Improvements
- Discussion and Direction to Staff
- Next Steps

1

Goals and Values

- In building the City, we must serve our residents, constituents, community, and businesses
- Nurture and protect existing job base
- City fully supports and encourages new development
- Ensure the availability of the best public services in the region (Fire, Police, Schools, Parks, Transportation, etc.)

2

Entitlements vs. Development

- Entitlements refer to the granting of local agency project approvals
 - Currently, proposed entitlements are accelerating regionally
- Development is generally measured in building permits issued
 - Currently, the homebuilding industry has slowed to lowest level in nearly ten years

3

Ongoing and Future Development Projects in Rancho Cordova

Project Name	Residential Units	Commercial Acreage
Villages of Zinfandel (E)	1,833	18
Capital Village (E)	872	32
Sunridge Specific Plan (E)	5,225	43
Sunridge Specific Plan (E)*	3,175*	9
The Preserve (E)	2,680*	22
Entitled Subtotal	13,785	124
Rio Del Oro (P)	11,600	153
Suncreek Specific Plan (P)	5,460	22
Westborough (P)	5,000	136
North Douglas II (P)	150	
Heritage Falls (P)	1,160	
The Arboretum / Waegell (P)	5,000	20
Not Entitled Subtotal	28,370	331
TOTALS	42,155	455

E – Entitled (City Approved) Projects

P – Processing

* Entitled, but Subject to Traffic Thresholds



Single Family Permits Issued

Fiscal Year	# of New Homes
2003-04	309
2004-05	1,084
2005-06	1,134
2006-07*	334

* Through 2-28-2007

6

Residential Development Inventory

Entitled lots (all City approvals complete)	13,785
Home permits issued in subdivisions (includes 145 issued prior to cityhood)	3,006
City approved lots with no building permits	10,779
Approved lots with no road threshold restrictions	3,817

7

Rate of Entitlements

- Business Journal, March 23, 2007
 - 99,000 homes under review in six county region
 - 50,820 homes under review in Sacramento County
 - 23,370 homes under review in Rancho Cordova
 - (Does not include The Arboretum/Waegell – Approximately 5,000 additional homes)

8

Examples of City Support of Development

- Creative and aggressive approach in processing to expedite a number of development projects: Preserve, Capital Village, Sunridge Park
 - Dedicated Army Corps of Engineers Staff
 - Design Charrettes
- Streamlined plan review and process of development and entitlements:
 - Expedited Building Permits
 - Foundation Only Permits
 - Partial Improvement and Map Approvals
- City initiated water study in anticipation of the Supreme Court decision
- City took action in April 2006 and deferred the 3,025 Threshold improvements to 5,225 units

9

Examples of City Support of Development

- City actively participated in the 50 Corridor Mobility Partnership – Successful in securing a \$22 Million Grant for White Rock Road Improvements
- City took the lead with interagency coordination to facilitate and expedite the processing and approval of a number of major development and transportation improvement projects:
 - Army Corps of Engineers
 - Bureau of Reclamation
 - Caltrans
 - Sacramento County

10

Examples of City Support of Development

In partnership with the development community, the City initiated environmental and design work for several key transportation projects:

- Rancho Cordova Parkway Interchange
- Douglas/Zinfandel Extension
- Sunrise Boulevard Improvements
- International Road Extension, Kilgore to Sunrise
- White Rock Road Improvements
- Connector Road

11

Developers Working on Many Key Transportation Improvements

- Zinfandel Road (extended to City Limits)
- Sunrise Boulevard
- Douglas Road
- Jaeger Road (Rancho Cordova Parkway)
- Kiefer Blvd.
- Chrysanthy Blvd.

12

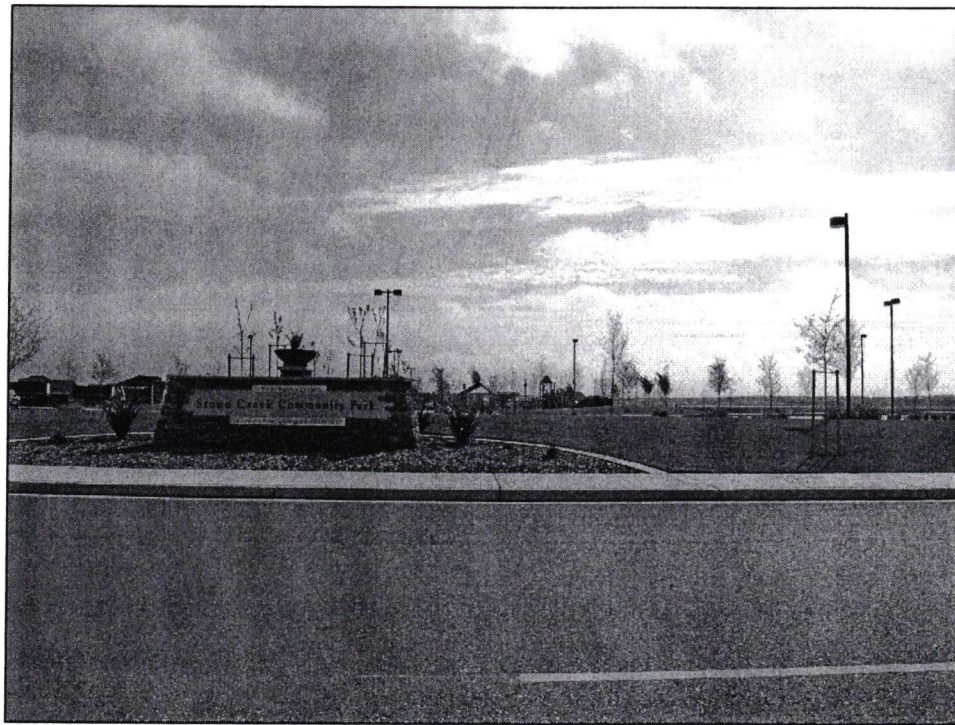
New Development Accomplishments and Successes

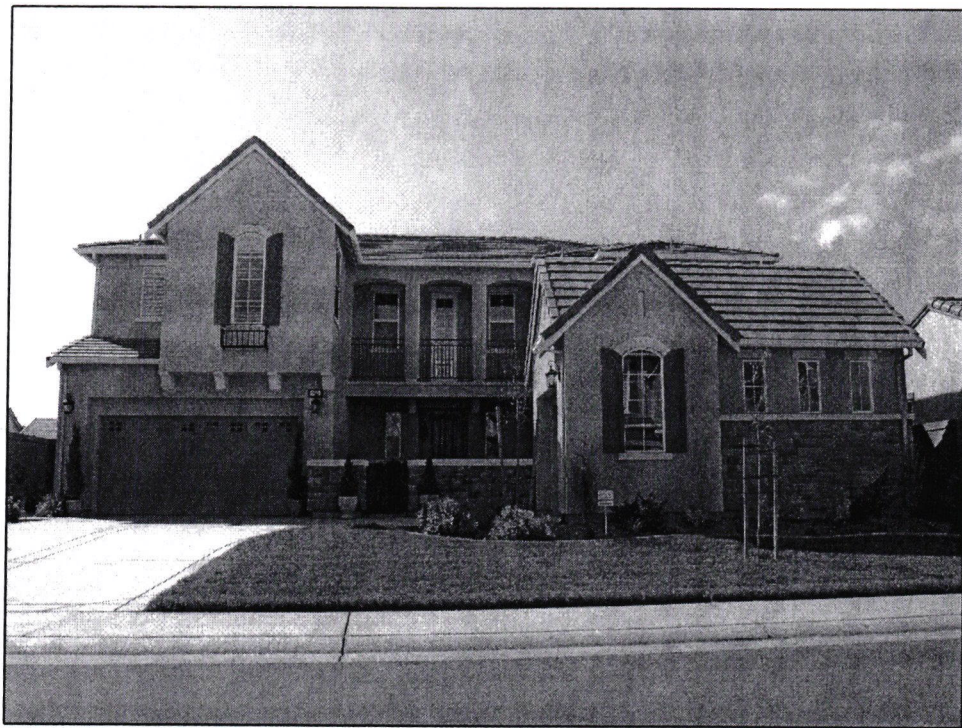
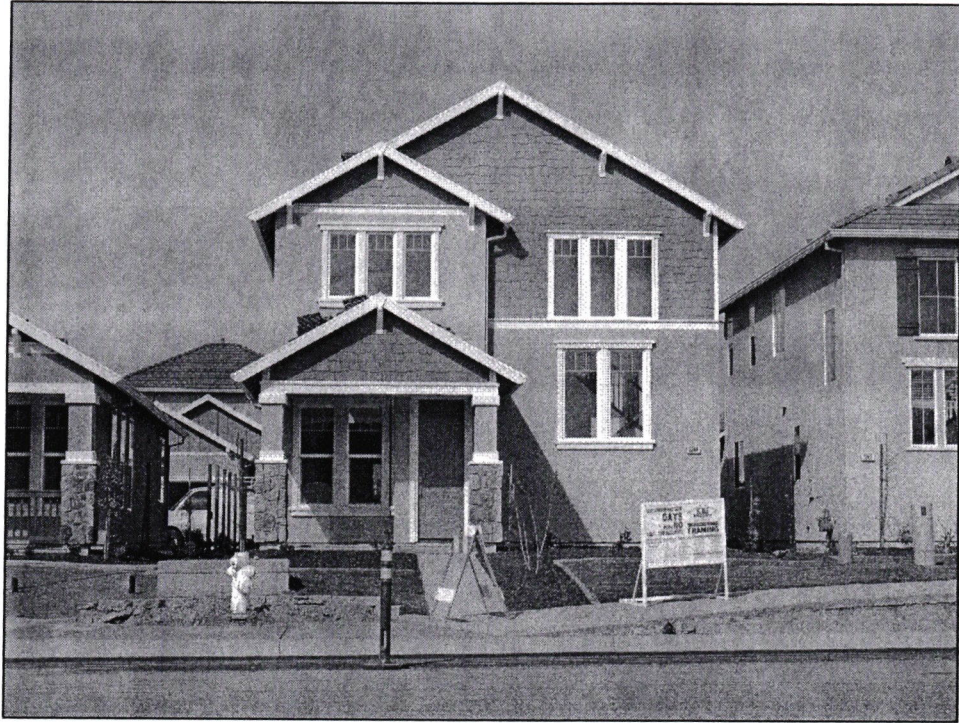
- Renewed image of Rancho Cordova
- Improved housing choices
- New commercial and retail opportunities
 - Anatolia Market Place, Capital Village, Lowes, etc.
- New funding for infrastructure improvements
 - Parks
 - Transportation
 - Community Facilities

