

## **CITY OF RANCHO CORDOVA**



### **JOINT MEETING OF THE RANCHO CORDOVA CITY COUNCIL AND THE RANCHO CORDOVA PLANNING COMMISSION Tuesday, August 27, 2024**

**5:30 PM PST – Special Joint Meeting with Planning Commission/Work Session  
American River Room**

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

**Sheraton Puerto Rico Resort & Casino - Lobby  
200 Convention Boulevard,  
San Juan, Puerto Rico, 00907**

#### **How to Observe or Listen to the Meeting:**

- Online via Zoom: <https://cityofranhocordova.zoom.us/j/81630466928>  
Webinar ID: 816 3046 6928
- By phone: +1 669 900 6833 or +1 253 215 8782  
Webinar ID: 816 3046 6928

#### **Public Comment**

Members of the public who wish to address the City Council may do so in person during the meeting by completing and submitting a Speaker Card to the City Clerk.

Members of the public who wish to provide public comment via email will need to submit comments to [CityClerk@cityofranhocordova.org](mailto:CityClerk@cityofranhocordova.org) no later than 2:00 p.m. on Tuesday, August 27, 2024. Written comments received no later than 2:00 p.m. will be distributed to the Council, filed in the record, and will not be read aloud. All comments submitted later than 2:00 p.m. will be distributed to the Council.

If you have questions related to the City Council Meeting, please contact the City Clerk's Office at (916) 851-8720 before Tuesday, August 27, 2024, at 2:00 p.m.

## AGENDA

### 1. SPECIAL MEETING - CALL TO ORDER/ROLL CALL

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

Planning Commission Members Surender Devarapalli, Lee Frechette, Dave Huhn, Tegan Knifton, Robert McGarvey, Leroy Tripette, and Chair Cynthia Stauss

### 2. PUBLIC COMMENT

At a special meeting, members of the public 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 and/or Planning Commission is prohibited from discussing or taking action on any item not on the agenda.

### 3. SPECIAL MEETING

#### 3.1. **Subject:** General Plan Update Kickoff Joint Workshop.

**Recommendation:** No formal action will be taken. Staff and project consultants are introducing the General Plan Update program and requesting input or further direction on the General Plan Planning Areas and Sub-Area boundaries, which may inform how future work will be conducted.

### 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](http://www.cityofranhocordova.org) on Thursdays or Fridays prior to the Special City Council Meeting.

## UPCOMING MEETINGS

|                    |                                                 |
|--------------------|-------------------------------------------------|
| September 3, 2024  | 4:00 PM Special Meeting/5:30 PM Regular Meeting |
| September 16, 2024 | 5:30 PM Regular Meeting                         |
| September 24, 2024 | 5:30 PM Special Meeting/Work Session            |
| October 7, 2024    | 4:00 PM Special Meeting/5:30 PM Regular Meeting |
| October 21, 2024   | 5:30 PM Regular Meeting                         |

|                   |                                                 |
|-------------------|-------------------------------------------------|
| October 29, 2024  | 5:30 PM Special Meeting/Work Session            |
| November 4, 2024  | 4:00 PM Special Meeting/5:30 PM Regular Meeting |
| November 18, 2024 | 5:30 PM Regular Meeting                         |

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 August 27, 2024, Special Joint Meeting of the Rancho Cordova City Council and Rancho Cordova Planning Commission was posted and available for review on August 22, 2024, 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](http://www.cityofranhocordova.org).

Signed August 22, 2024, at Rancho Cordova, California.



Stacy Leitner, CMC  
City Clerk

## MEMORANDUM

**DATE:** August 27, 2024

**TO:** Honorable Mayor and Council Members  
Planning Commissioners

**FROM:** Darcy Goulart, Planning Manager  
Arlene Granadosin-Jones, AICP, Senior Planner

**SUBJECT: GENERAL PLAN UPDATE KICKOFF JOINT WORKSHOP**

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### **RECOMMENDATION**

No formal action will be taken. Staff and project consultants are introducing the General Plan Update program and requesting input or further direction on the General Plan Planning Areas and Sub-Area boundaries, which may inform how future work will be conducted.

### **RESULT OF RECOMMENDED ACTION**

No formal action will be taken. Staff and project consultants are introducing the General Plan Update program and requesting input or further direction, as appropriate, which may inform how future work will be conducted.

### **BACKGROUND**

A General Plan is the City's guiding policy document for meeting the community's long-term vision for the future. General Plans are required by California law to address the mandated elements in Government Code Section 65302, including land use, circulation, housing, conservation, open space, noise, safety and environmental justice. A General Plan is typically a 20-year community vision for how the city will grow.

## General Plan Elements



The City of Rancho Cordova's General Plan was adopted in 2006 and has undergone a few minor updates throughout the years. Given changing economic conditions, environmental considerations, housing needs, and new State requirements, this General Plan update provides an opportunity for the City to reaffirm and identify new goals to guide growth in the community through the year 2045.

To begin the update process, staff circulated a Request for Qualifications (RFQ) for a consultant to assist City staff with the General Plan update in July 2023 and received two proposals. On February 20, 2024, the City Council approved a contract with Ascent Environmental, Inc. (Consultant) to help prepare the General Plan update.

### General Plan Update Process

The General Plan update process includes the following components:

- Establishing Existing Conditions and Community Priorities
- Land Use Alternatives and Policy Options
- Environmental Review
- Community Engagement

## PROJECT ROADMAP



This General Plan process will review and update all existing elements (except the Housing Element recently adopted and certified by HCD), including the introduction of new topics including environmental justice. Community outreach and engagement is a critical component of the General Plan update process. As such, the consultant and City Staff will be holding community workshops, planning commission and City Council study sessions, and conducting stakeholder interviews and community surveys. In addition, City staff will be looking for additional opportunities to interact with the community at other events such as Good Neighbor Days, holiday events, and outdoor festivals.

The General Plan has a dedicated website where all the meetings, workshops, and draft documents will be readily available for the public to review and provide comment. In addition, community members have an opportunity to sign up for updates from the City throughout the process. The project website is [www.yourcityrc2050.org](http://www.yourcityrc2050.org) and the project email address is [generalplan@cityoffranchocordova.org](mailto:generalplan@cityoffranchocordova.org)

The focus of this first joint City Council and Planning Commission workshop is to gather input and feedback from the City Council and Planning Commission on the General Plan Planning Areas and Sub-Areas. The team will present the existing boundaries and what is being proposed. The proposed areas are the result of various discussions with ASCENT and the Technical Advisory Committee (TAC) which is made up of various City staff.

### **FISCAL IMPACT AND FUNDING SOURCE**

The City has collected \$1.3 million in General Plan fees through the issuance of permits that will go towards the cost of the General Plan update. The remaining cost will come from the City's General Fund.

