

CITY OF RANCHO CORDOVA



CITY COUNCIL MEETING Tuesday, December 13, 2022

**5:30 PM –Special Meeting/Work Session
David B. Roberts Council Chambers**

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

Pursuant to California Assembly Bill 361 amending the Ralph M. Brown Act (Govt. Code 54950-54963), the City has declared a state of emergency relating to COVID-19 and imposed measures to promote social distancing.

Join the Meeting Via Zoom Link:

<https://cityofranchocordova.zoom.us/j/83084492145?pwd=WEhpOUlKQUZBOW5zcjhOaDNKQm9EZz09>

Join the Meeting via the Zoom Phone Number

Zoom Phone Number: +1 669 900 6833, +1 253 215 8782, or +1 386 347 5053

Webinar ID: 830 8449 2145

Password: 578969

Instructions to Make Public Comment

Submitting Public Comment via Email

Members of the public who wish to provide public comment via email will need to submit written comments to CityClerk@cityofranchocordova.org no later than 3:00 p.m. on Tuesday, December 13, 2022. Written comments received no later than 3:00 p.m. will be distributed to the Council, filed in the record, and will not be read aloud. All comments submitted later than 3:00 p.m. will be distributed to the Council.

Listening to a Zoom Meeting by Zoom Video Conference

To make a public comment using the Zoom platform, please use the “raise hand” feature at the bottom center of the screen. Please make sure to enable audio controls once access has been given by the City Clerk’s office to speak. Please wait to be called upon by the City Clerk.

Listening to a Zoom Meeting by Phone Only

You can join a Zoom meeting via teleconferencing/audio conferencing using a cell phone or traditional landline phone. To request to make a public comment by phone press *9 to raise your hand. Please wait to be called upon by the City Clerk.

All public comments will be limited to three-minutes.

If you have questions related to the City Council Meeting or the use of Zoom, please contact the City Clerk's Office at (916) 851-8720 before Tuesday, December 13, 2022, at 3:00 p.m.

AGENDA

1. SPECIAL MEETING - CALL TO ORDER/ROLL CALL

Council Members Linda Budge, Garrett Gatewood, Siri Pulipati, David Sander, and Mayor Donald Terry.

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. 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:** Discussion and Potential Direction on Westborough Specific Plan.

Recommendation: No formal recommendation is being made at this time. Staff is requesting that the Council provide feedback and/or direction on the proposed land use map, proposed acreage for each land use category and various key infrastructure components. If requested, direct staff to bring back any changes to the proposed land use map or infrastructure components for further discussion at a later date.

4. ADJOURNMENT

ADDITIONAL INFORMATION

Special Meetings listed below are subject to change/cancellation without further notice.

Public documents related to items on the open session portion of this agenda, which are distributed to the City Council less than 24 hours prior to the meeting, shall be available for public inspection at the time the documents are distributed to the Council. Documents are available for inspection at the City Clerk's office located in Rancho Cordova City Hall.

The agenda items are accessible on the City's website at www.cityofranhocordova.org on Fridays prior to the Special City Council Meeting.

UPCOMING MEETINGS

December 19, 2022	5:30 PM Regular Meeting
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If you have any technical questions related to the agenda items, please contact City Hall at (916) 851-8700.

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, Stacy Leitner, City Clerk for the City of Rancho Cordova, declare that the foregoing agenda for the December 13, 2022 Special Meeting of the Rancho Cordova City Council was posted and available for review on December 8, 2022 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 December 8, 2022 at Rancho Cordova, California.



Stacy Leitner, CMC
City Clerk

MEMORANDUM



ITEM 3.1.

DATE: December 13, 2022
TO: Honorable Mayor and Council Members
FROM: Darcy Goulart, Planning Manager
SUBJECT: **DISCUSSION AND POTENTIAL DIRECTION ON WESTBOROUGH SPECIFIC PLAN**

RECOMMENDATION

No formal recommendation is being made at this time. Staff is requesting that the Council provide feedback and/or direction on the proposed land use map, proposed acreage for each land use category and various key infrastructure components. If requested, direct staff to bring back any changes to the proposed land use map or infrastructure components for further discussion at a later date.

RESULT OF RECOMMENDED ACTION

As a result of the discussion, the applicant may be required to prepare additional modifications to the proposed land use plan or incorporate additional necessary infrastructure to support the project.

BACKGROUND

The Westborough at Easton Specific Plan area is proposed to be a master planned community comprising approximately 1,548 acres of land. Easton, the land owner, has been in discussions with the City to restart the process of initiating a specific plan for the proposed plan area. Approximately 250 acres of the proposed project area still lies within the boundaries of the County of Sacramento and will need to be annexed into the City limits as part of the entitlement process. The purpose of the discussion is for the applicant to provide some historical background on the property and provide updates to Council on various aspects of the plan area, including introducing the proposed land plan. Staff will be seeking input from the Council on the overall draft land plan, including the acreages assigned to each designation. Infrastructure, open space and trails are key components to ensuring communities are connected to necessary resources. These include jobs, education, shopping, open space and recreation. Having the right connections also integrates new communities into existing, creating a synergy that builds community and long-term economic health. Staff will present infrastructure considerations for the proposed Westborough at Easton Specific Plan and seek input from Council on these components as well. The attached presentation (Attachment 1), provides a regional and local map for area context, the application's presentation materials, and staff's discussion items. These include details on the proposed land use category summaries and the various infrastructure concept items that will be discussed.

SUMMARY

Staff is requesting that the Council provide feedback and/or direction on the proposed land use map, proposed acreage for each land use category and various key infrastructure components. If requested, direct staff to bring back any changes to the proposed land use map or infrastructure components for further discussion at a later date.

FISCAL IMPACT AND FUNDING SOURCE

There is no Fiscal Impact.

ATTACHMENT(S)