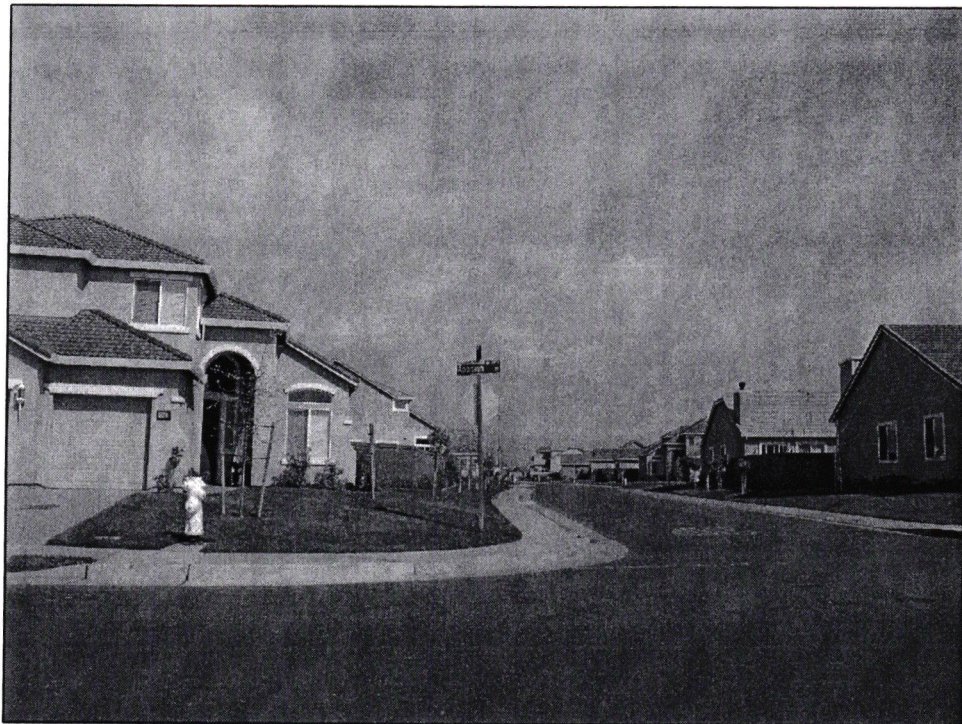
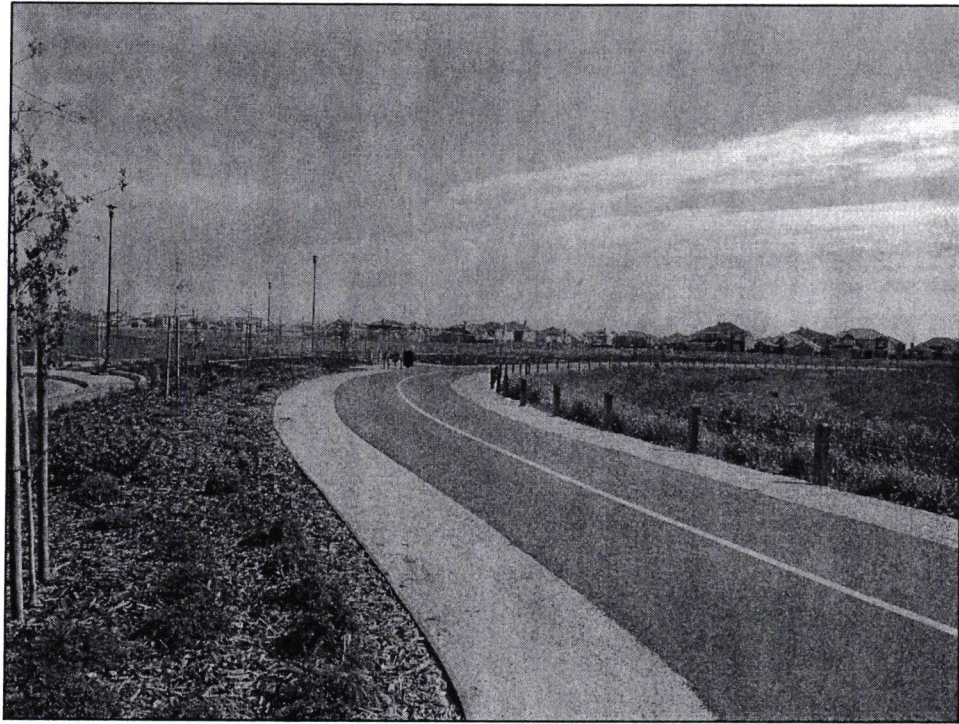
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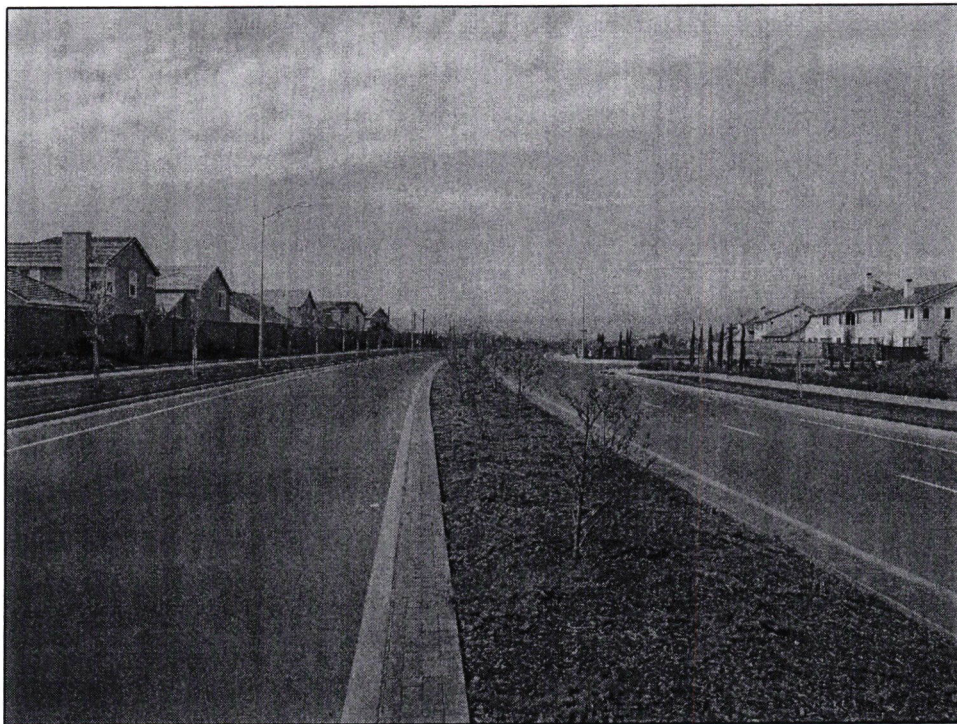
New Development Experience.... Accomplishments

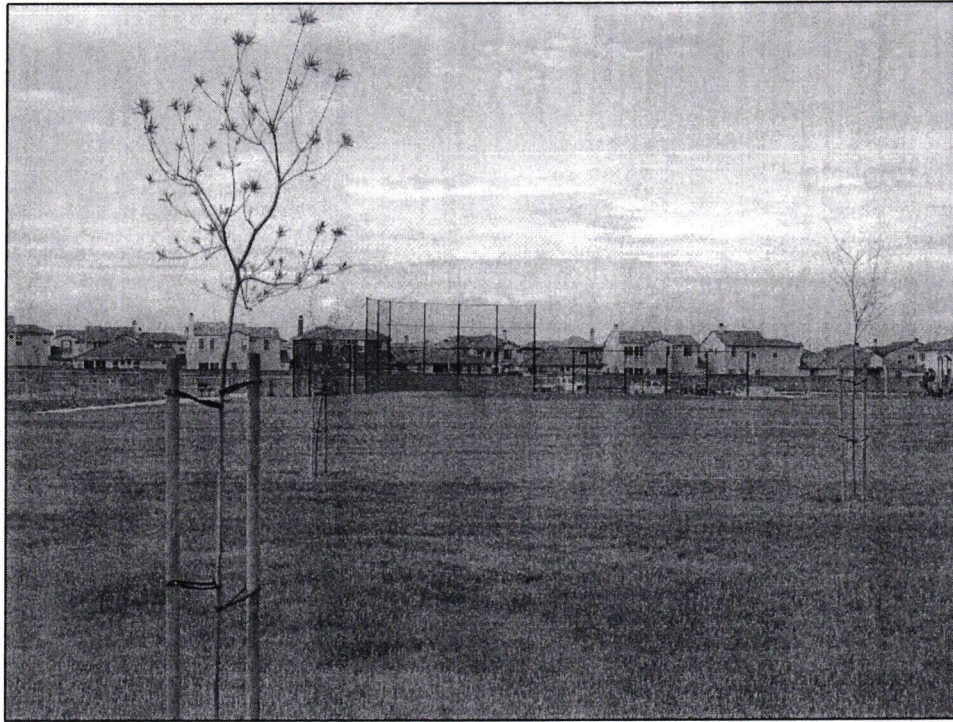
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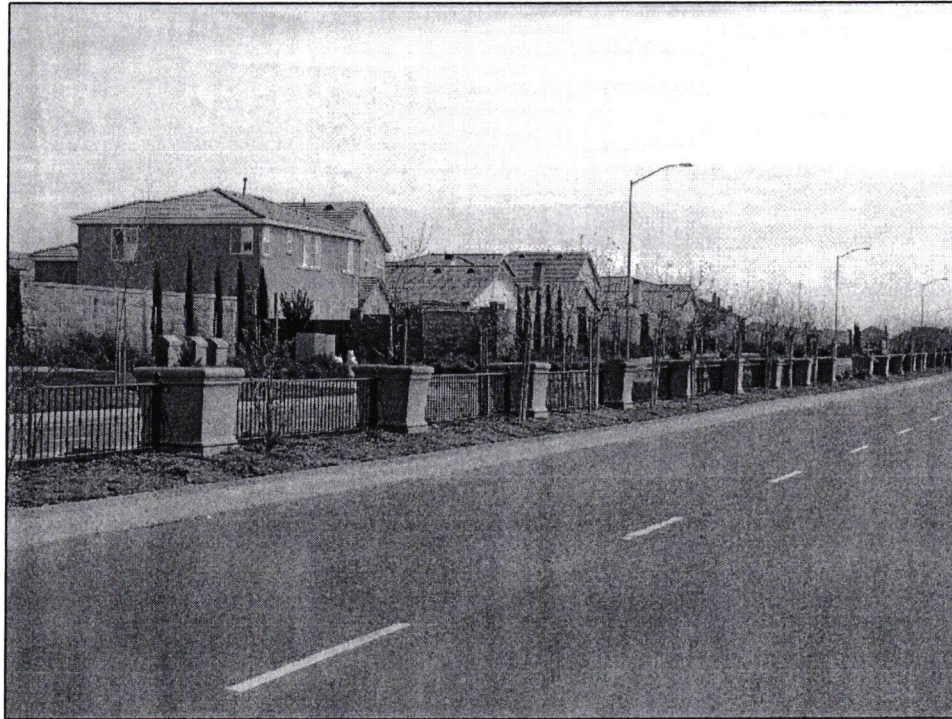












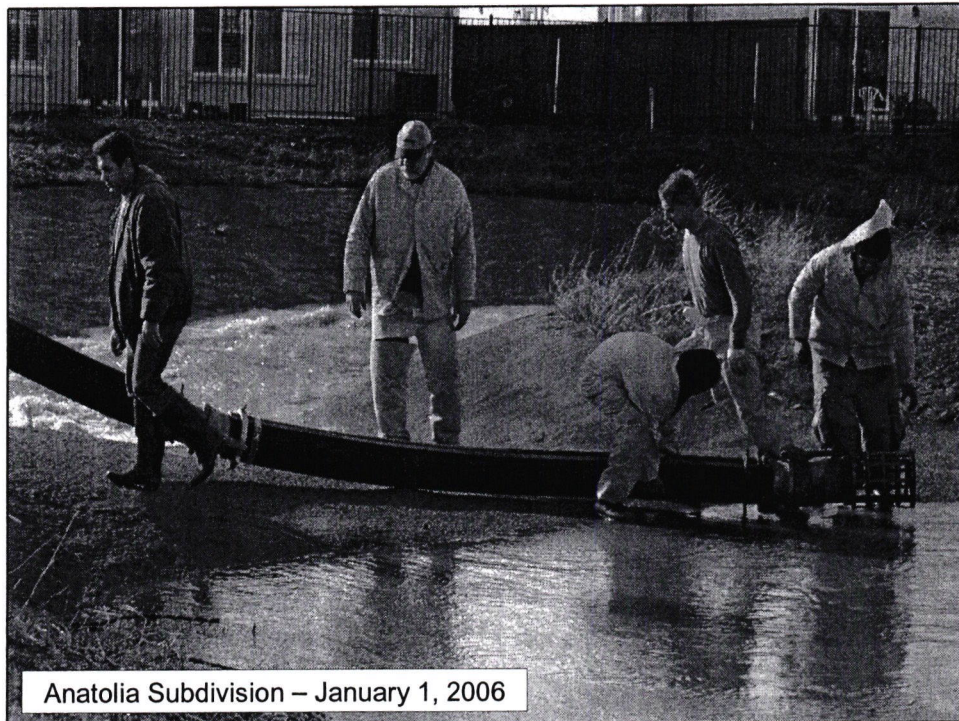
Sunridge Experience.... Issues and Challenges