### **ATTACHMENT(S)**

1. General Plan Update Joint Workshop Presentation

# Planning Commission & City Council Work Session

August 27, 2024



**RANCHO CORDOVA**  
GENERAL PLAN 2050



# Agenda

- 01 Introductions
- 02 Project Overview
- 03 Tonight’s Work Session
- 04 General Plan Planning Area
- 05 General Plan Sub-Areas
- 06 Discussion
- 07 Next Steps

# Introductions



# Consultant Team

**ASCENT**

**Pat Angell**  
Principal-In-Charge / CEQA Principal



**Chelsey Payne, AICP**  
Project Director / Manager



**Paul Kronser**  
Deputy Project Manager



**Erik de Kok**  
Director of Interdisciplinary Planning

## Subconsultants



*Economics*



*Transportation*



*Community Engagement*

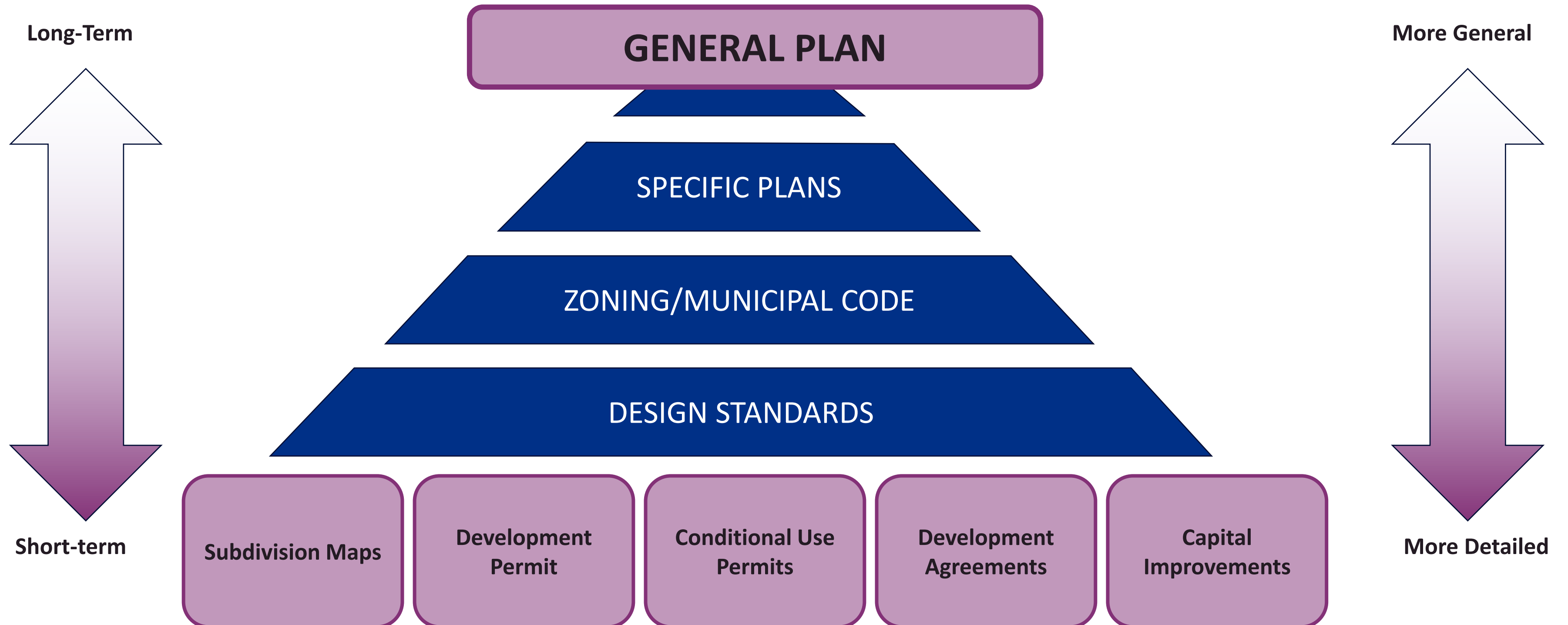
# Project Overview



# What is a General Plan

- **Required** by State Law for every City and County in California
- City's "**constitution**" for planning and development
- Basis for local **land use decisions**
- Establishes a **vision** for the City for a 20–25 year horizon
- Addresses important **community issues**
- Subject to **California Environmental Quality Act (CEQA)**