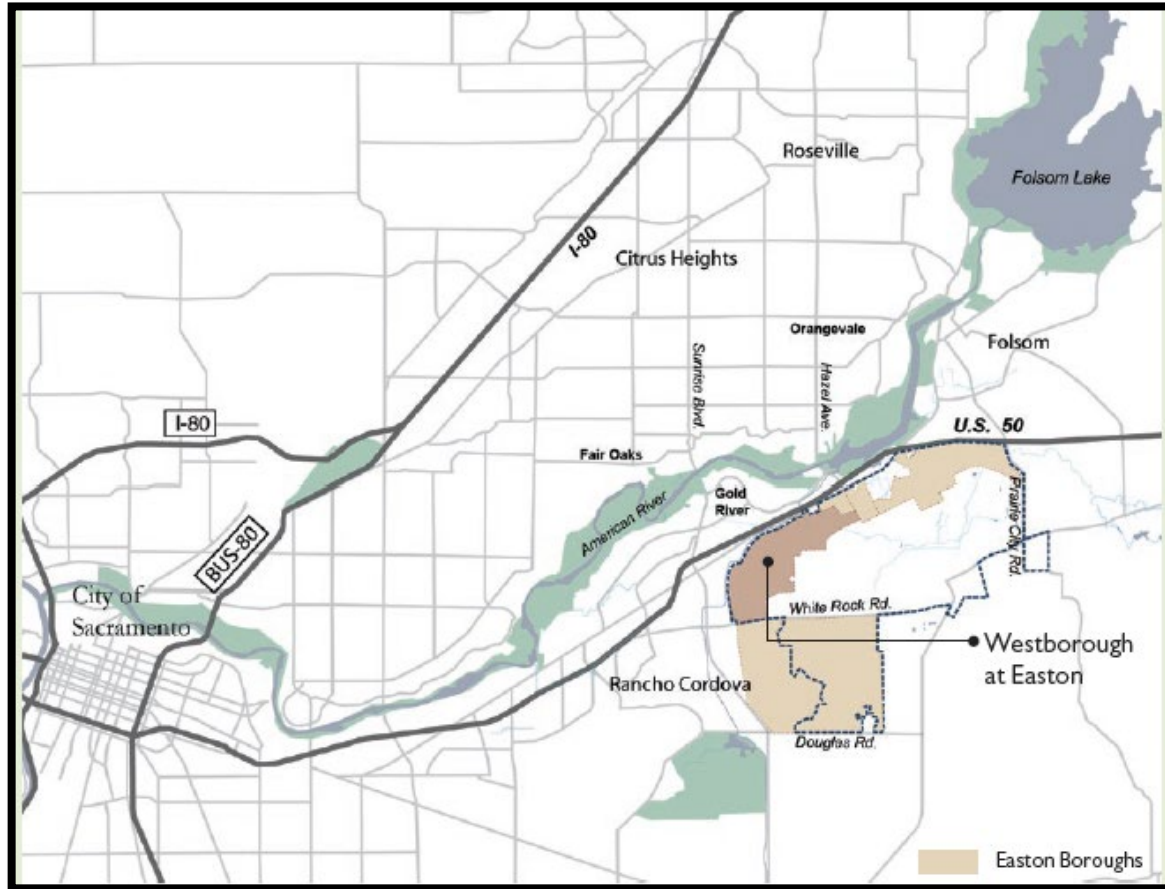
1. Westborough presentation 12.13.22

Westborough Specific Plan

Darcy Goulart, Planning Manager
December 13, 2022

Purpose of Tonight's Meeting

- Receive a presentation from staff and Easton on the Westborough Specific Plan proposed Land Use Plan as well as various key infrastructure components.
- If needed, direct staff to return at a later City Council meeting with final action documents or direct the applicant to make additional modifications to the proposed project.



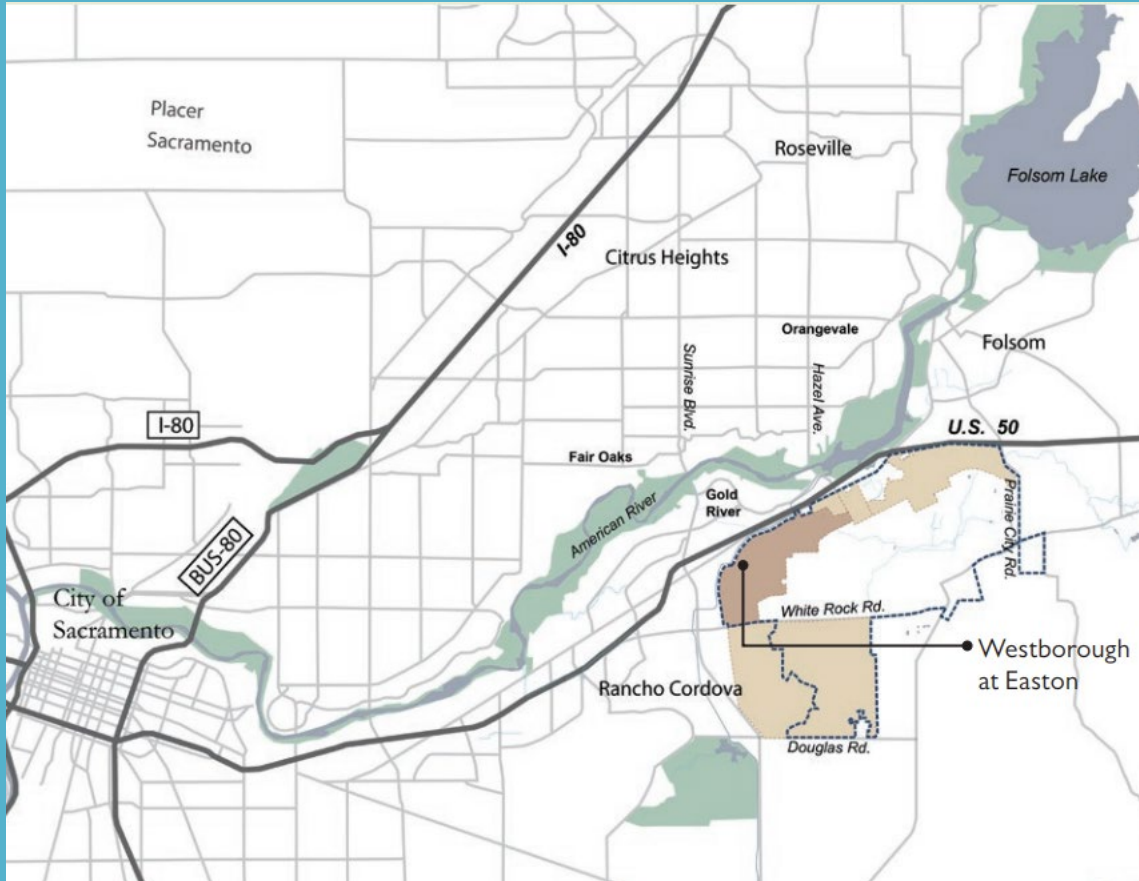
Applicants Presentation

Westborough at Easton:

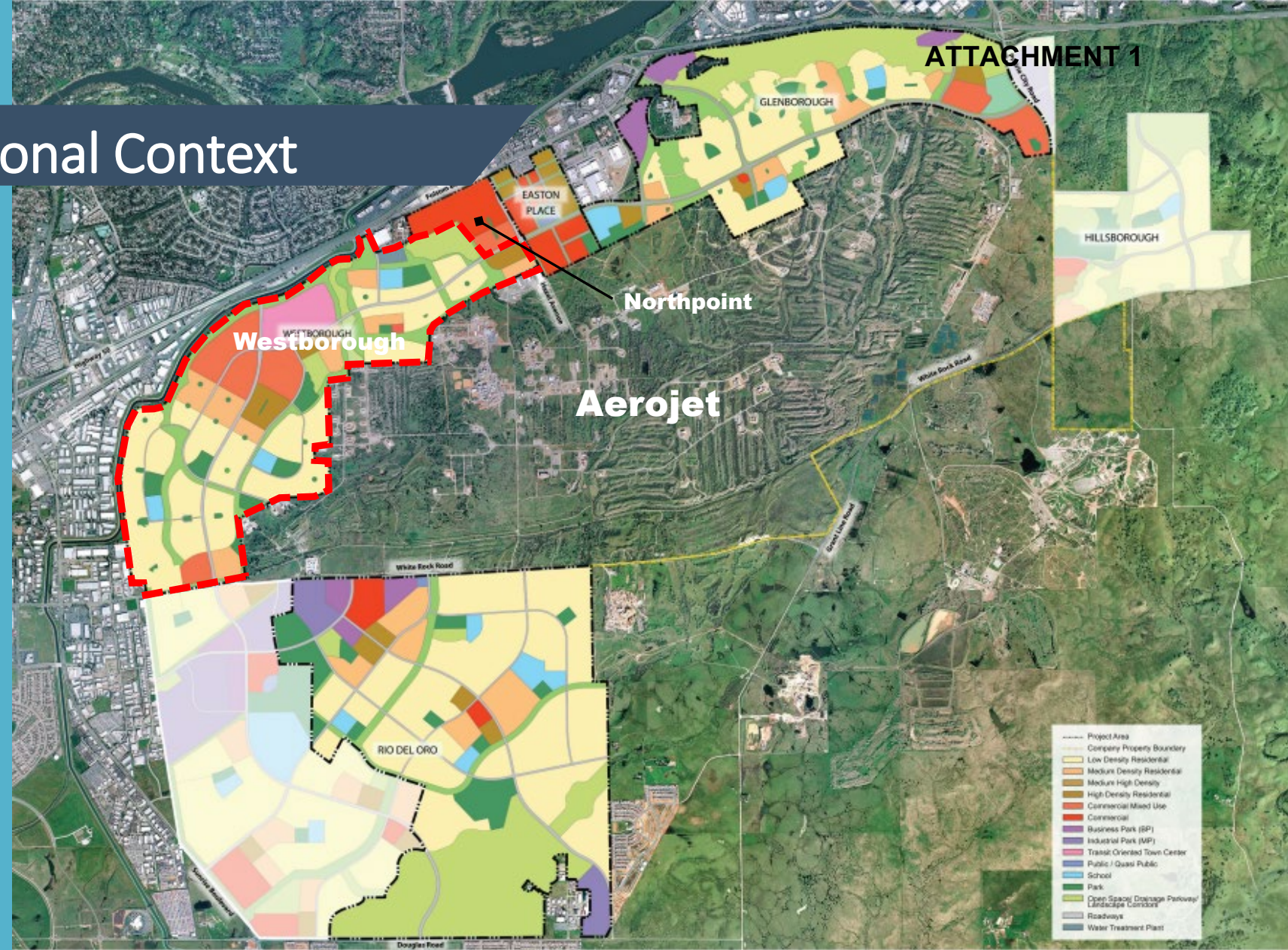
Rancho Cordova City Council



2022 Westborough Plan



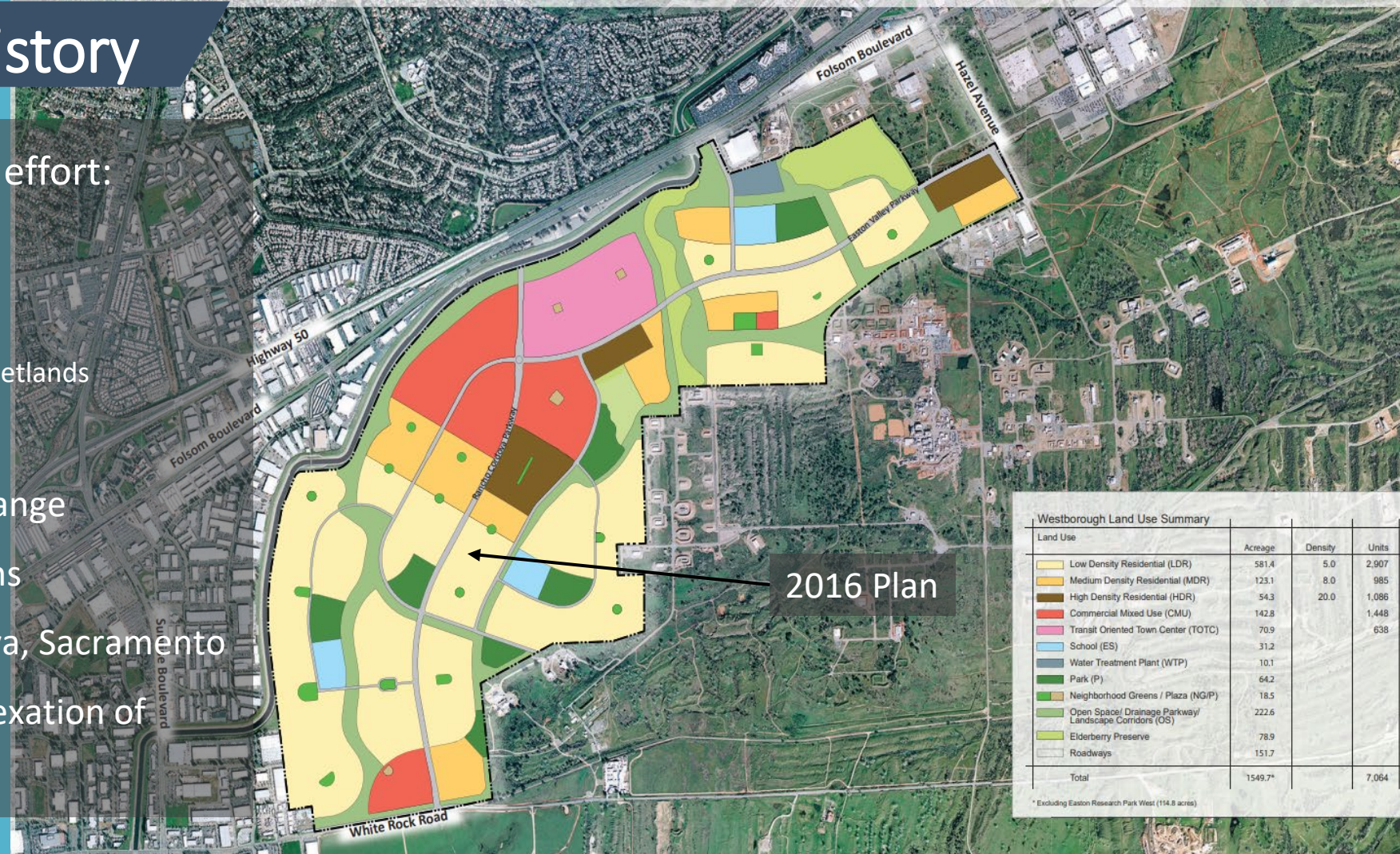
Westborough Plan: Regional Context



Westborough History

Reinitiating previous entitlement effort:

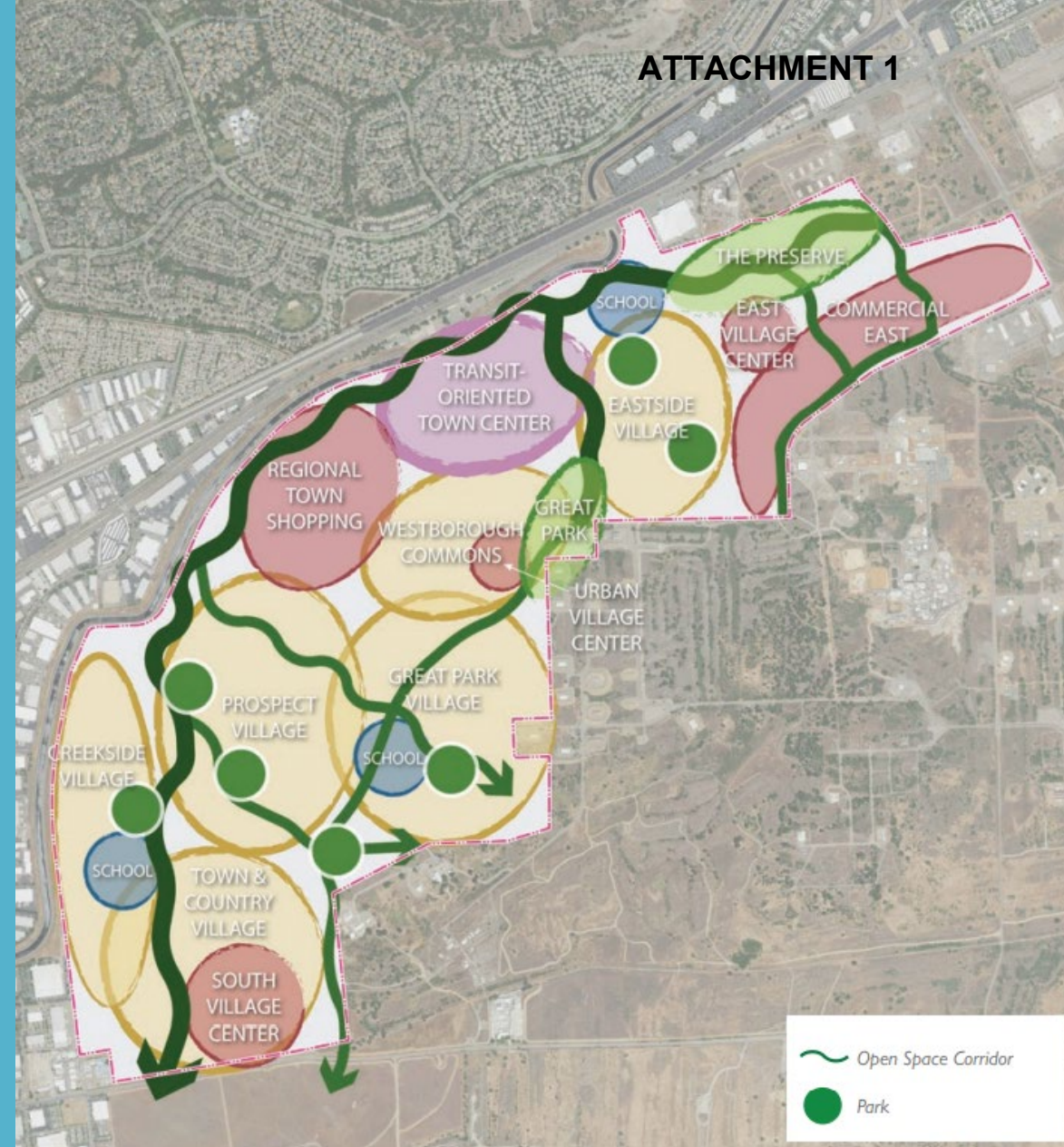
- 2016 Draft Specific Plan Prepared
- Technical Studies prepared:
Traffic, Wastewater, Drainage, Biological, Wetlands
- CEQA process initiated
- Rancho Cordova Parkway Interchange coordination with City and Caltrans
- Coordination with Rancho Cordova, Sacramento County and LAFCO regarding annexation of approximately 250 acres



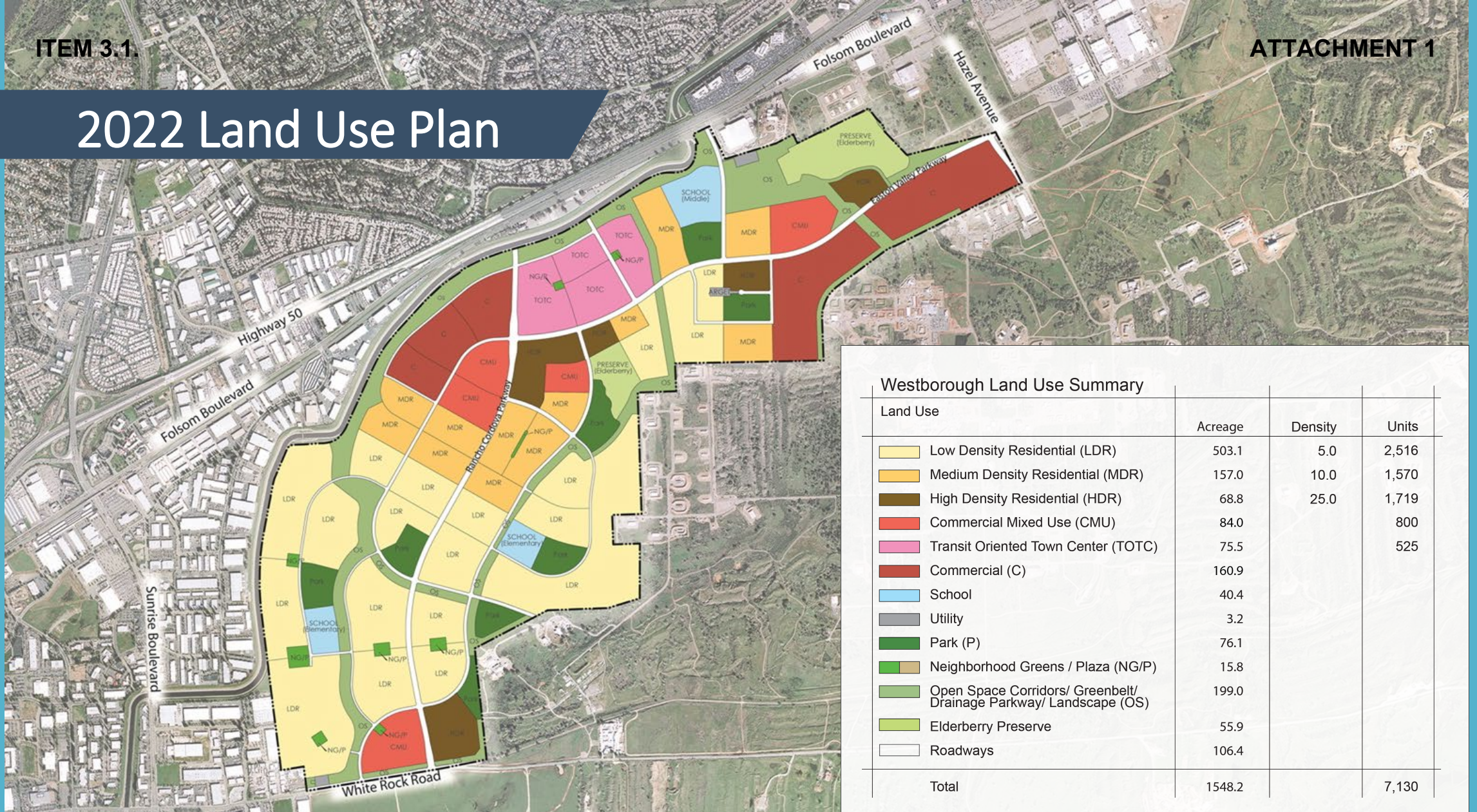
2022 Land Use Concept

Statistical Summary:

- Approximately 7,130 residential units
- Six neighborhood villages 
- Six commercial core areas 
- Approximately 390 acres of commercial uses
- Three schools 
- Approximately 76 acres of parks 
- Approximately 15.8 acres of Neighborhood greens
- Approximately 199 acres of open space
- Approximately 55.9 acres of Elderberry preserve 