26

Anatolia Subdivision – January 1, 2006

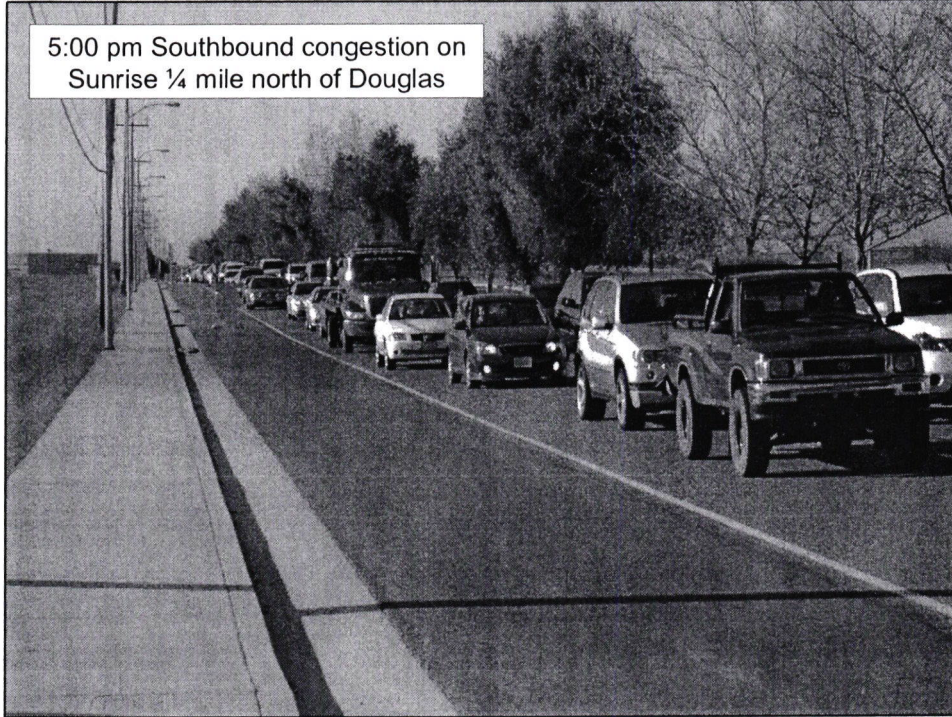


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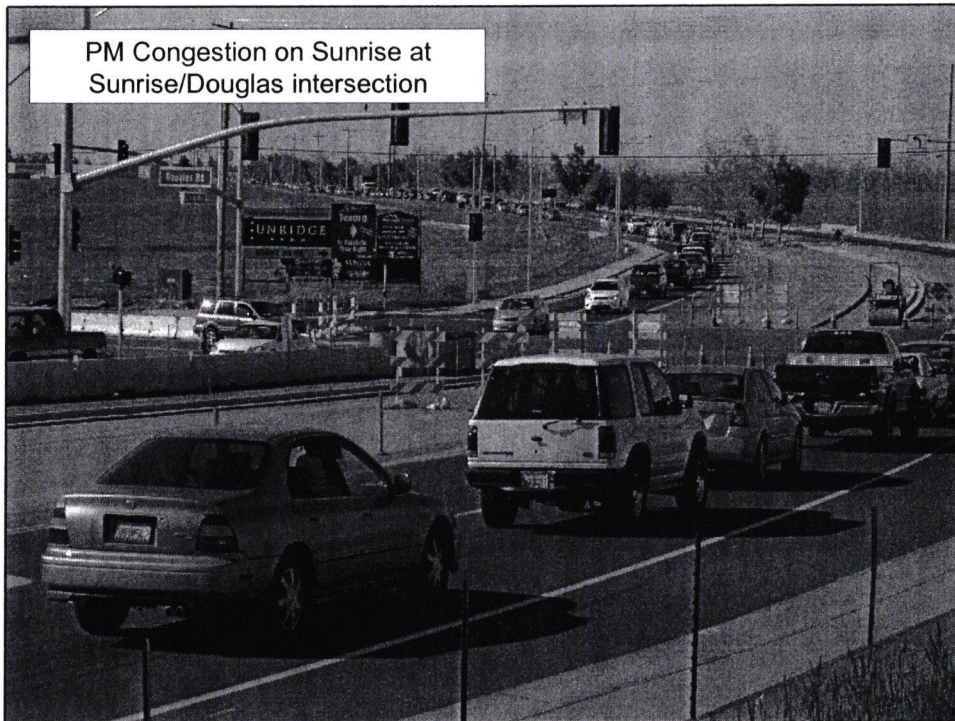


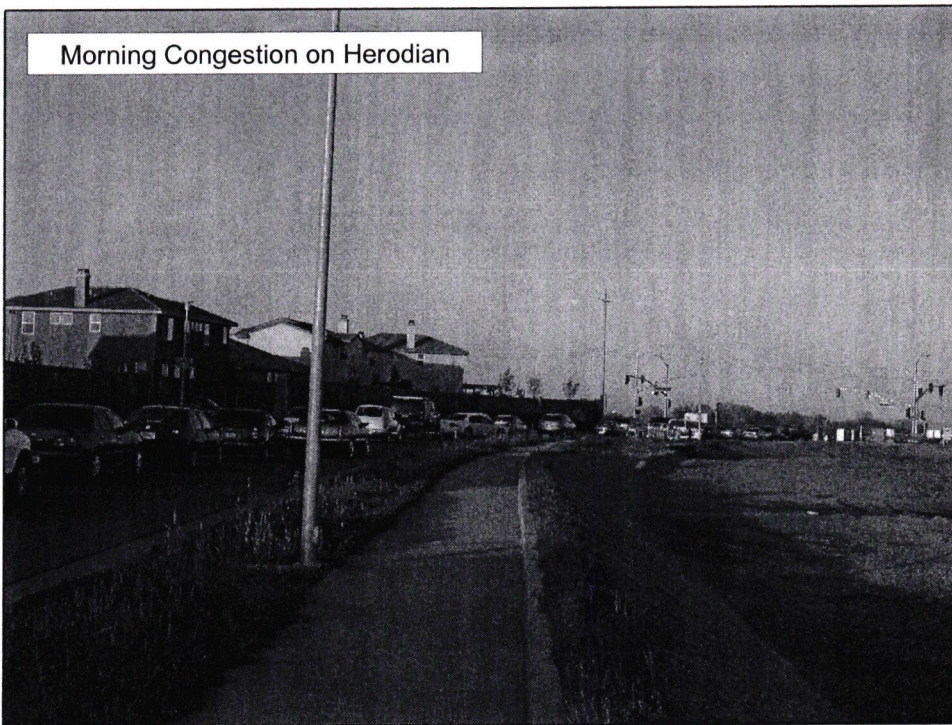
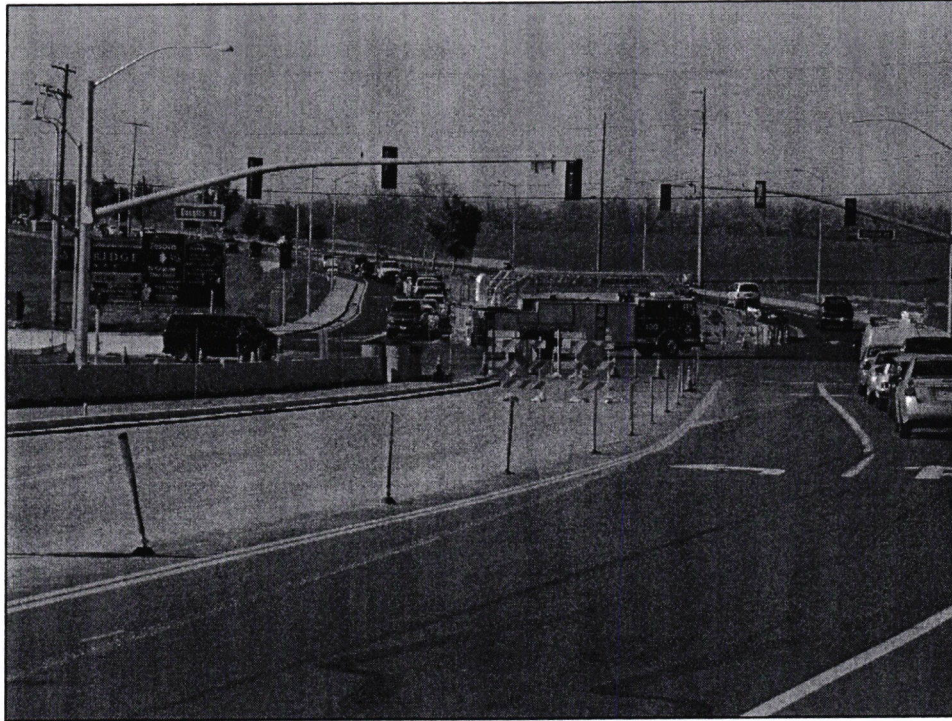
Anatolia Subdivision – January 1, 2006