# Relationship to Other Plans and Regulations



# General Plan Elements



# Required General Plan Elements



# Optional General Plan Elements



ITEM 3.1

# 2006 Rancho Cordova General Plan

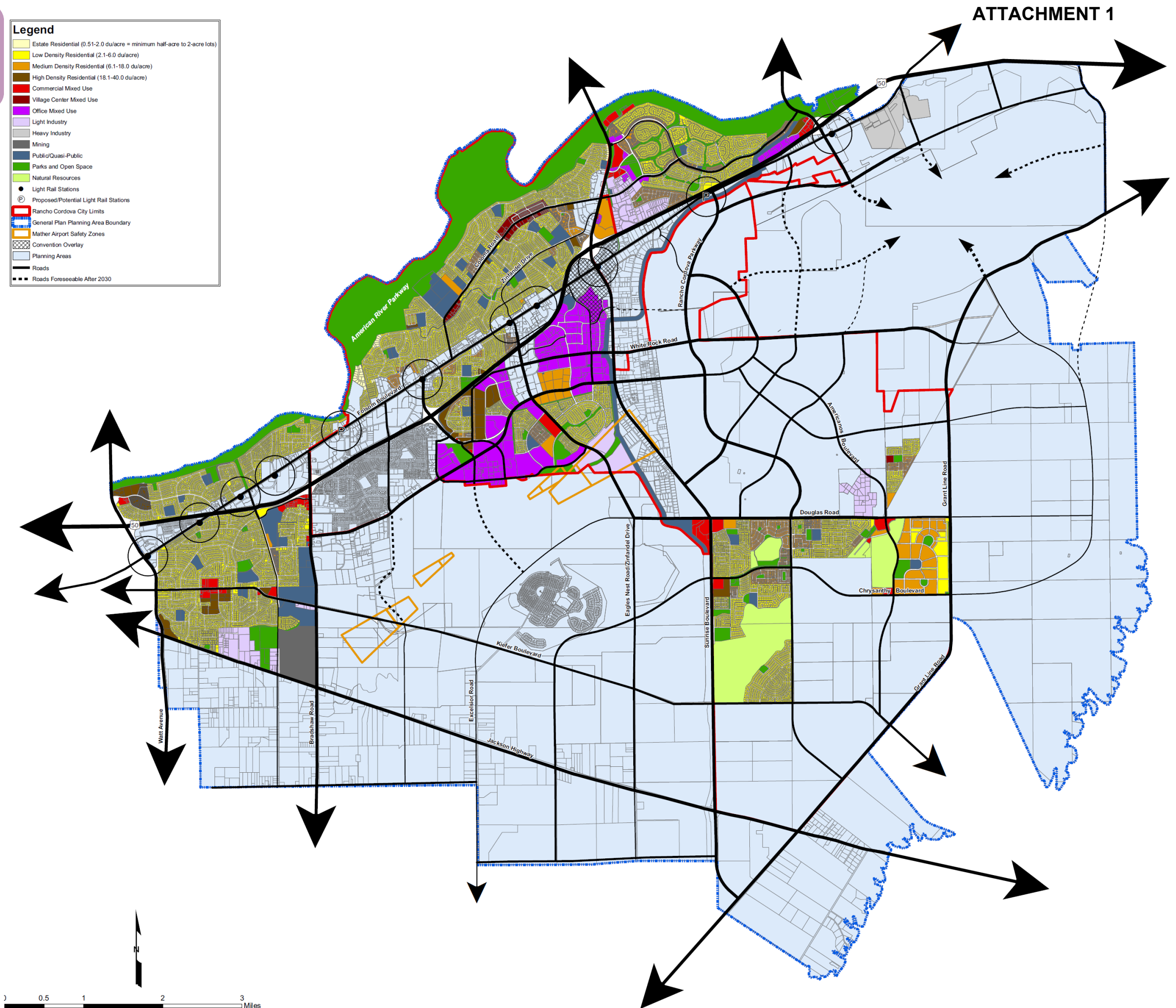


## GENERAL PLAN

RANCHO CORDOVA GENERAL PLAN



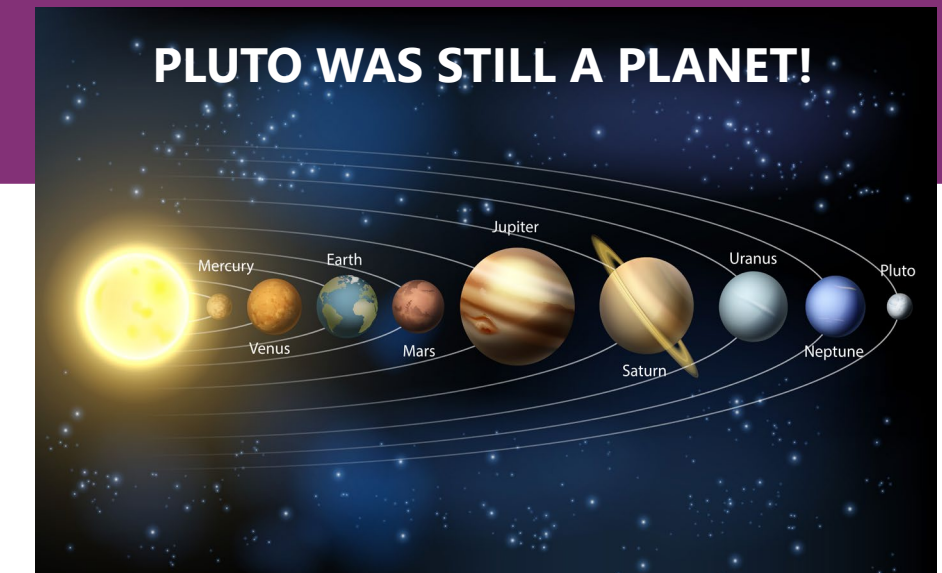
BUILDING OUR CITY  
GUIDING OUR FUTURE



# Why Update the General Plan

- A lot has changed in the 20 years since the 2006 General Plan was adopted
- Population in Rancho Cordova has grown from 50,000 to over **80,000**
- Address **new state laws** that have passed and integrate them into the updated General Plan
- Address critical topics affecting Rancho Cordova **today**
- Important opportunity to provide **meaningful community engagement**

*Where were you in 2006?*



# Project Roadmap



# Tonight's Work Session



## Boundary Definitions

- **General Plan Planning Area** - The area directly addressed by the General Plan policies. This area includes the City limits and land within the City's sphere of influence (SOI), as well as "any land outside its boundaries which in the planning agency's judgment bears relation to its planning." (Government Code Section 65300)
- **Sphere of Influence (SOI)** - The probable physical boundaries and service area of a local agency (City of Rancho Cordova), as determined by the Local Agency Formation Commission (LAFCO) of Sacramento County. Currently the Rancho Cordova SOI is coterminous with the City limits.
- **City Limits** - The incorporated territory of a City that includes parcels under permitting jurisdiction of the City of Rancho Cordova.
- **Annexation** - The process of acquiring new territory by expanding City boundaries into the adjacent unincorporated area. Must be approved by Sacramento Local Agency Formation Commission (LAFCo).

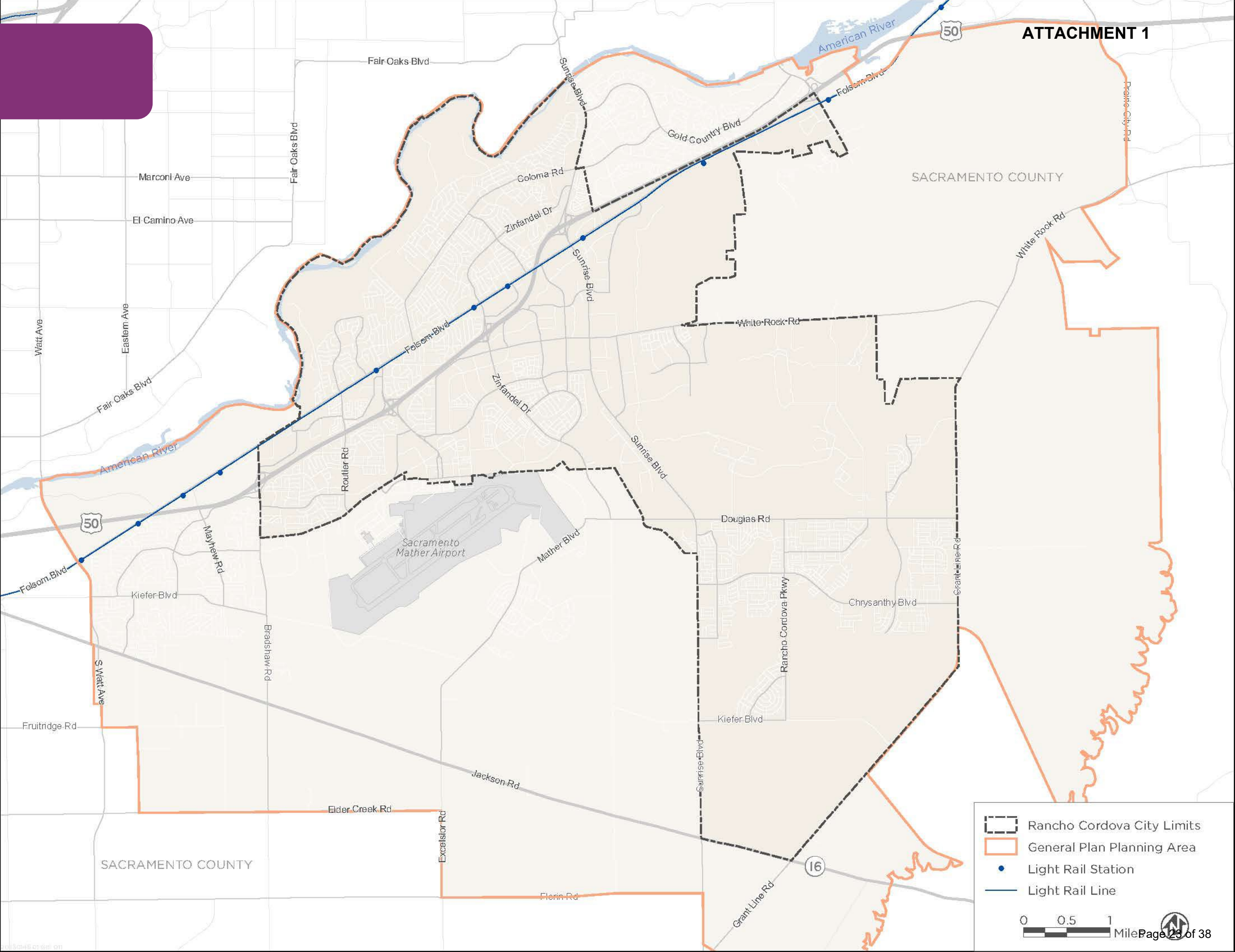
## Discussion Questions

- 1. Do you agree with staff's recommendations for areas to remove/add to the General Plan Planning Area?**
- 2. Are there other areas that you would propose to remove/add to the General Plan Planning Area?**
- 3. Do you agree with the proposed sub-area boundaries?**