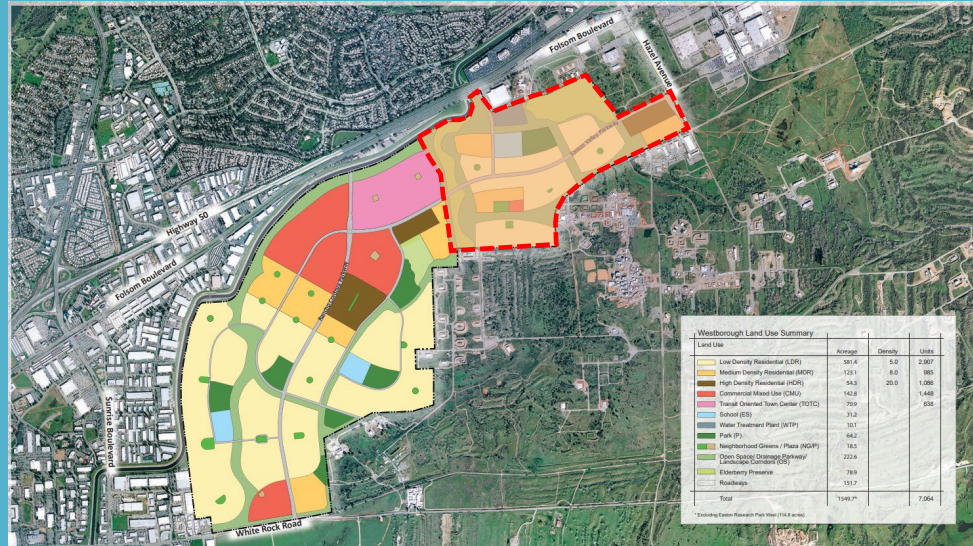
2022 Land Use Plan



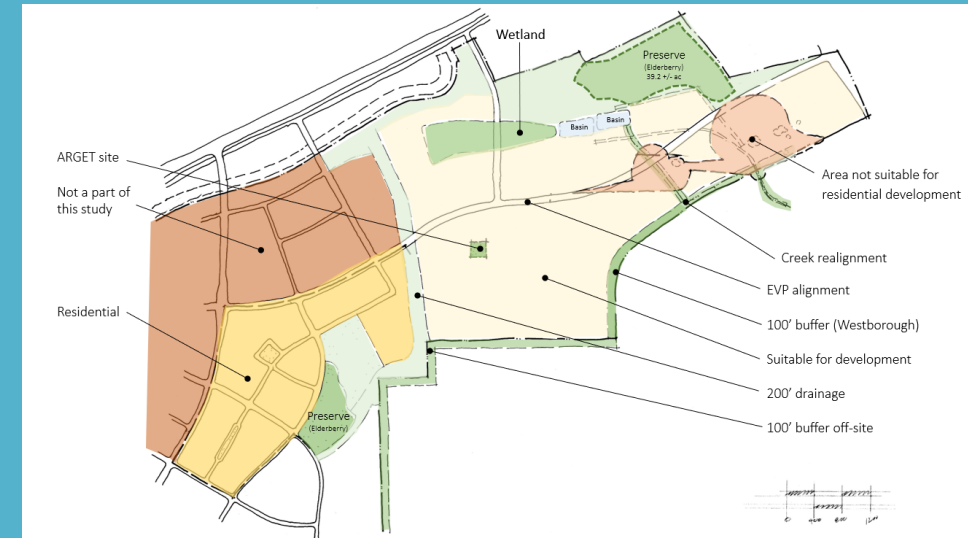
Westborough Land Use Summary

Land Use	Acreage	Density	Units
Low Density Residential (LDR)	503.1	5.0	2,516
Medium Density Residential (MDR)	157.0	10.0	1,570
High Density Residential (HDR)	68.8	25.0	1,719
Commercial Mixed Use (CMU)	84.0		800
Transit Oriented Town Center (TOTC)	75.5		525
Commercial (C)	160.9		
School	40.4		
Utility	3.2		
Park (P)	76.1		
Neighborhood Greens / Plaza (NG/P)	15.8		
Open Space Corridors/ Greenbelt/ Drainage Parkway/ Landscape (OS)	199.0		
Elderberry Preserve	55.9		
Roadways	106.4		
Total	1548.2		7,130

Land Use Plan Design Considerations



- Review previous land use plan
- 2022: Key revisions to the east side of plan area



- Define areas suitable for development and relationship to previous Phase 1 area to the west - constraints: VELB, wetlands, drainage, AR envt, setbacks, buffers, adjacent uses

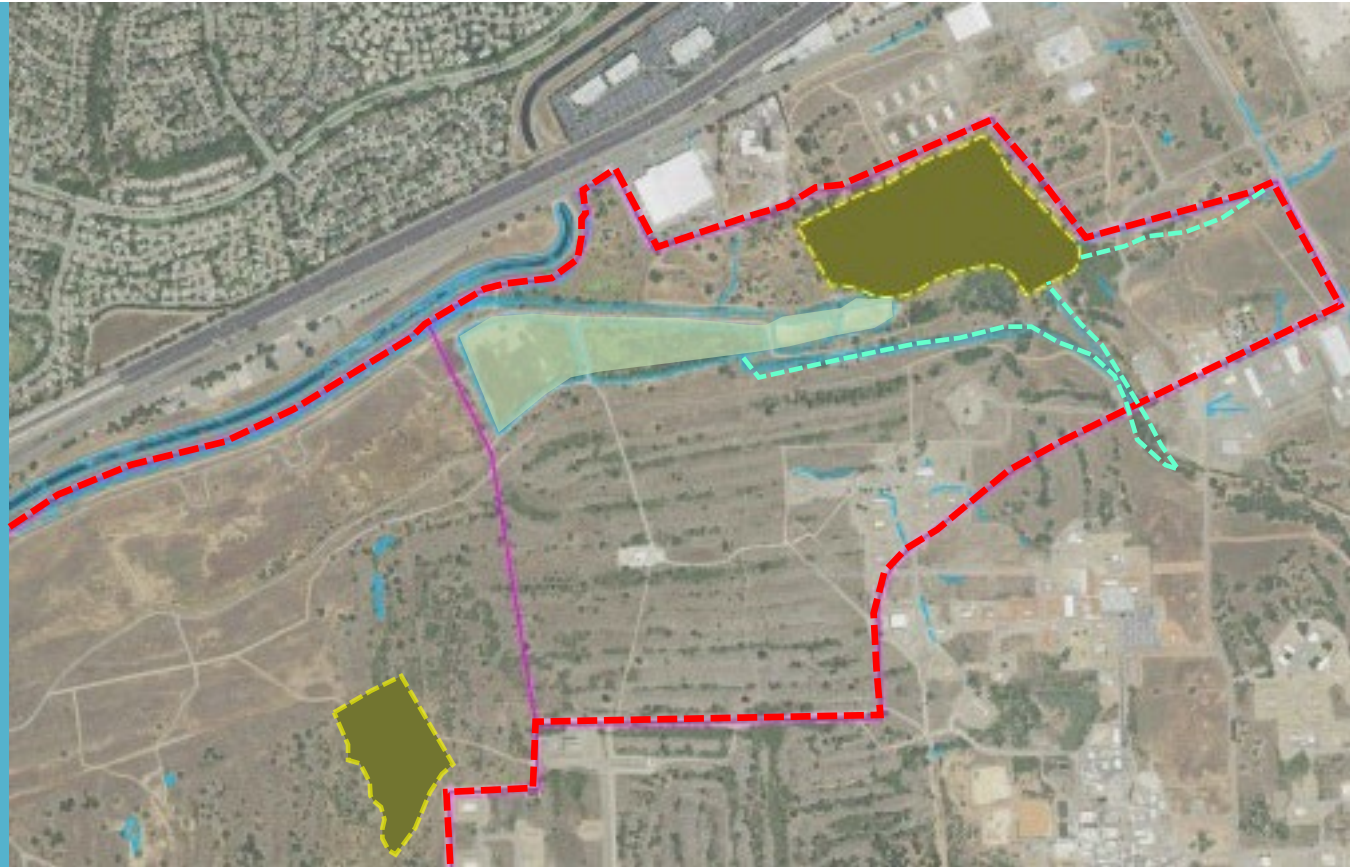
Land Use Plan Design Considerations



● EPA Record of Decision
Soil Remediation Area(s)