5:00 pm Southbound congestion on
Sunrise ¼ mile north of Douglas

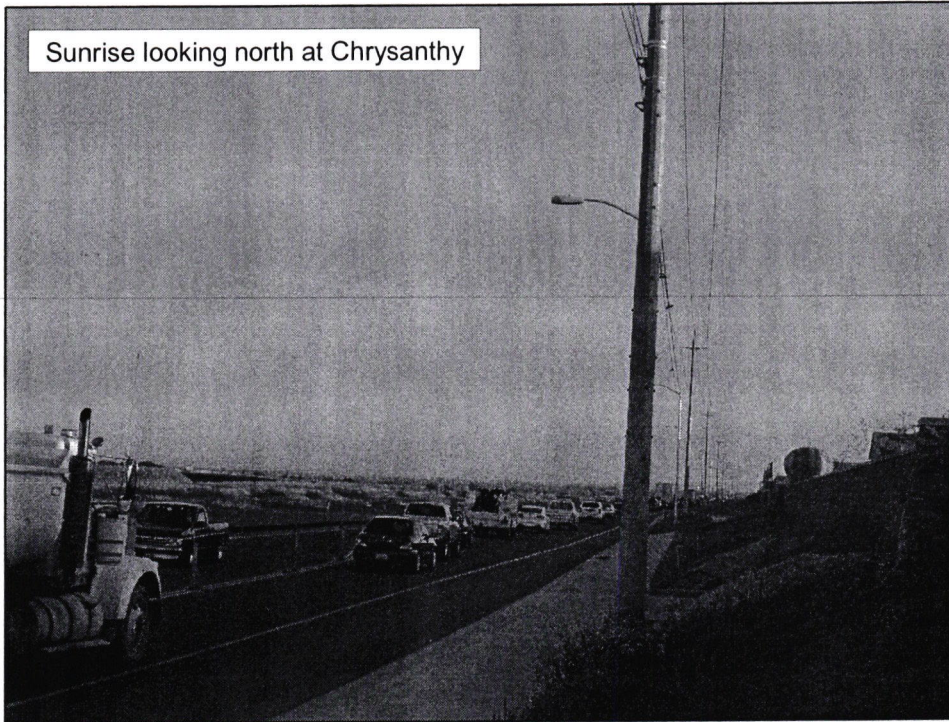


PM Congestion on Sunrise at
Sunrise/Douglas intersection

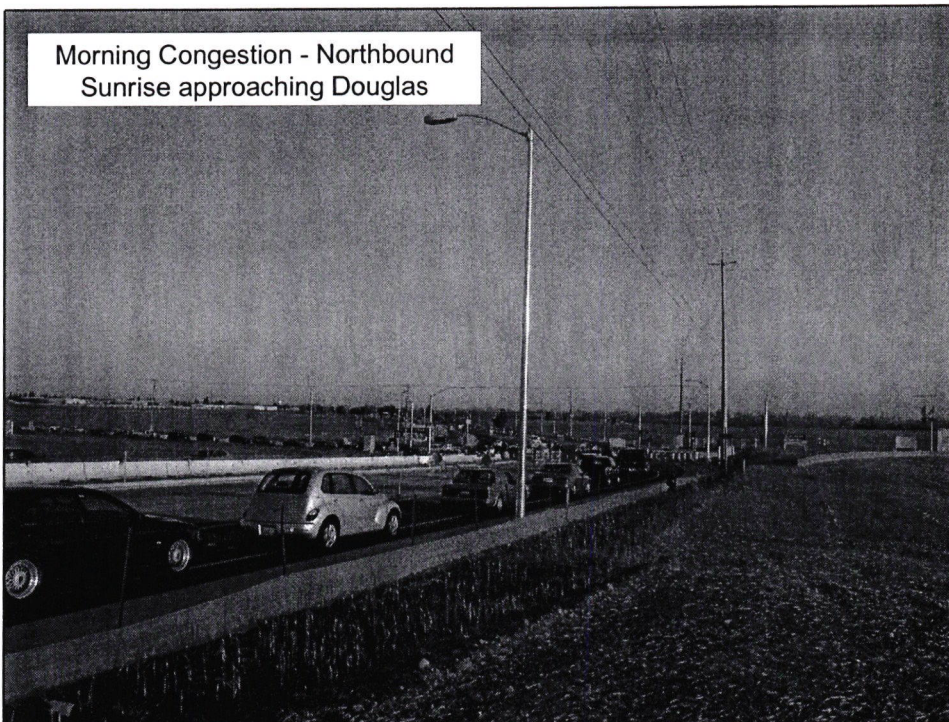




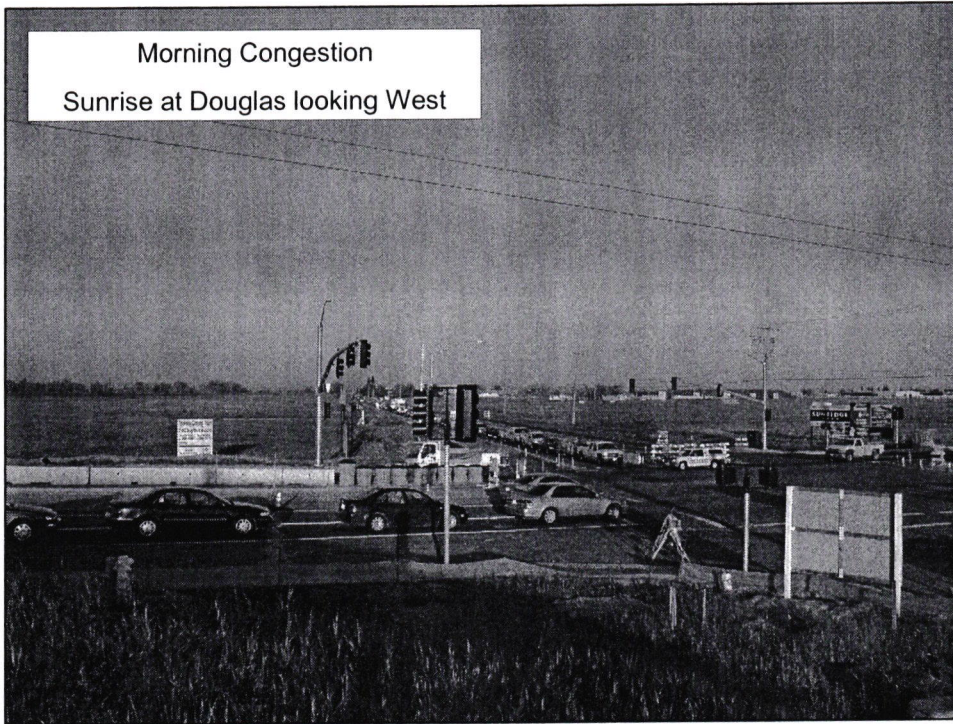
Sunrise looking north at Chrysanthy



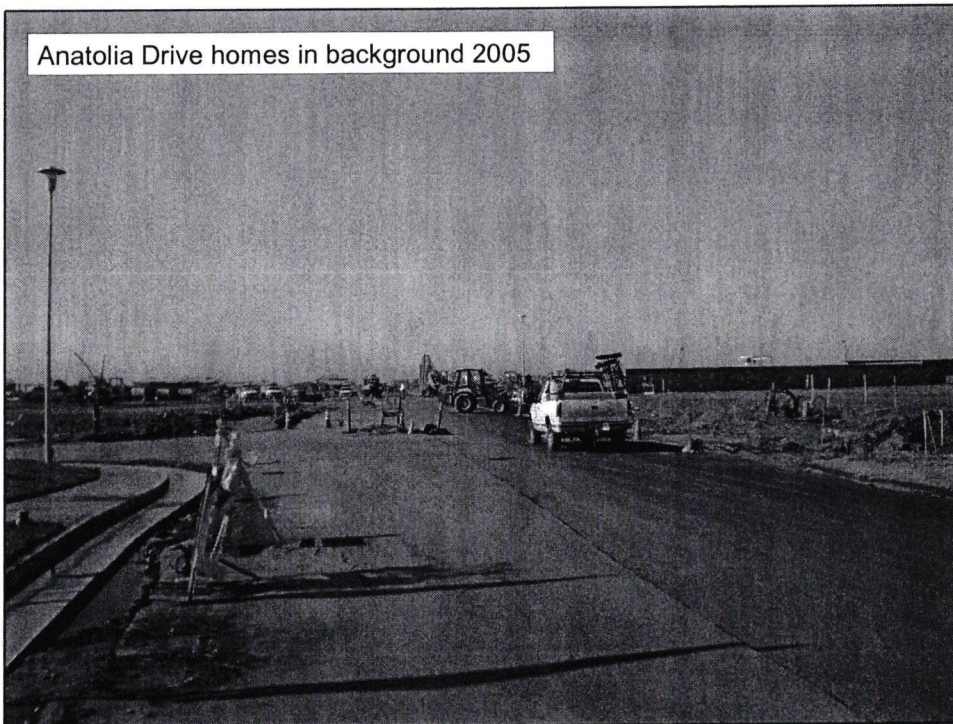
Morning Congestion - Northbound
Sunrise approaching Douglas



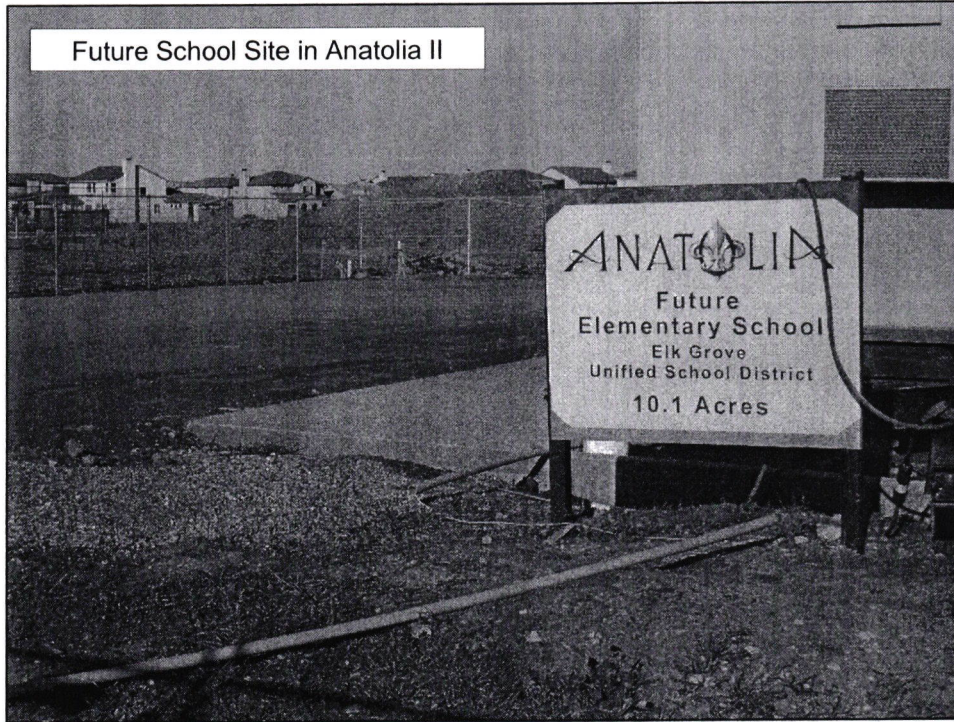
Morning Congestion
Sunrise at Douglas looking West



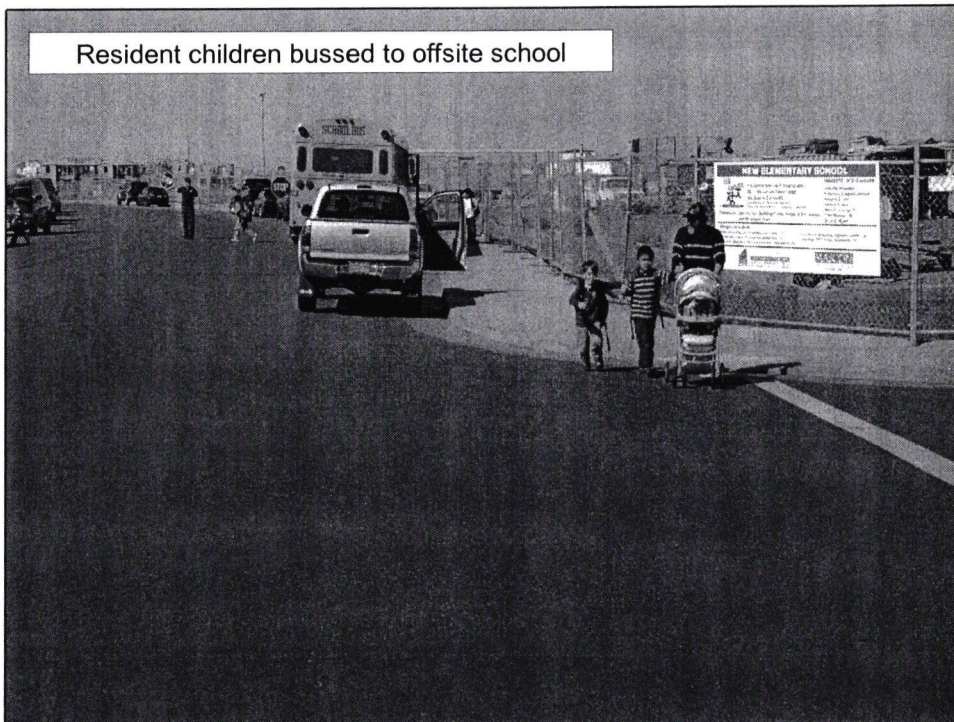
Anatolia Drive homes in background 2005



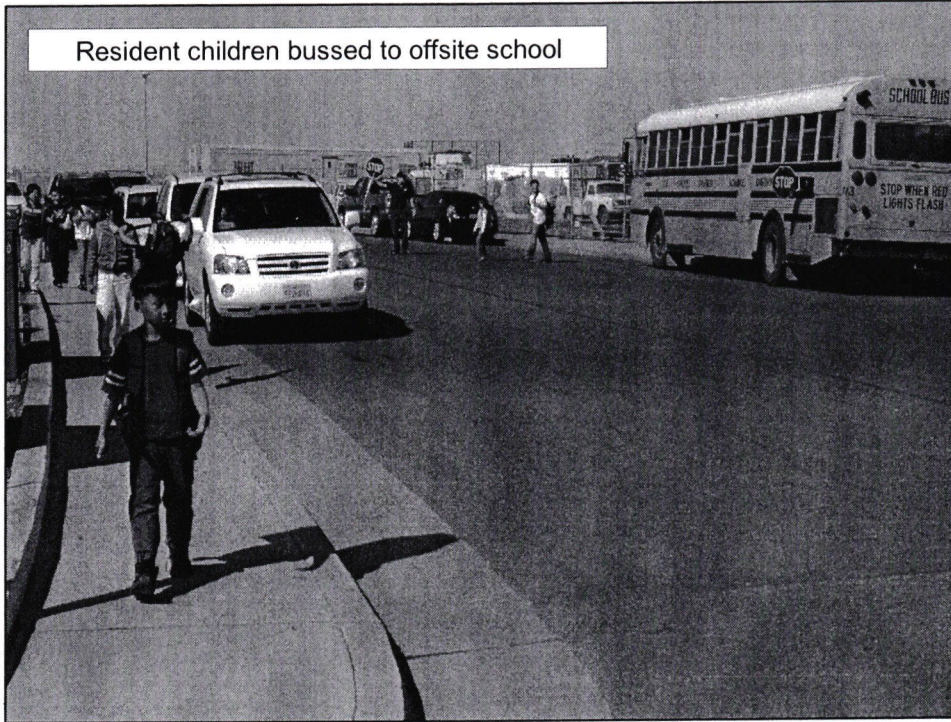
Future School Site in Anatolia II



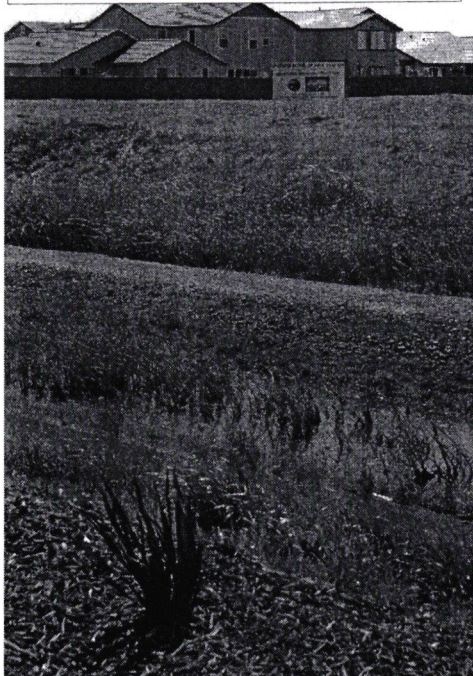
Resident children bussed to offsite school



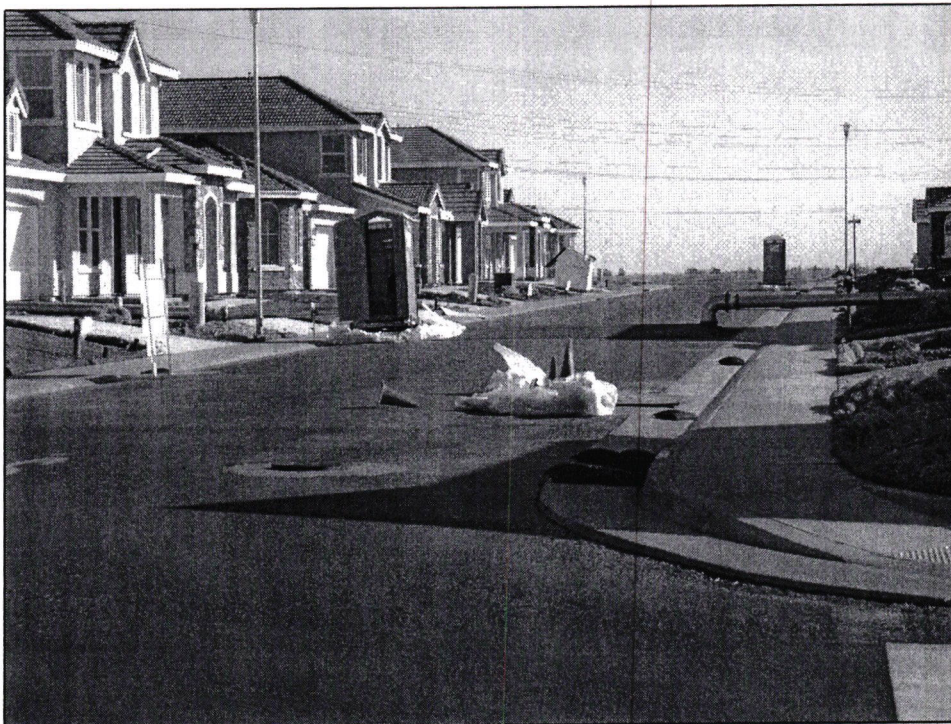
Resident children bussed to offsite school