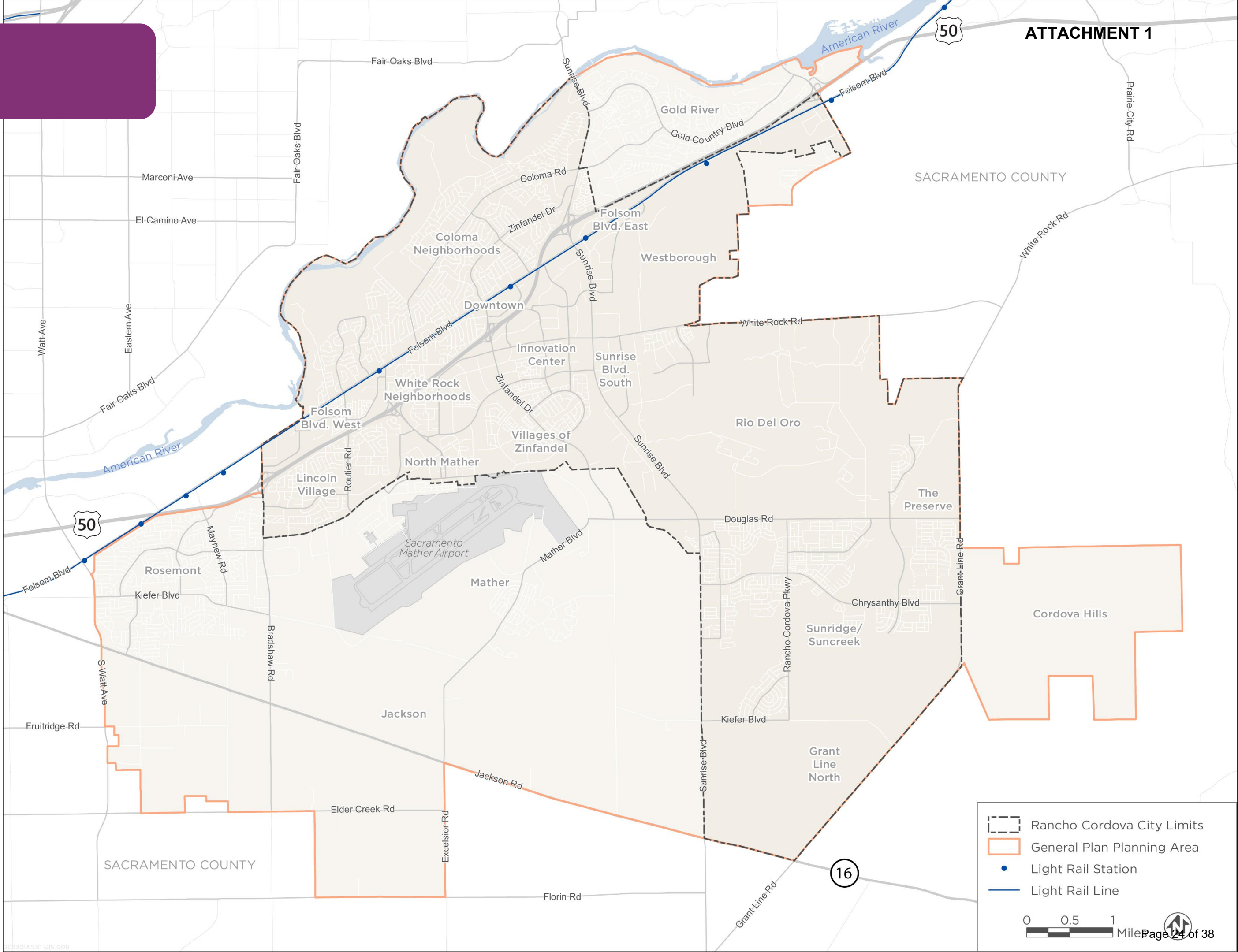


ITEM 3.1

# Existing General Planning Area



ITEM 3.1.  
**Proposed General  
Plan Planning Area**



ITEM 3.1

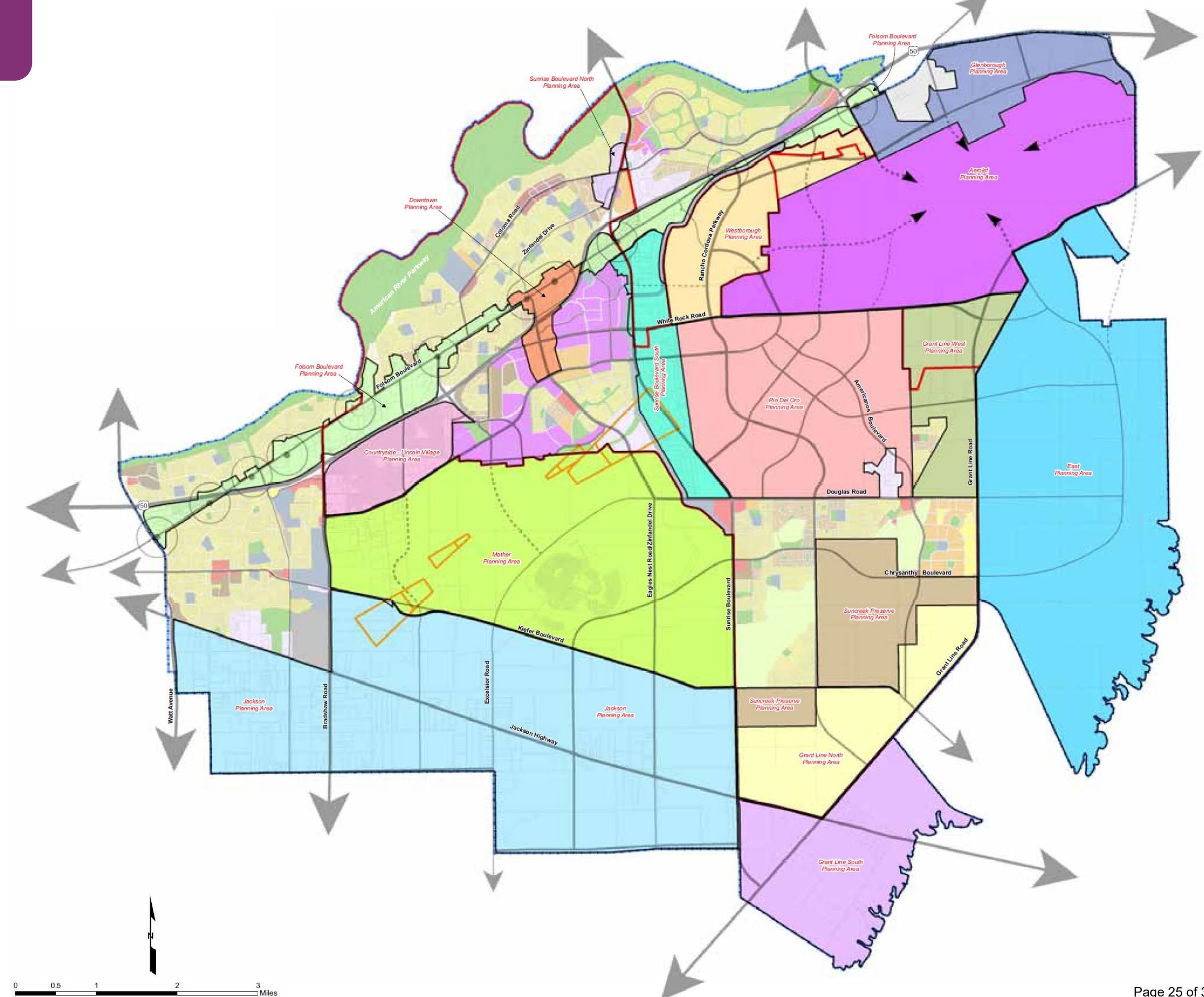
# Existing General Plan Planning Areas

ATTACHMENT 1

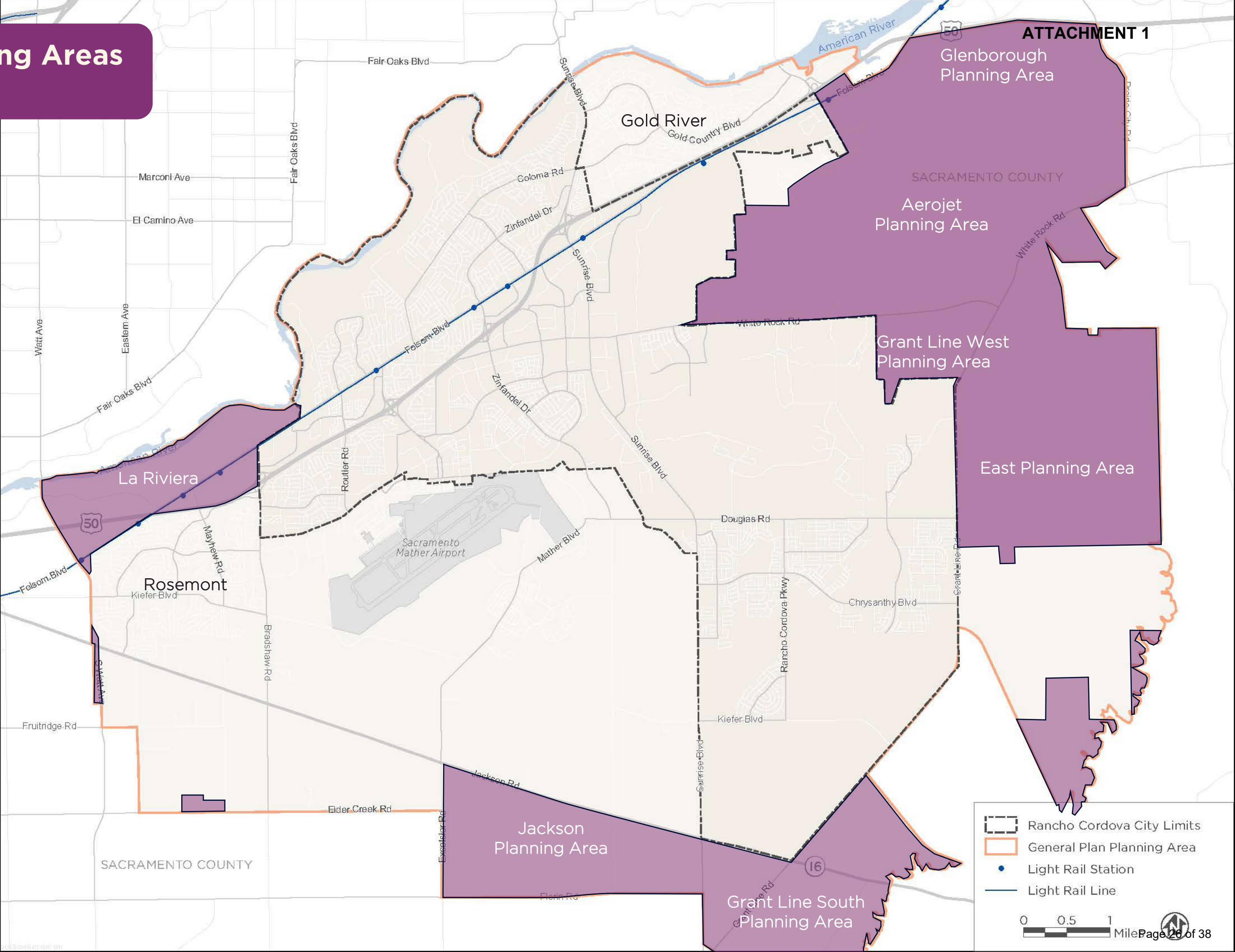
## Legend

### Planning Areas

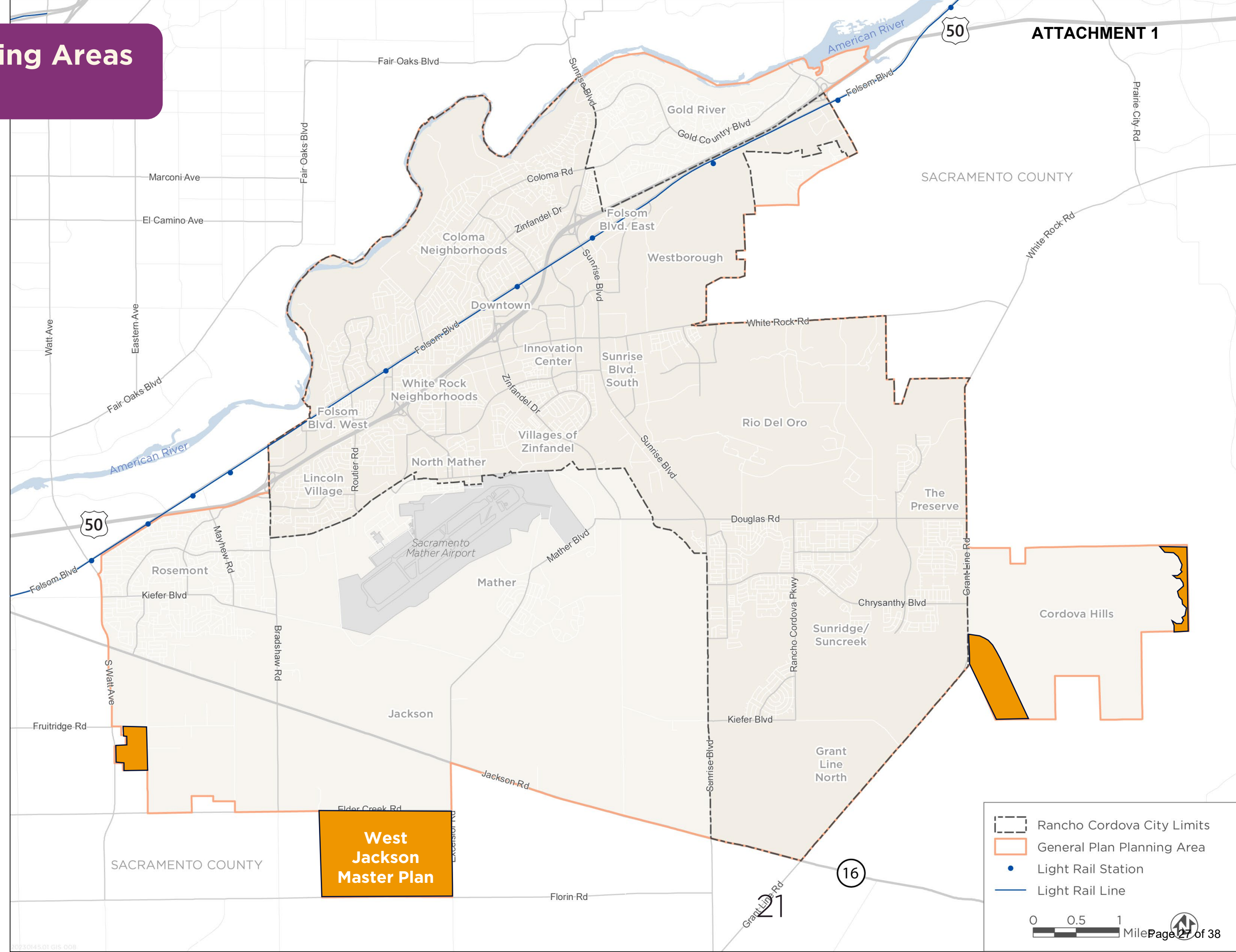
- Aerojet Planning Area
- Countryside - Lincoln Village Planning Area
- Downtown Planning Area
- East Planning Area
- Folsom Boulevard Planning Area
- Glenborough Planning Area
- Grant Line North Planning Area
- Grant Line South Planning Area
- Grant Line West Planning Area
- Jackson Planning Area
- Mather Planning Area
- Rio Del Oro Planning Area
- Suncreek Preserve Planning Area
- Sunrise Boulevard North Planning Area
- Sunrise Boulevard South Planning Area
- Westborough Planning Area