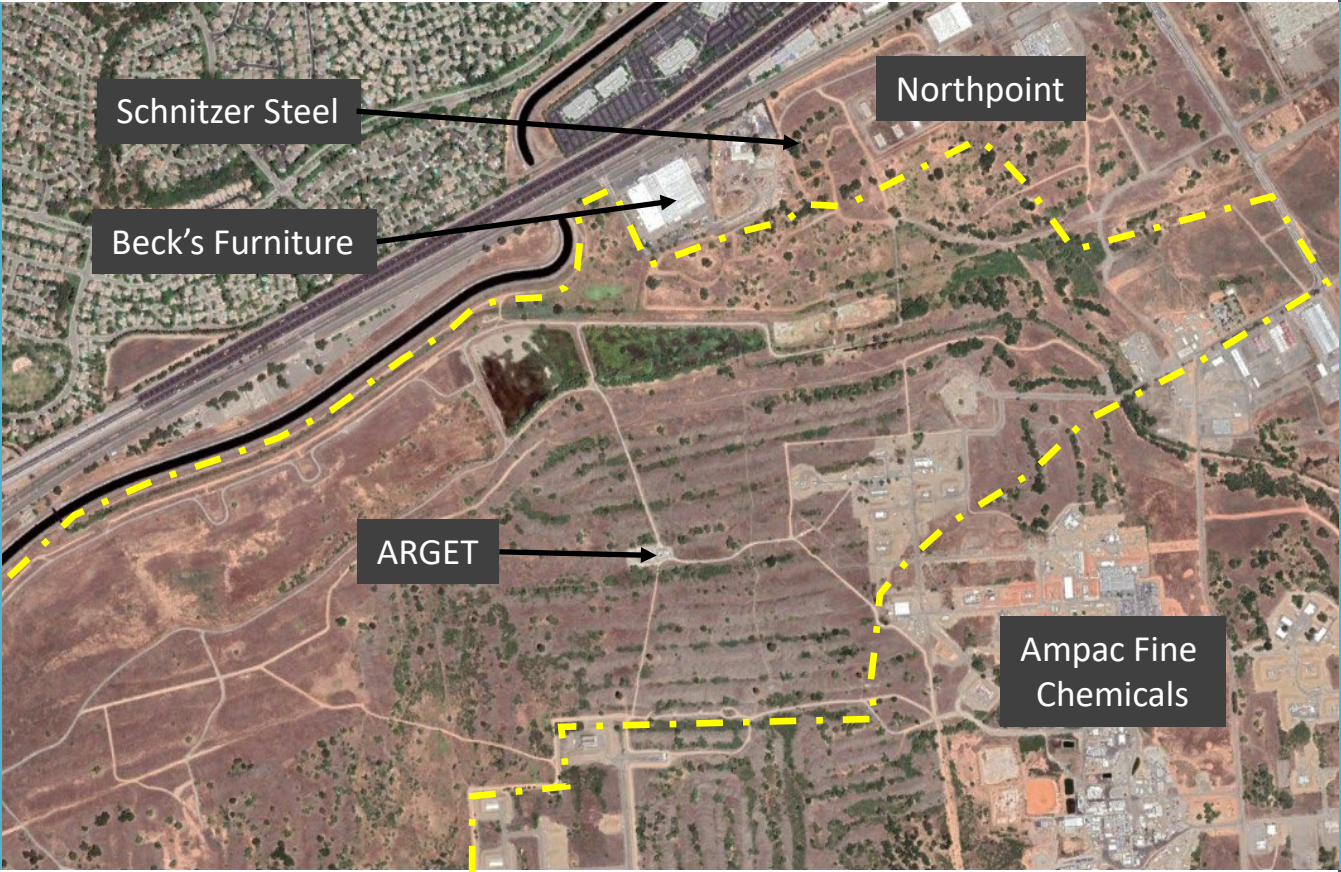
■ EPA Record of Decision Soil
Vapor Mitigation Required Area

Land Use Plan Design Considerations



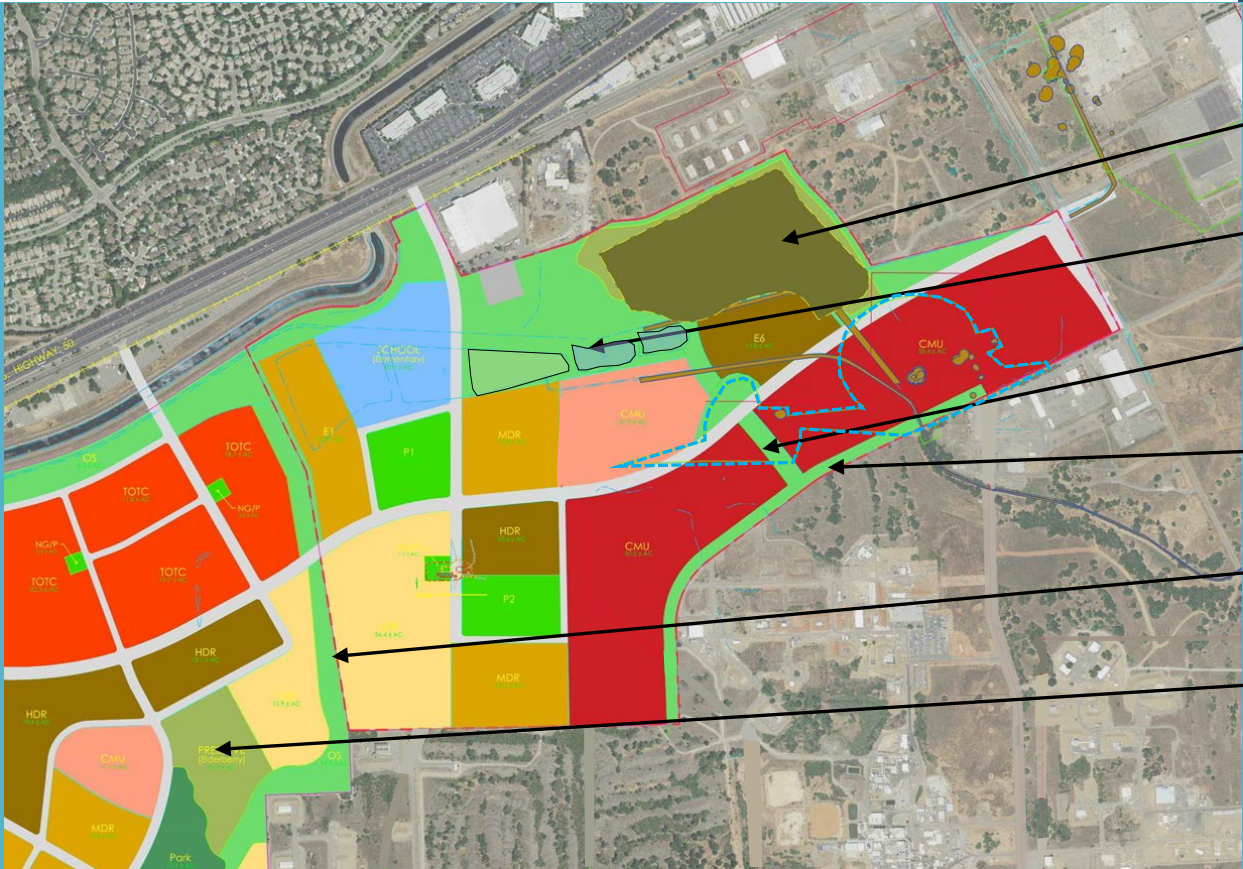
-  Valley Elderberry Longhorn Beetle Preserve Areas
-  Buffalo Creek and other drainage ways
-  Existing Detention Basins