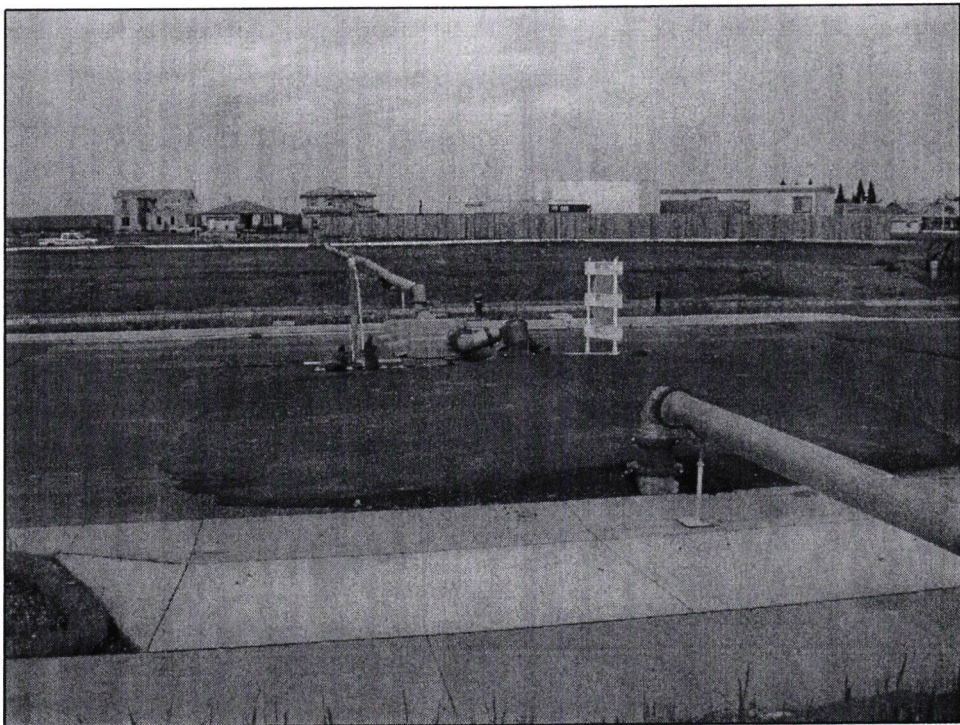
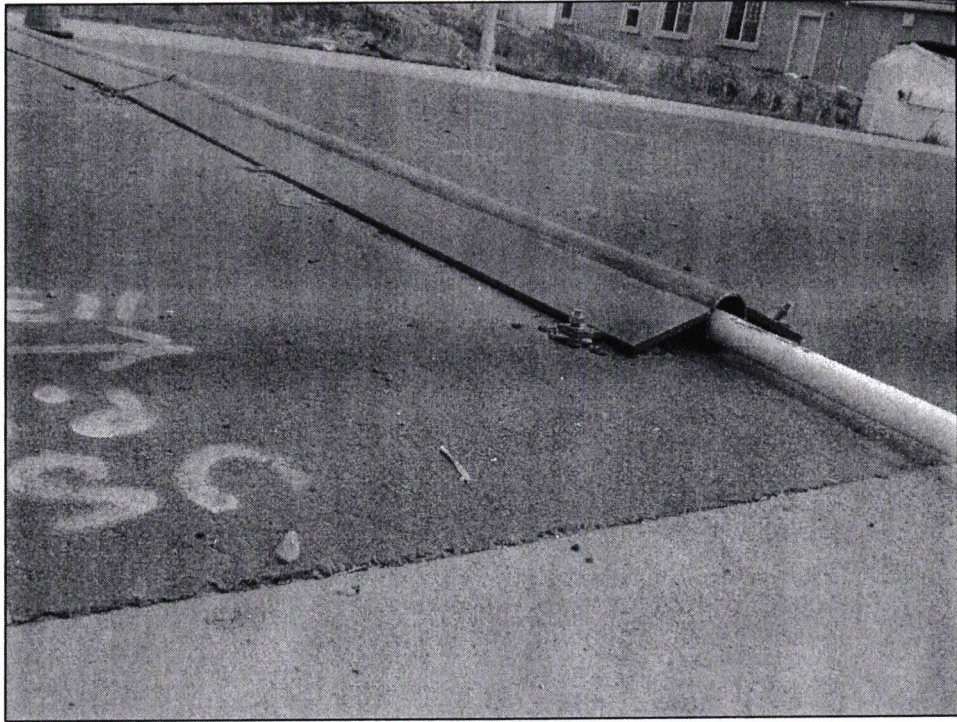


Future Fire Station Site



Temporary water lines for Fire Protection
in Sunridge Park







Comments from Residents and Business owners

- The following is a sampling of actual comments sent to City Council and City staff related to the construction activities in the Sunrise/Douglas Area.

Comments from Business Owners

- Infrastructure including roads and connections must be in place before development. If gridlock is allowed to happen, the City will experience a large loss of businesses.
- Businesses must have transportation opportunities and choices. Our streets must be planned so access to movement of goods in and around the City is possible.
- Well planned growth is paramount to the future of our City.

47

Business Owner Comment

- "A 19 mile commute on Sunrise to work in Rancho Cordova is now taking 50 - 60 minutes. Our company is considering relocating.
- The City of RC should have developed a plan to facilitate better traffic flow/control during massive residential construction on Sunrise.
- Lights should have been adjusted for traffic flow. Developers should be forced to pay for traffic officers or whatever necessary to keep traffic moving in a more reasonable fashion."

48

Citizen Complaints

- "I reside in Anatolia and have to go through this traffic nightmare twice a day. This adds about 30 minutes to my already tedious commute."
- "A reasonable person would require road completion before home completion."

49

Citizen Complaints

- "It is very frustrating taking that road with all the built up traffic during the hours of 2 p.m. till 7 p.m."
- "I am sick and tired of the City of Rancho Cordova poor planning causing a daily back up of traffic."

50

Citizen Complaints

- “Do you only listen to developers and construction companies?”
- “How long do we have to suffer because of politicians listening to developers rather than citizens who pay taxes?”

51

Citizen Complaints

- “The traffic was terrible.”
- “The traffic situation on Sunrise (near Douglas) is horrible.”
- “The traffic at Sunrise/Douglas is horrible with no end in sight for construction. The current conditions are unsafe and show poor planning on Rancho Cordova’s part.”

52

Citizen Complaints

- "I commute and travel for work through the Sunrise & Douglas intersection on a daily basis and getting very frustrated."
- "DO YOU KNOW THAT SUNRISE BLVD. IS A PARKING LOT? WHAT HAVE YOU DONE?"

53

How did this happen?

- Many infrastructure improvements lagging behind home construction and not keeping pace with development
- Market forces and non-City (Federal and State) permits determine which portions of the new development area are constructed first - Leap Frog Development
- City allowed piecemeal improvements

54

Also, as of July 2006 this approach conflicts with General Plan Policies

- Phase growth based on infrastructure capacity, infrastructure financing, and the timing of the design, approval/permitting, and construction of transportation facilities and other infrastructure. (*Land Use Policy 2.5*)

55

Alternative Approaches...

56

Options for Guiding Development

- **Roseville/Placer County Approach**
 - Generally an approach to phase development in a manner that requires backbone infrastructure to be constructed prior to home construction
 - Developer assumes financial risk – minimize financial risk to the City/County
 - **Lowers the impact fees levied by City/County**
 - Infrastructure may be financed through a CFD or private funds. Limits City fees used to advance plan area infrastructure.
 - Public Agency/Developer partnership is essential

57

City of Roseville West Plan Area Model

- Provides a good example of phased development – infrastructure must be substantially complete in advance of homes being built.
 - Developers must complete Core Backbone Improvements prior to issuance of any building permits
 - Subsequent phases issued so long as infrastructure required for earlier phases is substantially complete

58

Placer County Placer Vineyards Project

- Specific Plan with 14,132 residential units & 3.6M sq ft non residential in western Placer County
- 21 property owners that desire flexibility to initiate development anywhere within the project
- Planning Commission recommended approval January 25, 2007
- Anticipated project will be considered by Board of Supervisors in early summer 2007.

59

Placer County Financing & Infrastructure Approach

- Developers initially fund and construct "Core Backbone Infrastructure" and public facilities
- Infrastructure constructed and funded by developer (minimize risk to the County)
- General Fund cannot be adversely affected

60

Placer County Financing & Infrastructure Approach

- Commencement of construction of Core Backbone Infrastructure prior to first building permit (\$235M)
- Core Backbone Infrastructure completed and approved prior to cumulative building permits past 1,501st permit
- Remaining Infrastructure (\$70M) per delivery schedule and aggregate number of improvements
- Also have to provide \$500M in Public Facilities Improvements on specified timelines

61

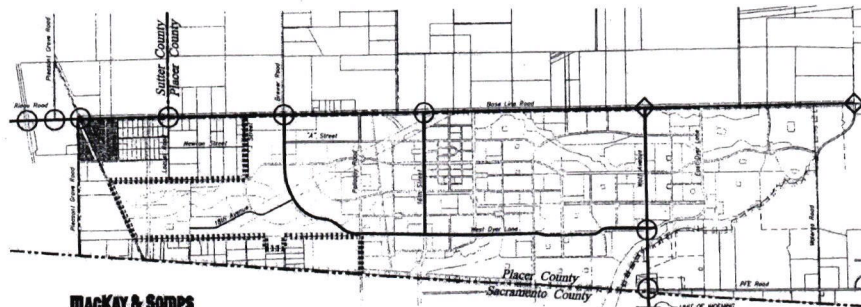
Placer Vineyards Core Backbone Roadway Improvements

PLACER VINEYARDS SPECIFIC PLAN
Placer County, California

October 23, 2006

LEGEND:

- Modified Existing Signal
- Construct New Signal
- 4 Lane road widening or construction
- 2 Lane road construction
- Fire station access
- (3-12' lanes w/ 2' A.C. shoulders)
- 1/2" Dashed Placer Vineyards Specific Plan Boundary
- 1000000 SPA Boundary



MACKEY & SOMPS
CIVIL ENGINEERS, INC.
1000000 SPA Boundary



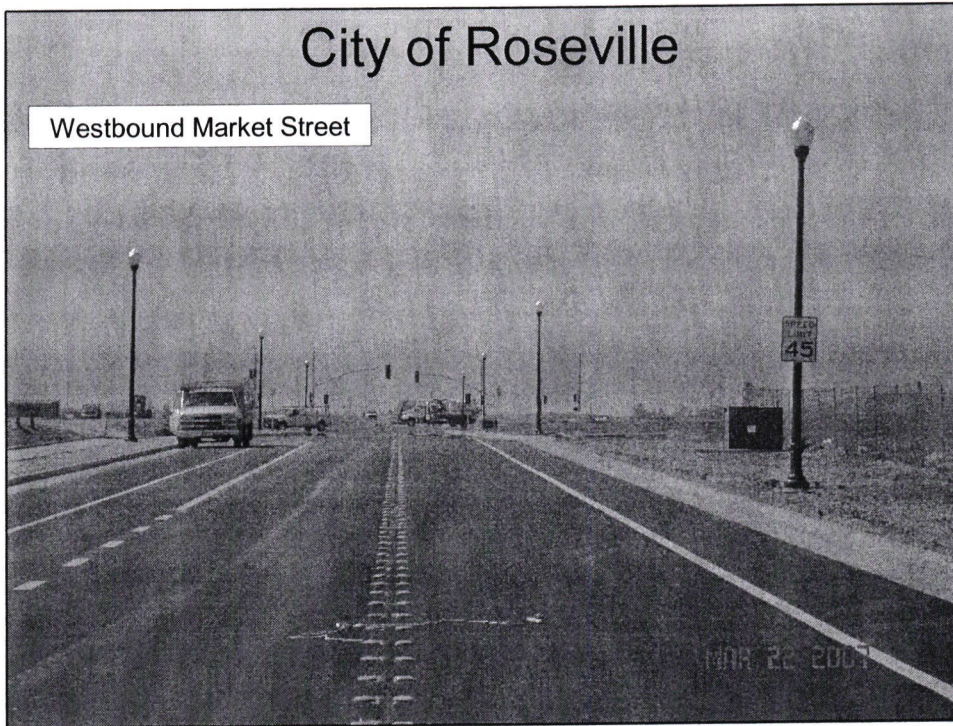
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Exhibit A-1