ITEM 3.1.  
**Existing General Plan Planning Areas  
Proposed to be Removed**



## Existing General Plan Planning Areas Proposed to be Added



**West  
Jackson  
Master Plan**

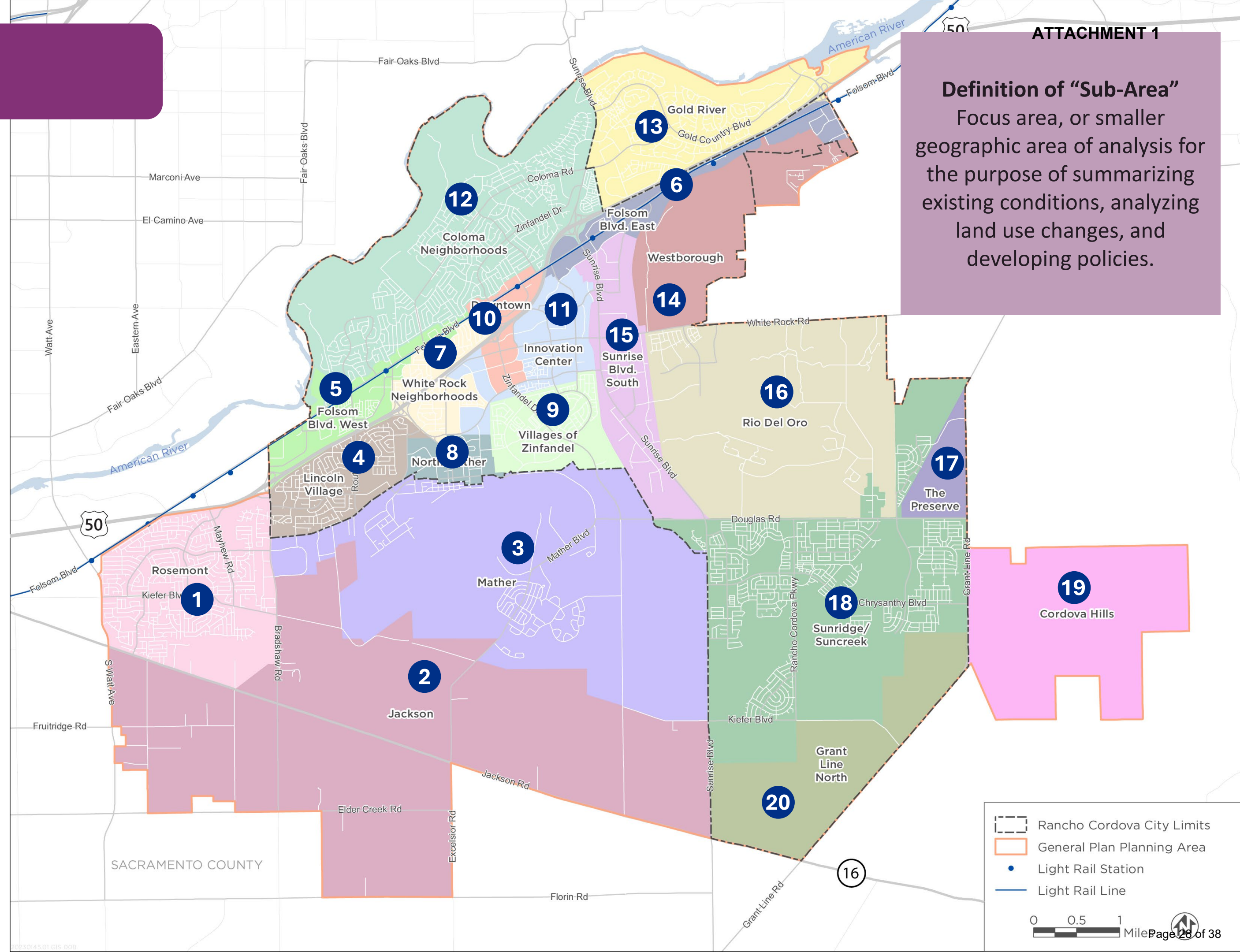
- Rancho Cordova City Limits
- General Plan Planning Area
- Light Rail Station
- Light Rail Line

# Proposed General Plan Sub-Areas

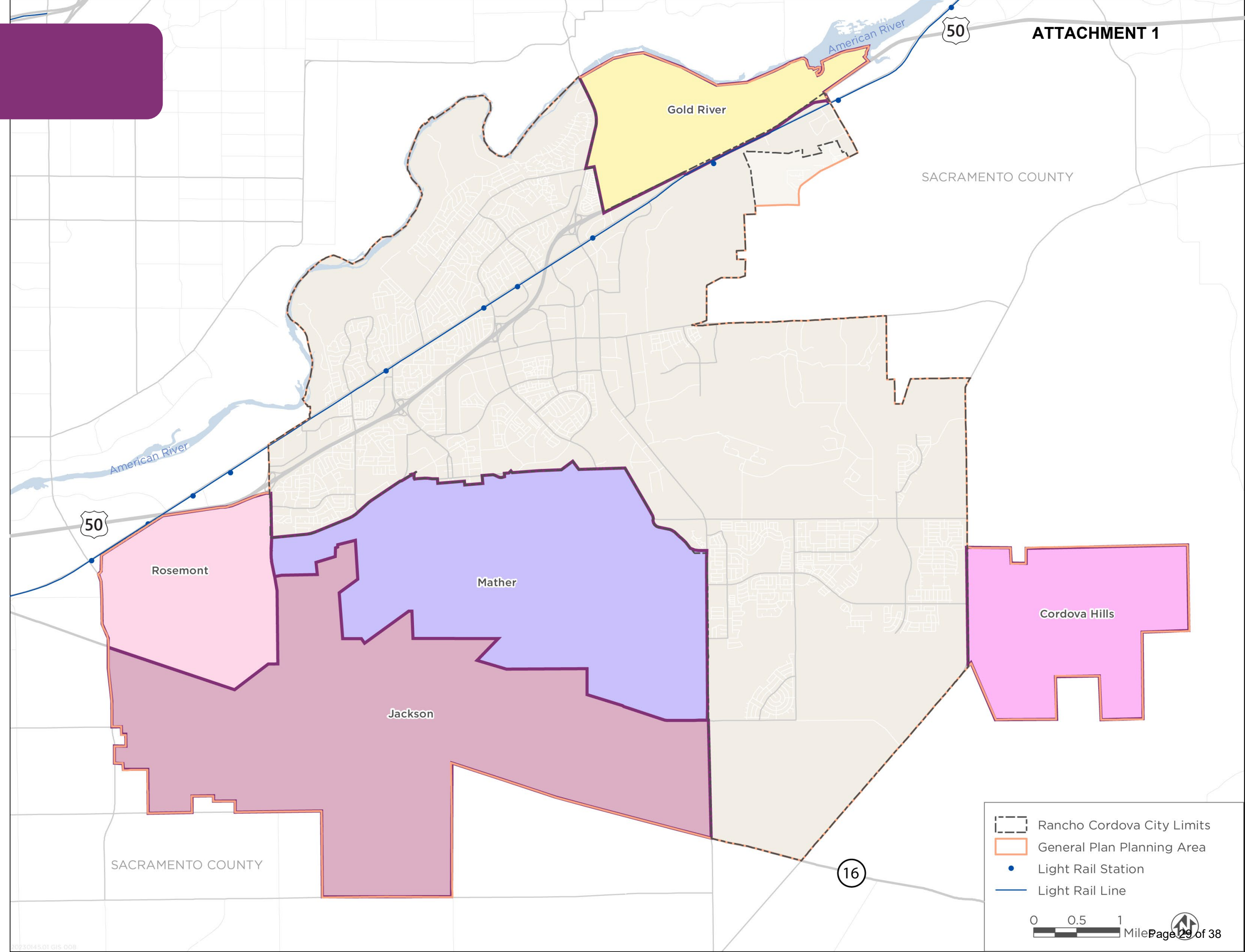
1. Rosemont
2. Jackson
3. Mather
4. Lincoln Village
5. Folsom Blvd. West
6. Folsom Blvd. East
7. White Rock Neighborhoods
8. North Mather
9. Villages of Zinfandel
10. Downtown
11. Innovation Center
12. Coloma Neighborhoods
13. Gold River
14. Westborough
15. Sunrise Blvd. South
16. Rio Del Oro
17. The Preserve
18. Sunridge / Suncreek
19. Cordova Hills
20. Grantline North

## Definition of "Sub-Area"

Focus area, or smaller geographic area of analysis for the purpose of summarizing existing conditions, analyzing land use changes, and developing policies.