Land Use Plan Design Considerations



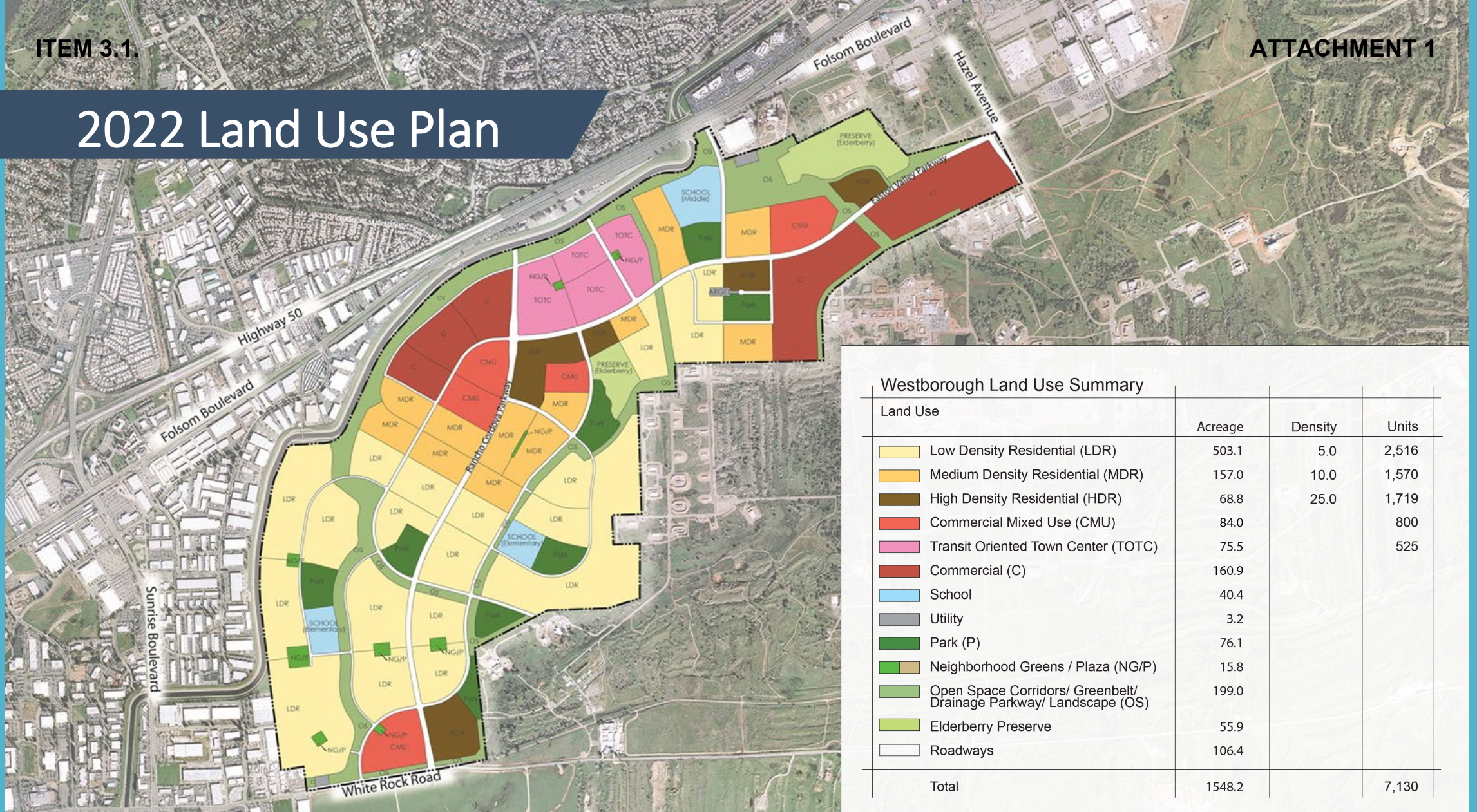
Existing and
Neighboring uses

Synthesize Constraints – New 2022 Plan



- VELB Preserve
- Wetland and basins
- Drainage corridor
- 100' Setback area
- 200' Drainage
- VELB Preserve

2022 Land Use Plan



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2022 Submitted and On-going Studies

- Draft Specific Plan submitted
- Arborist Survey and Mitigation Plan
- Aquatic Resources Delineation and Verification
- Biological Resources Assessment
- Cultural Resources (Record Search and Field Survey)
- Dry and Wet Season Branchiopod Surveys
- Special-Status Plant Survey
- Swainson's Hawk and Tricolored Blackbird Survey/Foraging Habitat Assessment
- Valley Elderberry Longhorn Beetle Survey
- Westborough Project Circulation Review and Evaluation
- Master Plan Drainage Analysis for Westborough at Easton
- Level 2 Sewer Study for Westborough at Easton
- Water Supply Master Plan for Westborough at Easton

Go Forward Schedule for 2022/2023/2024

1. Restart Entitlement Effort 
2. Meetings with City Staff in 2022 
3. Application Filed and New Draft Specific Plan Submitted 
4. Key Technical Studies Submitted November/December 2022 
5. City Council Workshop 2022 
6. Work with City to deem Land Plan and application satisfactory in order to start EIR consultant selection process in late 2022/early 2023
7. Prepare remaining technical studies and CEQA work in 2023
8. Work with City and Federal Agencies in 2023/2024 toward full project entitlement