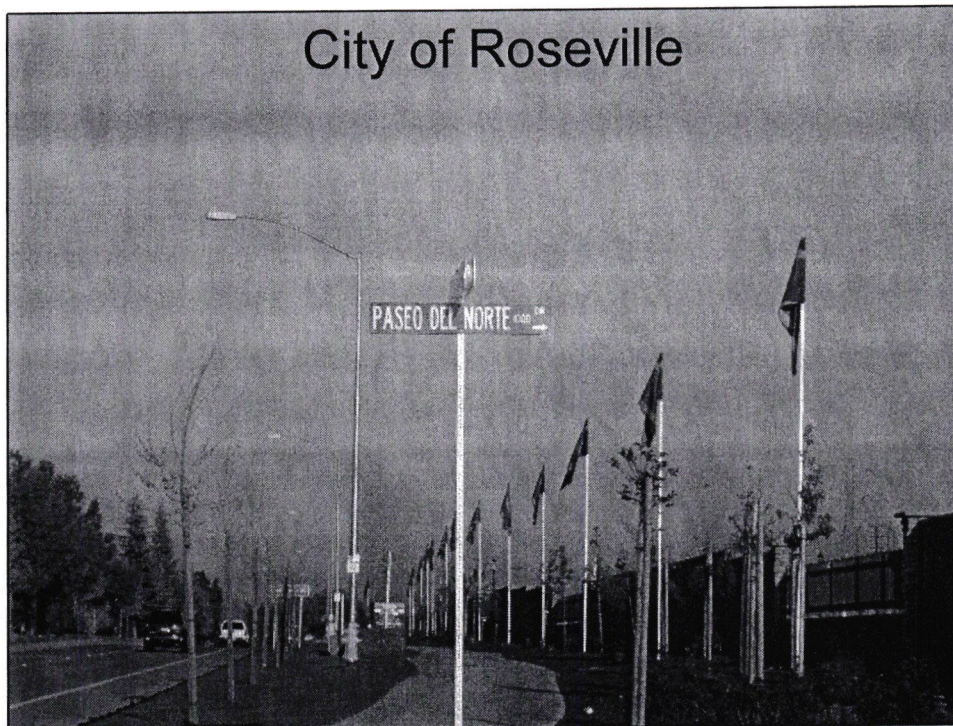
CORE BACKBONE ROADWAY IMPROVEMENTS

City of Roseville

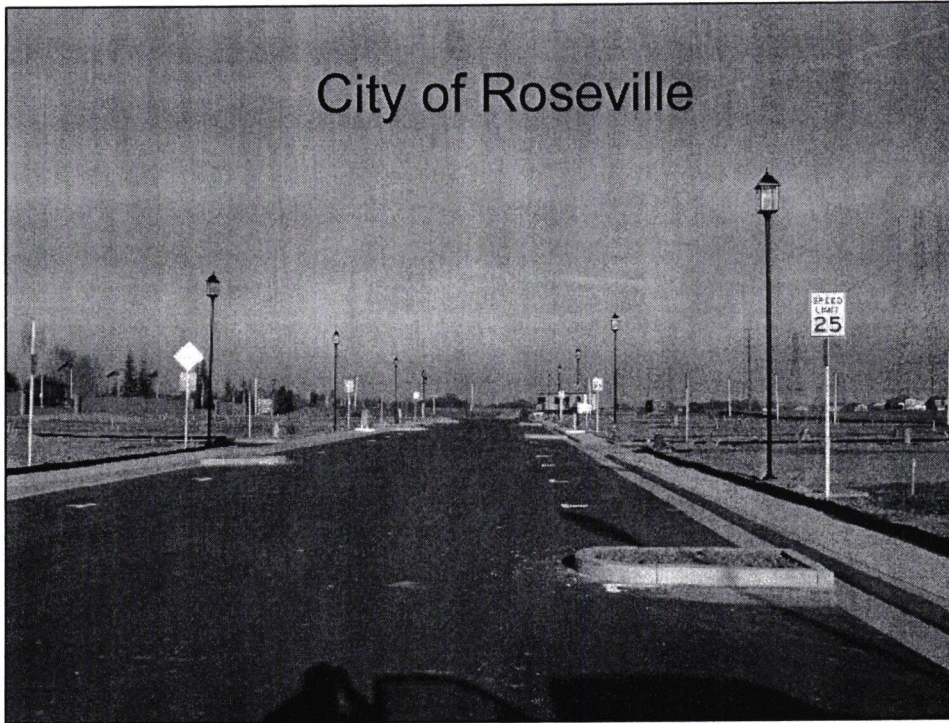
Westbound Market Street



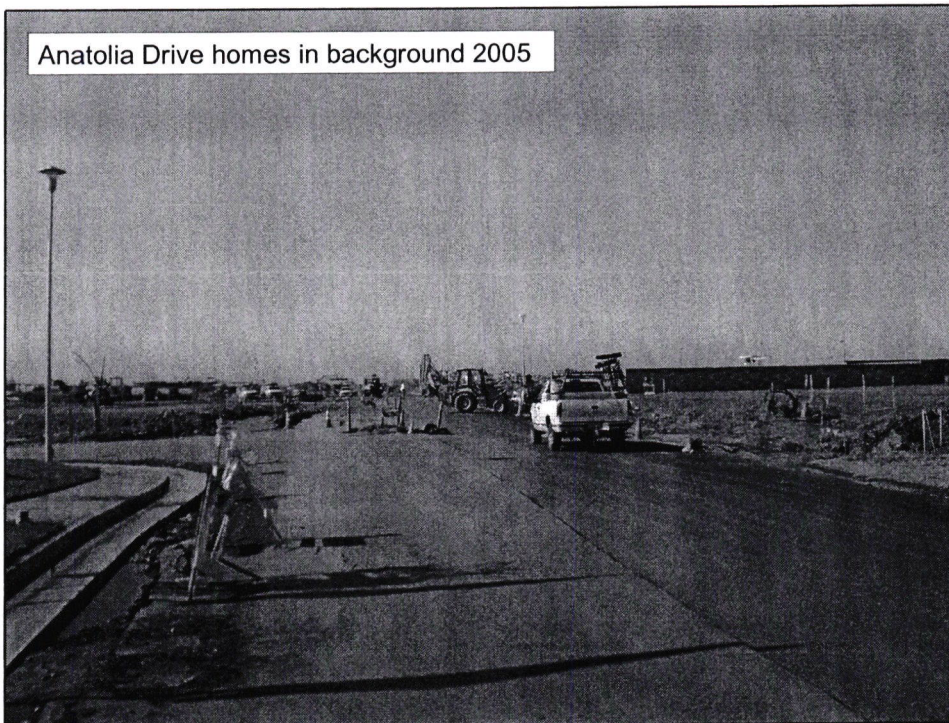
City of Roseville

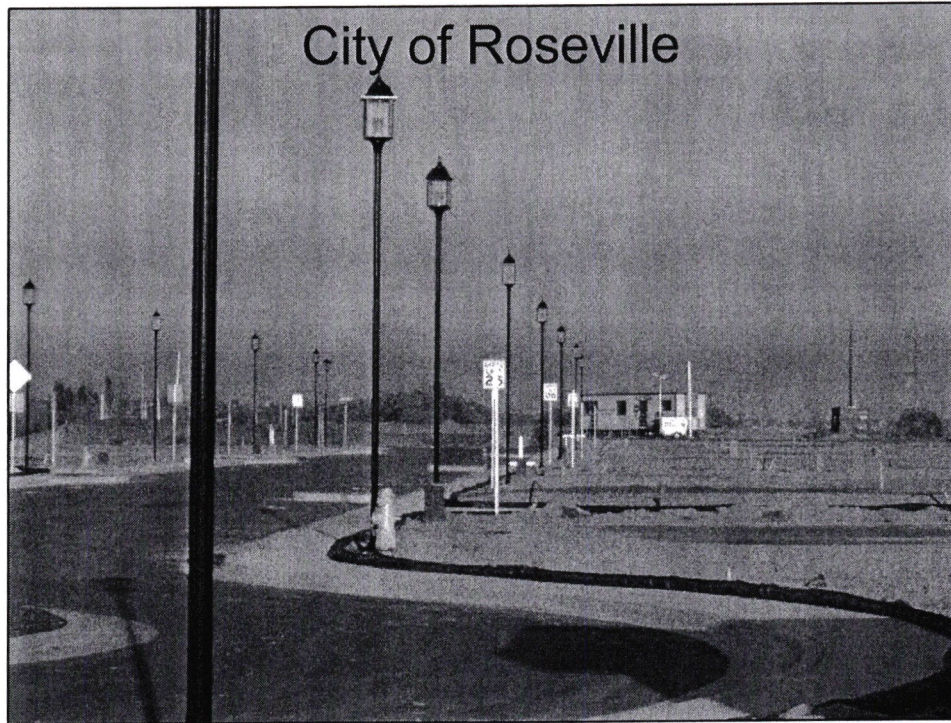


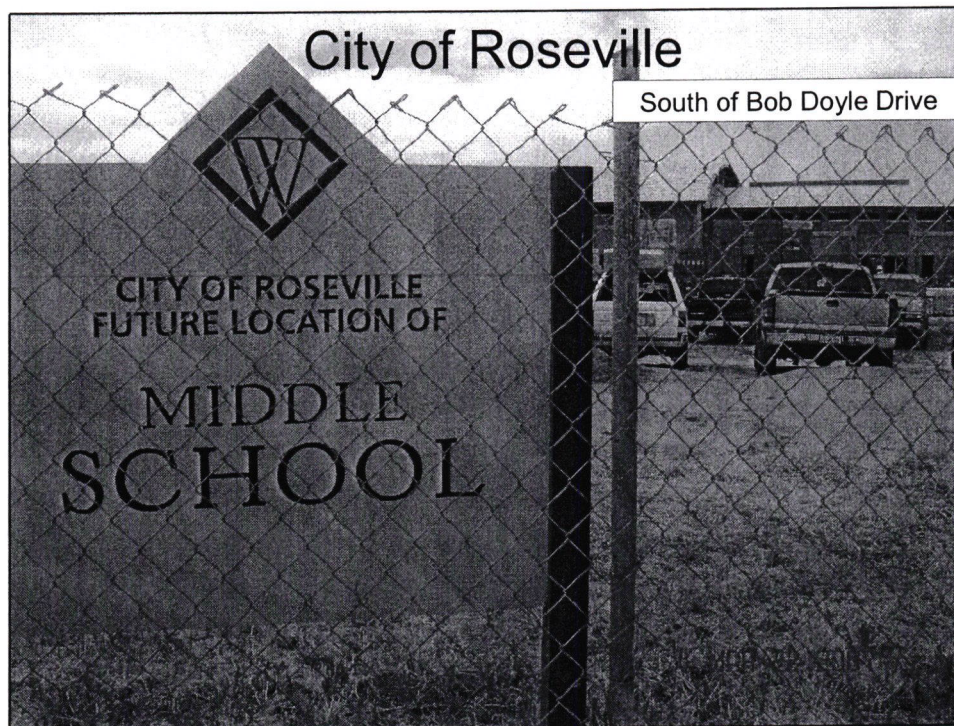
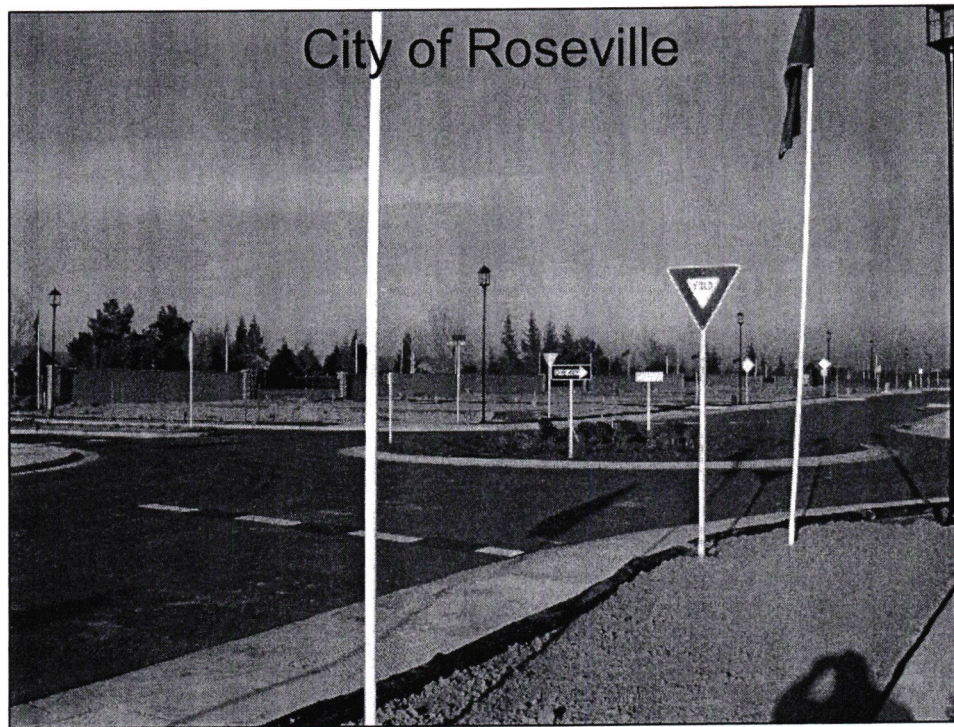
City of Roseville