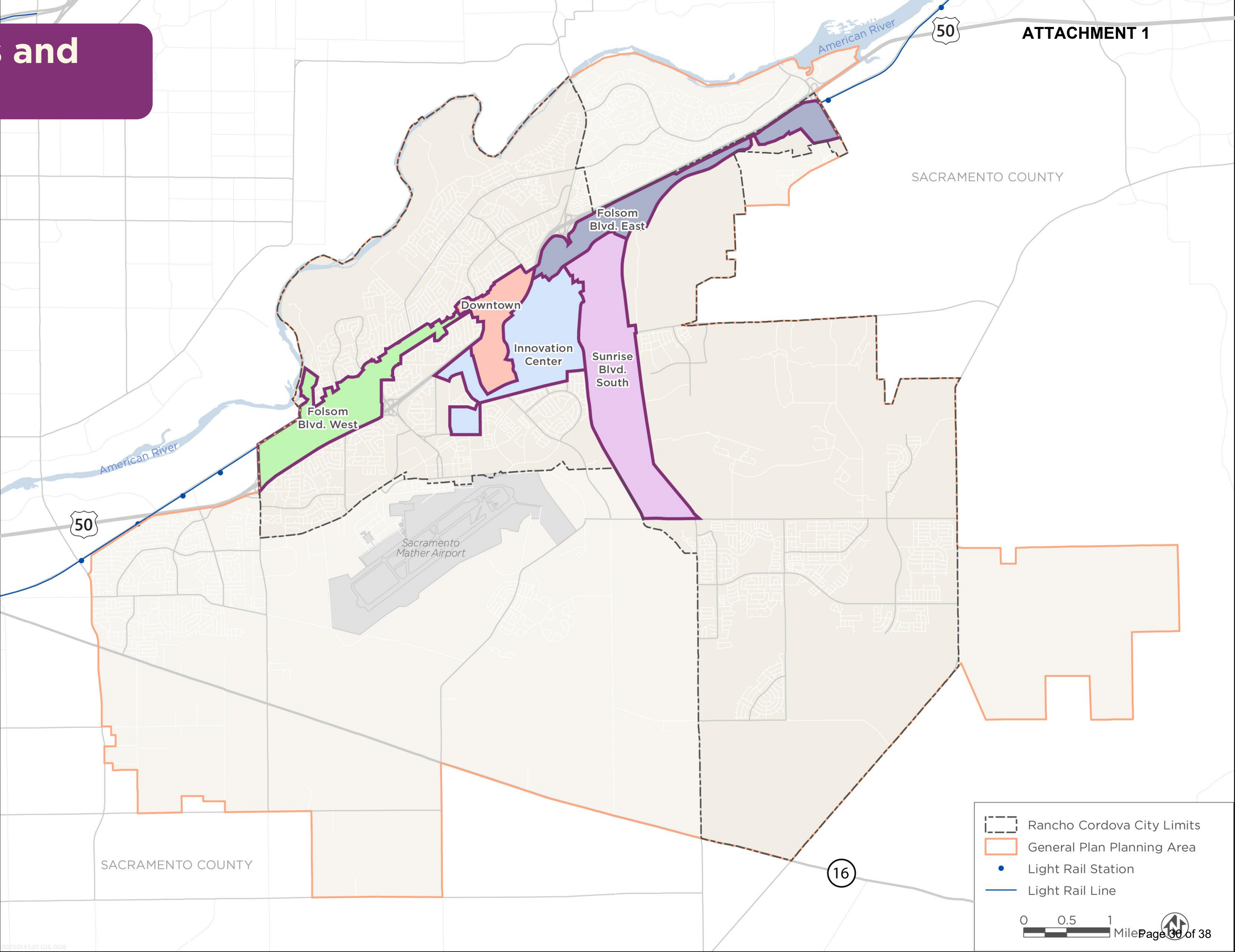


# Sub-Areas Outside City Limits

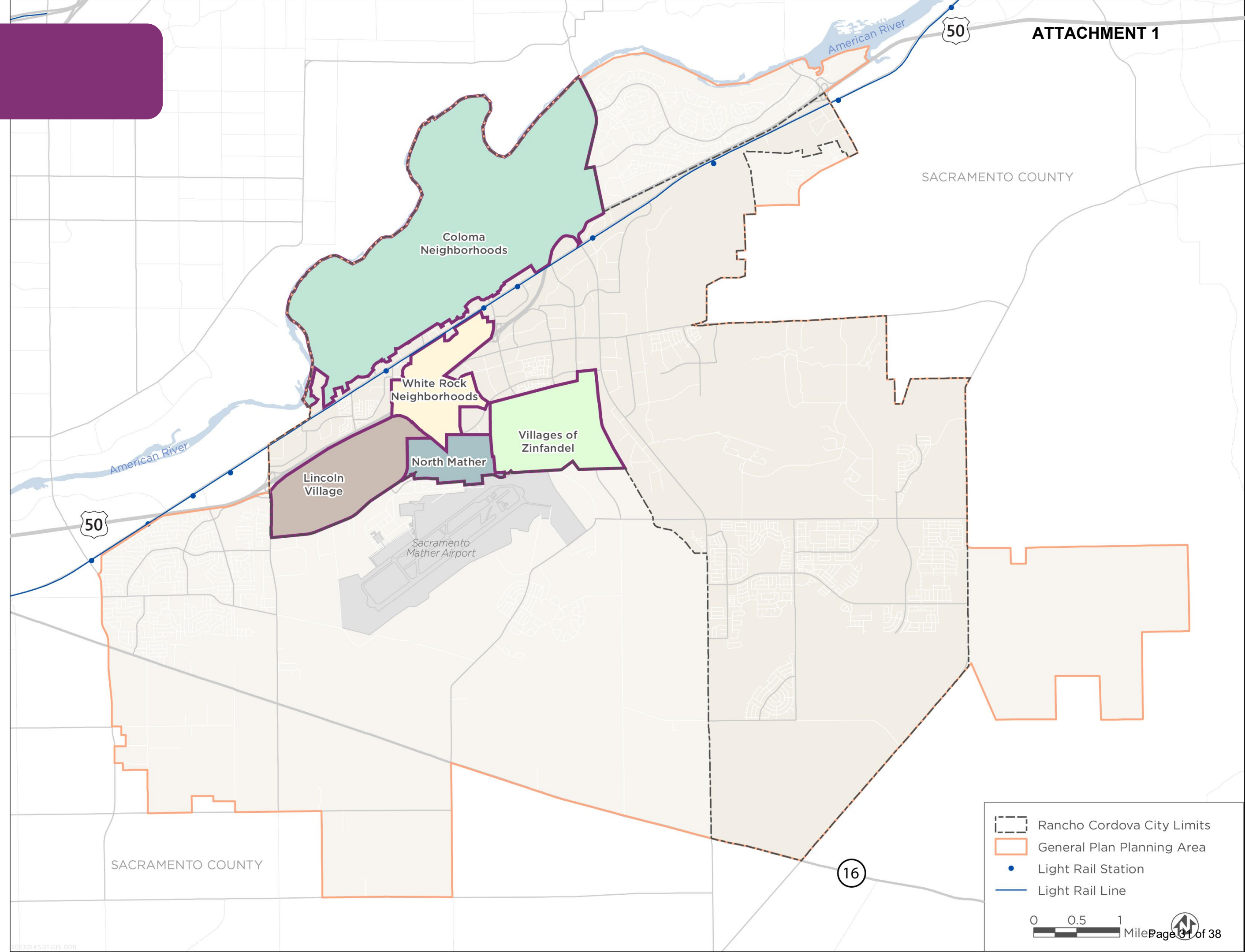


ITEM 3.1.