Thank you

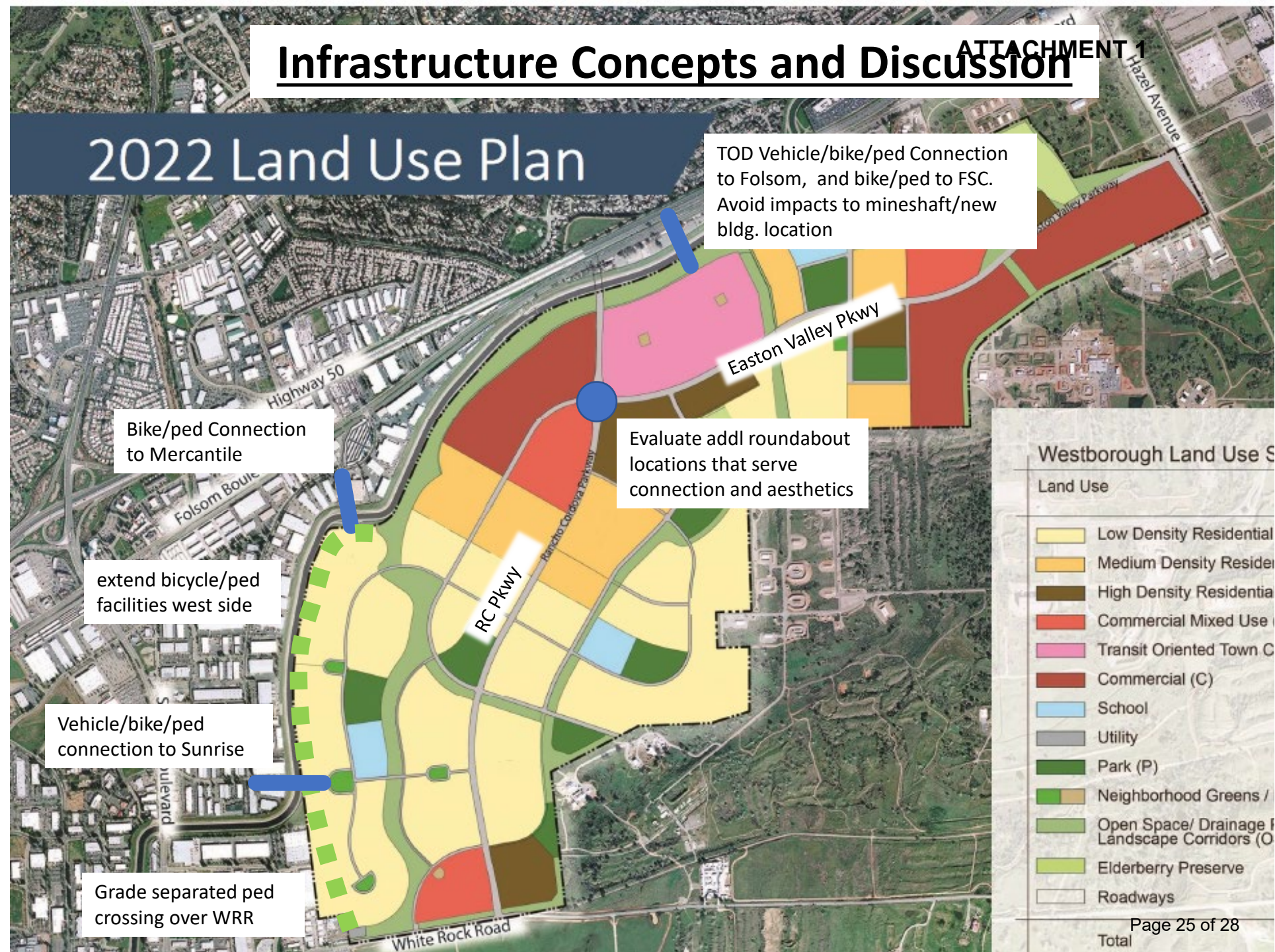
City of Rancho Cordova, California

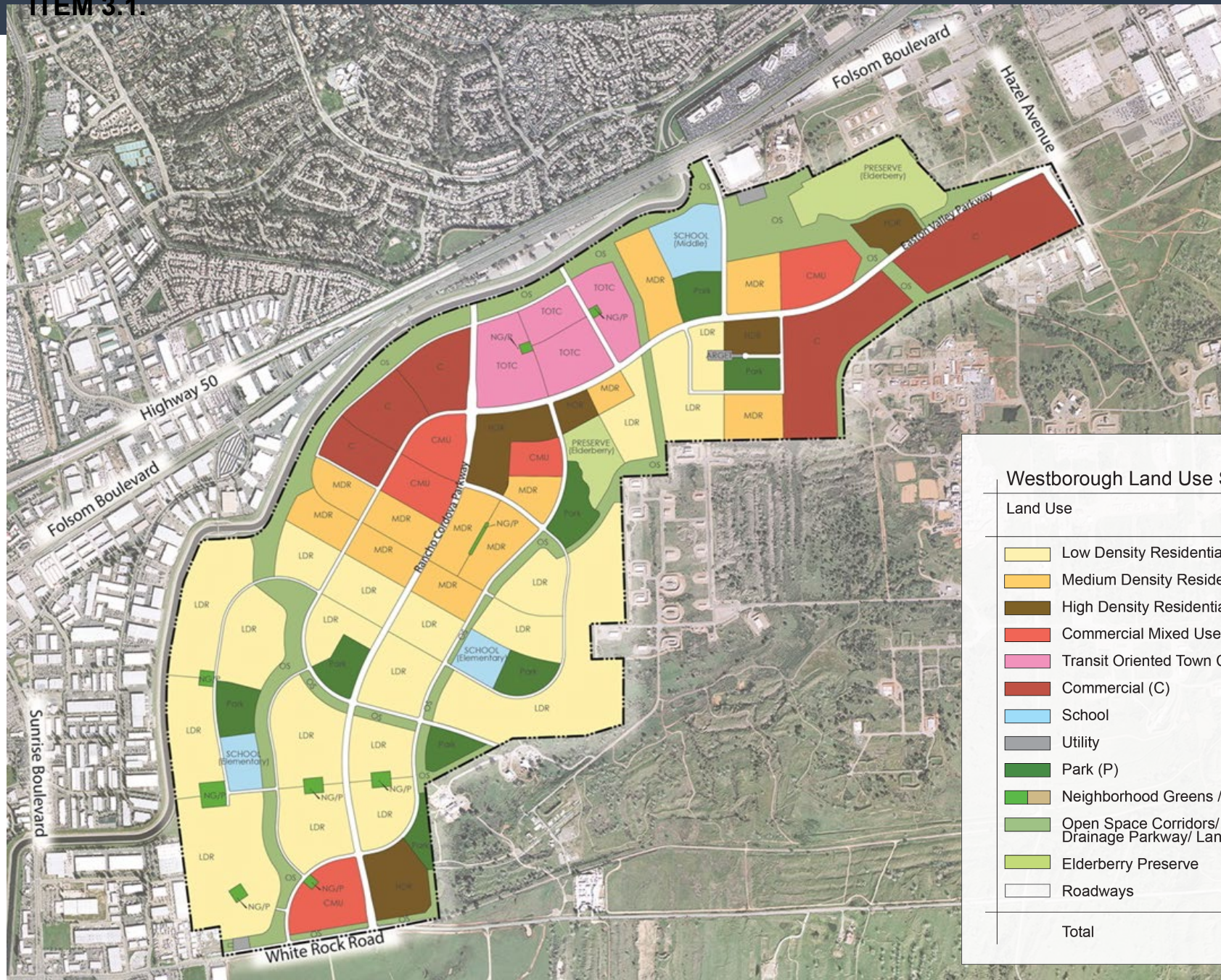


EASTON

ITEM 3.1.

- Underground all utilities including 69 kV.
- Evaluate connections at Sunrise Gold Circle, Mercantile and TOD site.
- Identify offsite connectivity access to ARB, Sunrise, Citrus, etc. Show grade separated crossings.
- Evaluate addl roundabout locations.
- Identify grid access for bikes/peds/minimize VMT.
- Evaluate potential vehicle cut-through routes and reduce/calm.
- Provide supporting studies: traffic, drainage, Hydromod, LID, Buffalo Creek hydrograph, bike/ped plan.
- Show context of this development by including NorthPoint, Hazel Intch and improvements to east in County.
- Include open space per Open Space Guidelines.
- Provide a phasing plan that shows expected buildout and supporting infrastructure.
- See notes on map.
- Additional details to be identified based on further review and collaboration.





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- Provide Council feedback and direction on the proposed land use map, proposed acreages for each land use category and various key infrastructure components.
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THANK YOU

Community Conversation