Anatolia Drive homes in background 2005

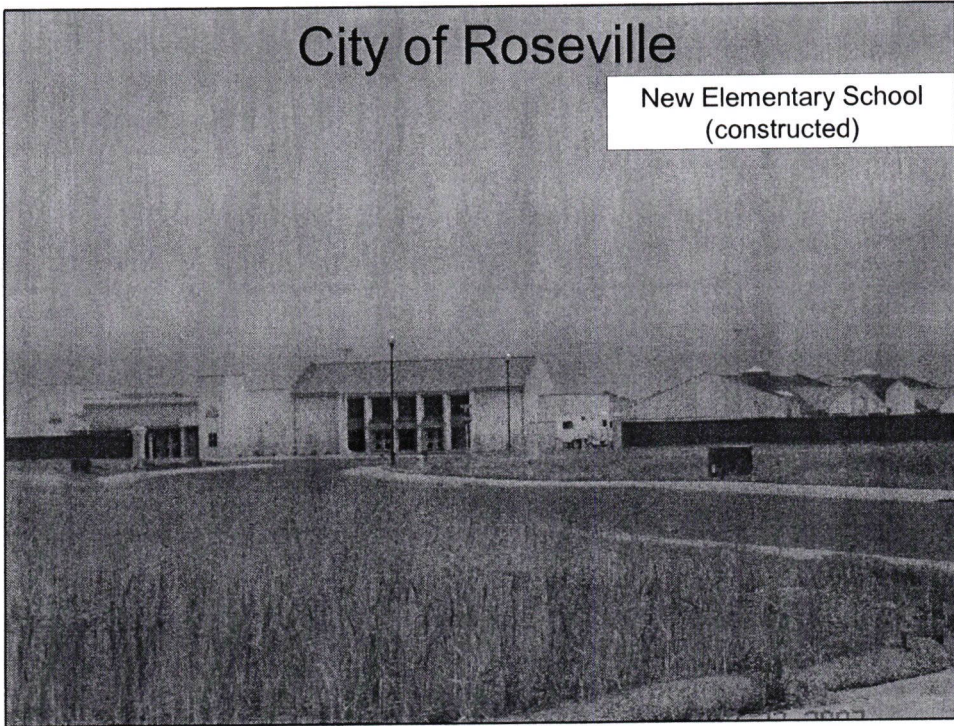




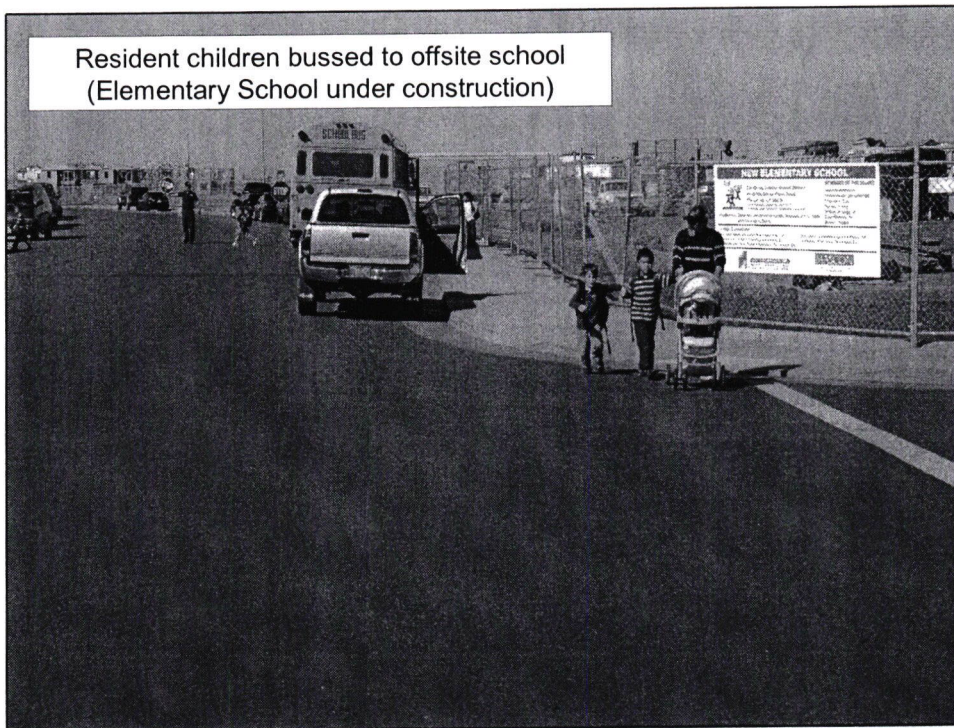


City of Roseville

New Elementary School
(constructed)

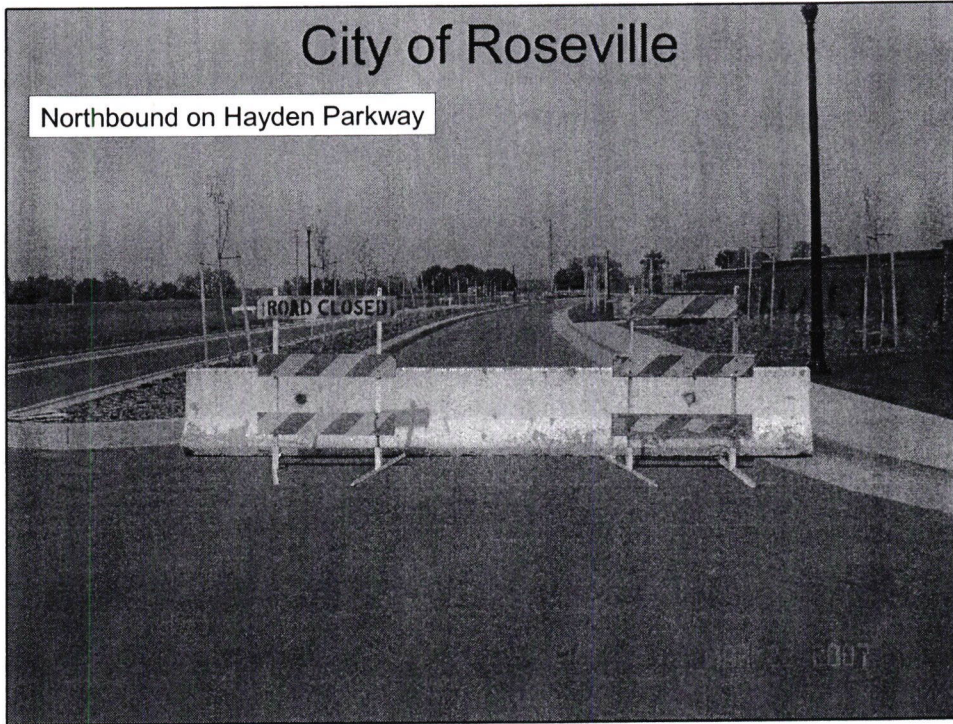


Resident children bussed to offsite school
(Elementary School under construction)



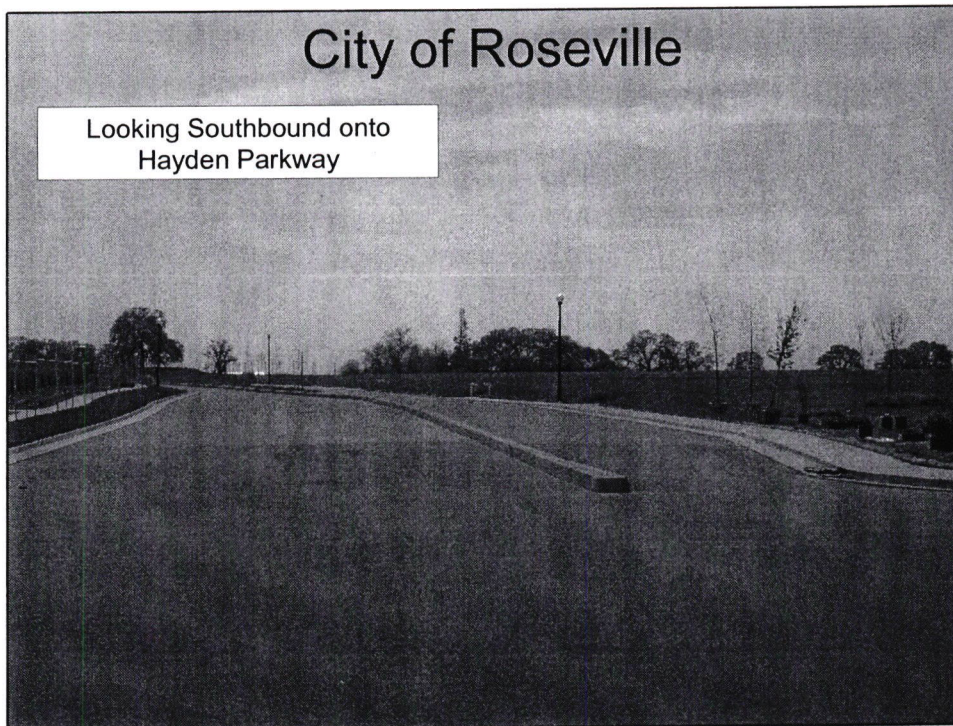
City of Roseville

Northbound on Hayden Parkway



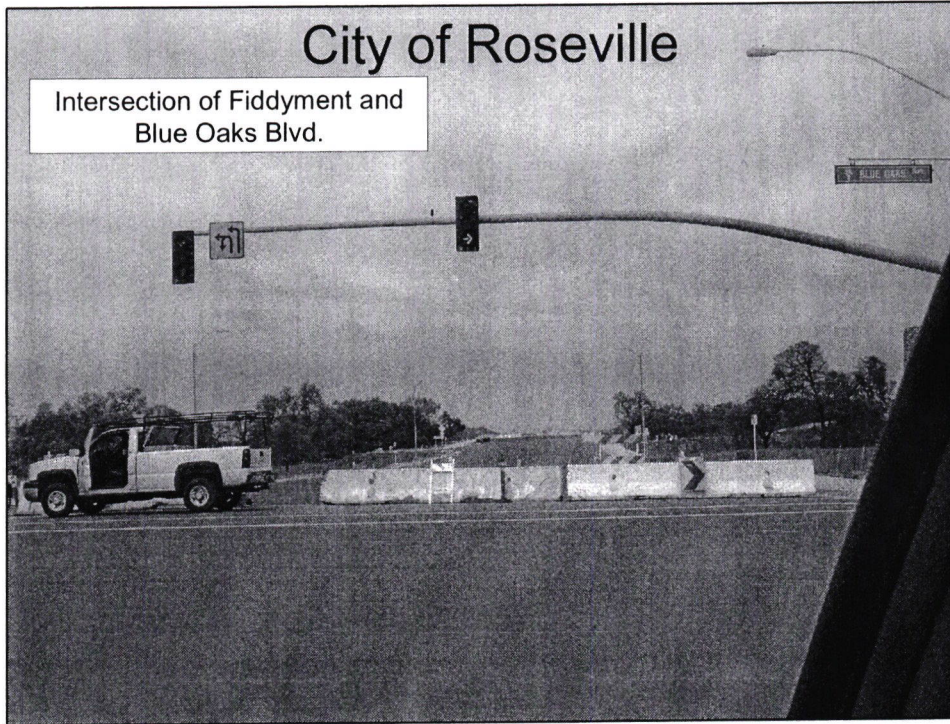
City of Roseville

Looking Southbound onto
Hayden Parkway

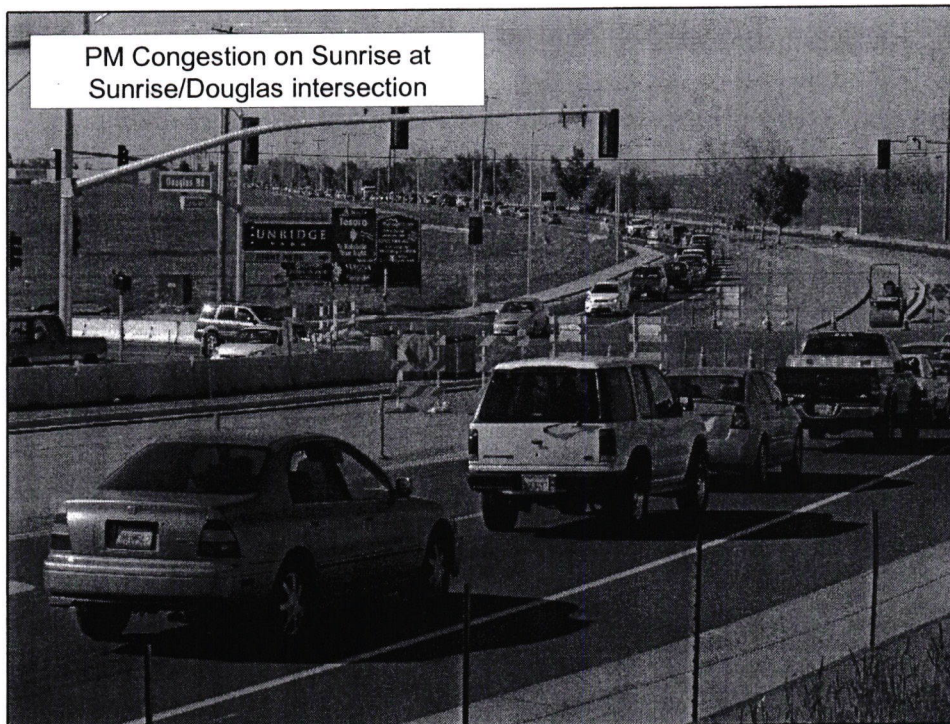


City of Roseville

Intersection of Fiddymont and
Blue Oaks Blvd.