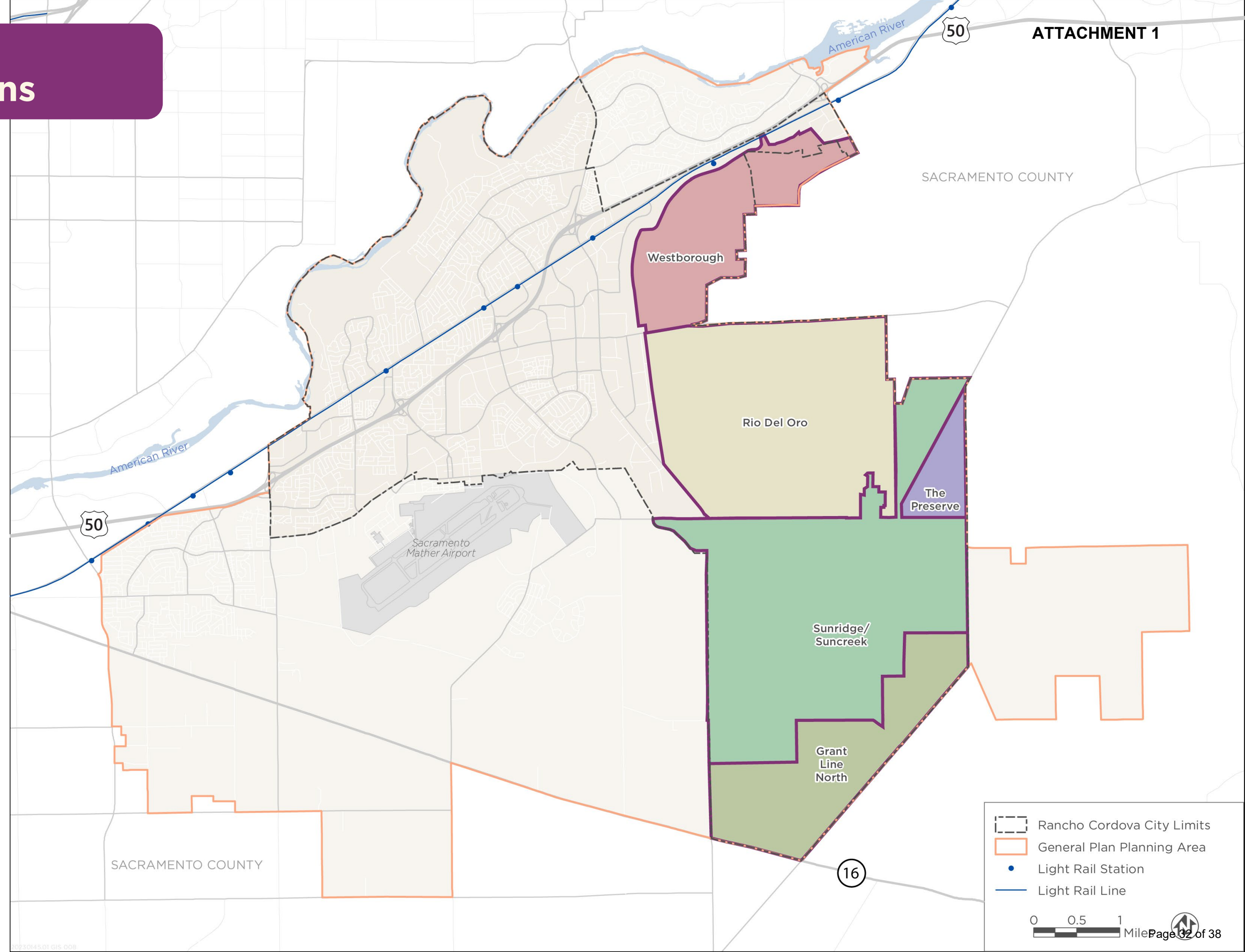
# Commercial Corridors and Employment Districts



# Established Neighborhoods



# New Developments / Adopted Specific Plans



## Discussion Questions

- 1. Do you agree with staff's recommendations for areas to remove/add to the General Plan Planning Area?**
- 2. Are there other areas that you would propose to remove/add to the General Plan Planning Area?**
- 3. Do you agree with the proposed sub-area boundaries?**



# Next Steps



# Upcoming Engagement Activities

|                                | SPRING 2024                                                                                                                                                            | SUMMER 2024                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | WINTER 2024                                                                                                                                                                                                                                                                                                                                                                                                                                          | SPRING - SUMMER 2025                                                                                                                                                                                                                                                                                                                                                                                                                                 | FALL 2025 - SPRING 2026                                                                                                                                                                                                                                                                                                                                                                                                                              | SUMMER 2026                                                                         |
|--------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|
| PROJECT PHASES                 | PROJECT INITIATION                                                                                                                                                     | EXISTING CONDITIONS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | VISIONING                                                                                                                                                                                                                                                                                                                                                                                                                                            | LAND USE ALTERNATIVES                                                                                                                                                                                                                                                                                                                                                                                                                                | GENERAL PLAN DEVELOPMENT                                                                                                                                                                                                                                                                                                                                                                                                                             | PLAN REVIEW AND ADOPTION                                                            |
| MAJOR ENGAGEMENT OPPORTUNITIES | <br> | <br><br><br><br><br> | <br><br><br><br> | <br><br><br><br> | <br><br><br><br> |  |



PC/CC STUDY SESSIONS & HEARINGS



TAC MEETINGS



COMMUNITY WORKSHOPS



POP UP EVENTS



ONLINE FEEDBACK FORM



STAKEHOLDER/ FOCUS GROUP MEETINGS

[www.yourcityrc2050.org](http://www.yourcityrc2050.org)



[Home](#)[About](#)[Get Involved](#)[Resources](#)[Contact](#)

# YOUR CITY 2050

## Help Shape the Future of Rancho Cordova

### Rancho Cordova's General Plan Update

Welcome to the City of Rancho Cordova General Plan Update website! As we embark on updating our General Plan, this site serves as your resource to provide input, track progress, review documents, and engage in this important project.

Our current General Plan from 2006 no longer reflects today's realities. With new housing, evolving business needs, and changing transportation habits, it's time to prepare for the future. What will the next 20 years bring for Rancho Cordova amidst state and regional trends? How will new technologies reshape our lives?

Your input is crucial. Share your vision for Rancho Cordova's future. What do you cherish about our city? What challenges and opportunities do you foresee? Participate in open houses and online discussions to ensure our updated General Plan reflects the values and priorities of all residents and businesses. Together, let's shape the future of our community. Learn more [HERE](#).

FAQs

Upcoming Events



#### Community Workshop

Oct 15, 2024



#### Pop-Up at Good Neighbor Day

Oct 24, 2024



## COMMUNITY WORKSHOP #1

- Join us in October!
- Check [www.yourcityrc2050.org](http://www.yourcityrc2050.org) for updates.



# THANK YOU!

If you have questions, please send  
an email to:

[generalplan@cityofranchocordova.org](mailto:generalplan@cityofranchocordova.org)

Or visit:

[www.yourcityrc2050.org](http://www.yourcityrc2050.org)