PM Congestion on Sunrise at
Sunrise/Douglas intersection



Summary of Roseville/Placer County Approach

- Improvements built by developers with reimbursement as funds are available
- Core infrastructure in place prior to development
- Other infrastructure phased with development
- Reduces administration for City/County and impact fees levied by City/County

77

78

Discussion

Staff Seeking City Council Direction Infrastructure Improvements

- Roseville and Placer County Approach to infrastructure improvements
 - Backbone Infrastructure built prior to Homes
 - Roads, sewer, water, drainage, etc.
 - Phased Delivery of Public Facilities
 - Schools, Parks, Fire Station, etc.
- Establish timing/phasing for construction of infrastructure
- Resolve cash flow and funding shortfall issues

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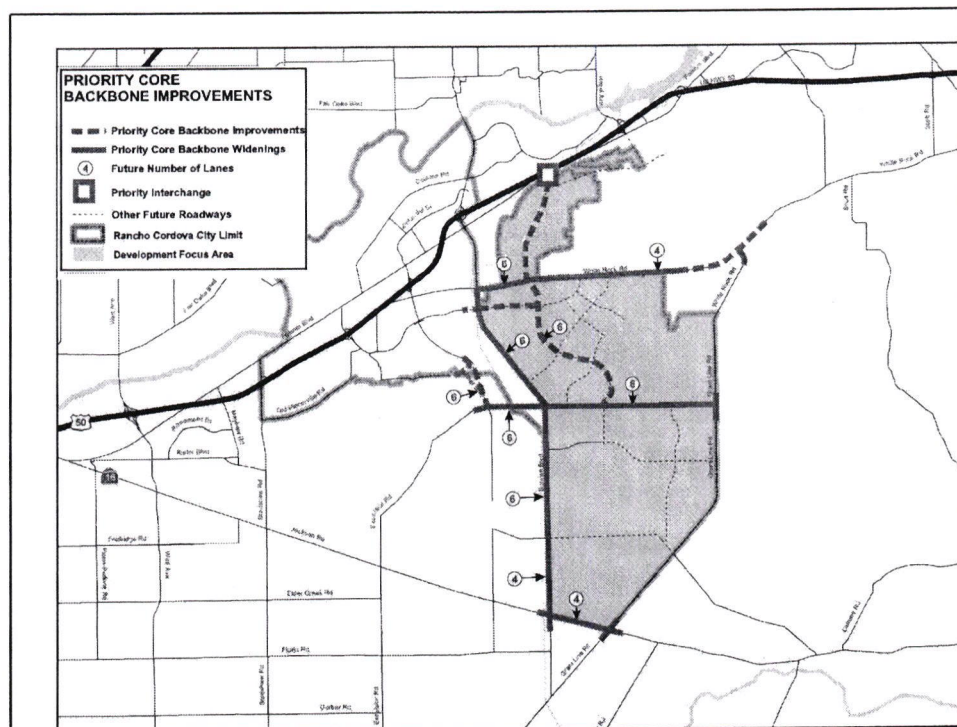
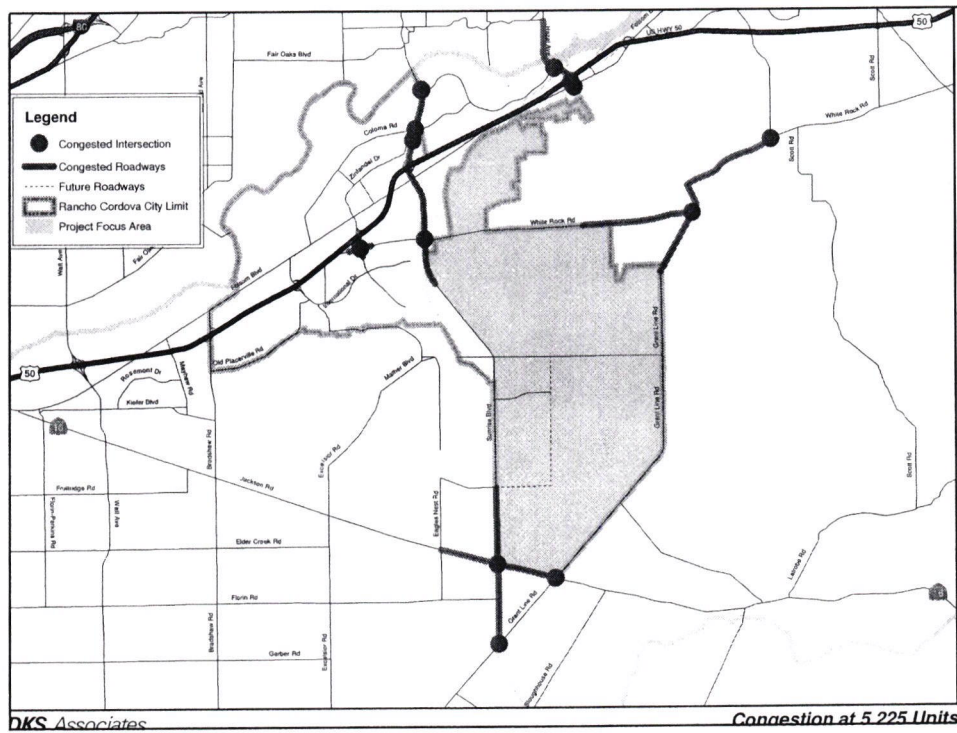
Transportation Critical Core Backbone Improvements

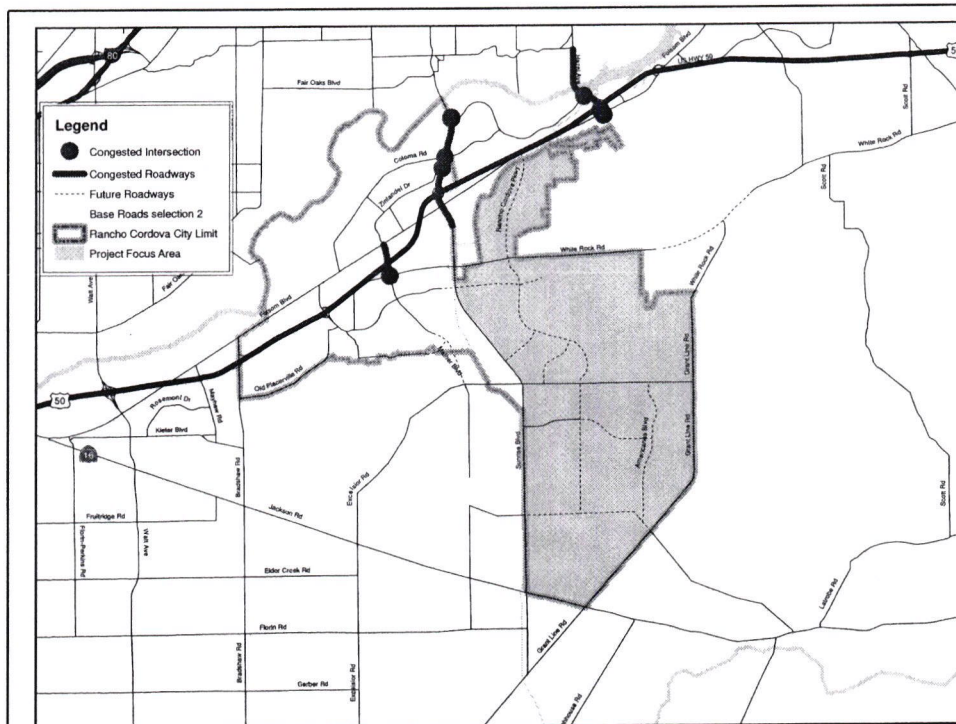
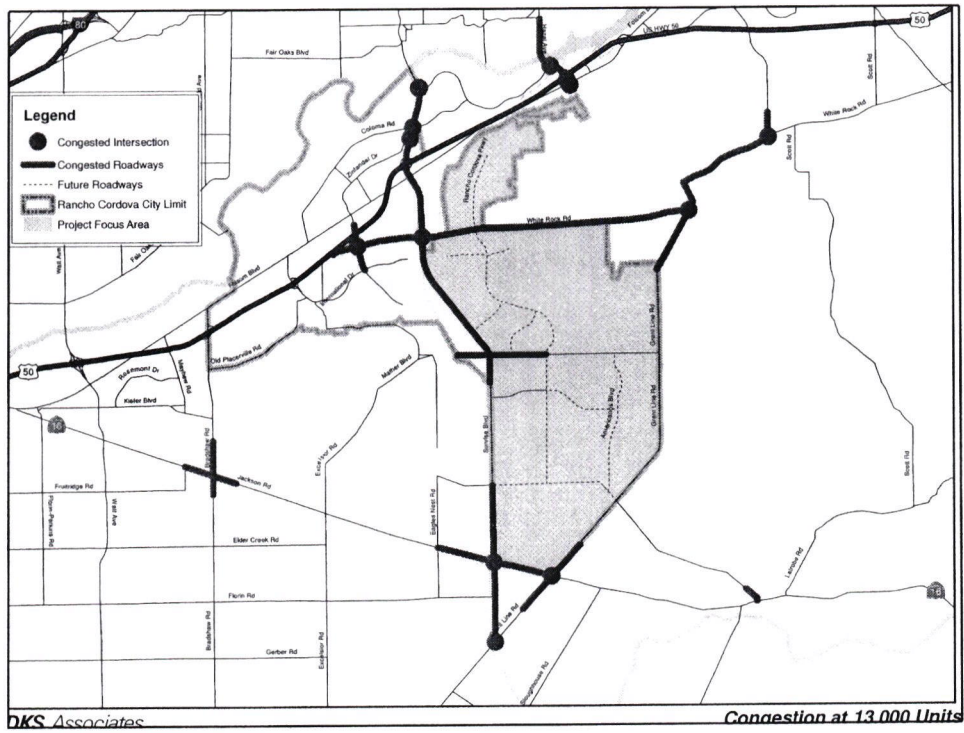
81

Transportation Infrastructure Implementation Objectives

- Identify key transportation projects that are needed to address future mobility
- Prioritize critical improvements
- Identify timeline for initiating long term projects based on required delivery of improvement
- Develop phasing, funding and implementation strategies commensurate with entitlements

82



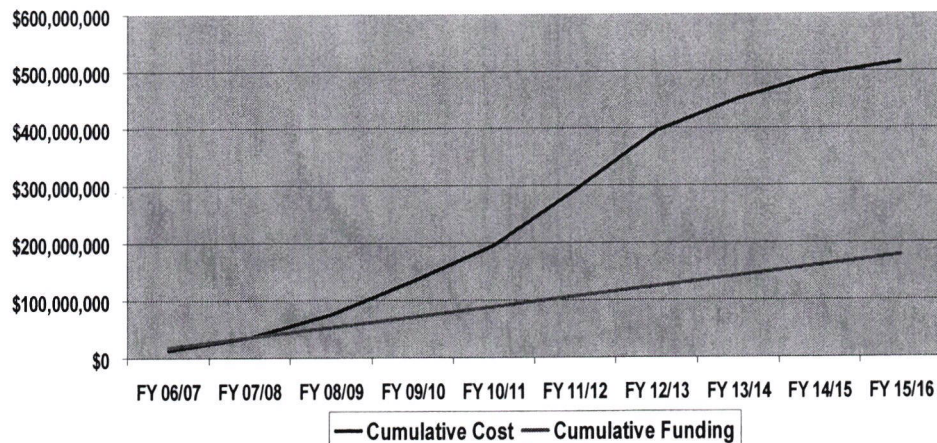


Priority Roadway Project Costs

- Core Backbone Infrastructure estimated at \$379 M
- Internal Backbone Infrastructure estimated at \$173 M
- Will have a substantial cash flow gap based on current fee revenues

87

Project Funding Analysis Based on 1,000 Permits/Year



- Cash Flow Assumptions:
 - Project estimates at today's costs
 - Fee revenue based on \$17,713 SFD at building scenario of 1,000 units/year

88

Key Elements of a Transportation Solution

- Critical Core Backbone Infrastructure must be constructed prior to significant cumulative development
- Ensure funding is available when needed
- **Lower and stabilize the City Transportation Impact Fee**
 - Require developers to build significant portion of transportation improvements through a CFD or private funds
 - Limit the number of improvements funded through the City Transportation Impact Fee program
 - Reduce eligible reimbursement to developers through the City Transportation Impact Fee program

89

Next Steps

- Partner with Development Community to create an implementation plan to deliver backbone Improvements prior to homes being built
 - Develop a Phasing Plan for backbone transportation improvements to keep pace with home construction
 - Develop Funding Plan to close the cash flow gap

90

Future Discussion Items

- Concurrent planning and entitlement for multiple major specific plans
- Logical sequencing of development
- What is the relief mechanism if congestion becomes unacceptable?
- Development Agreement terms

91